

# SERENE VIEW PROFESSIONAL CENTER - FOR SALE OR LEASE

## NEW DEVELOPMENT | TWO STORY CLASS A MEDICAL & OFFICE BUILDING

### 2480 VILLAGE VIEW DRIVE | HENDERSON, NV 89074



FIRST FEDERAL REALTY



# PRE- LEASING | 3,000 SF - 9,687 SF

**FIRST FEDERAL REALTY**  
50 S Stephanie Street Suite 101  
Henderson, NV 89012



FIRST FEDERAL REALTY

**PRESENTED BY:**

**JOSEPH DESIMONE**

Developer & Broker  
office: (702) 990-8660  
cell: (702) 592-2211  
jdesimone@desimonecompanies.com  
B.28439, Nevada

**RANDAL GIBSON**

SVP  
office: (702) 334-7570  
rgibson@desimonecompanies.com  
NV#S.0031496

**PATTY RYAN**

Vice President  
office: (702) 600-0177  
pryan@desimonecompanies.com  
NV# BS.0144686LLC

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# LOCATION OVERVIEW

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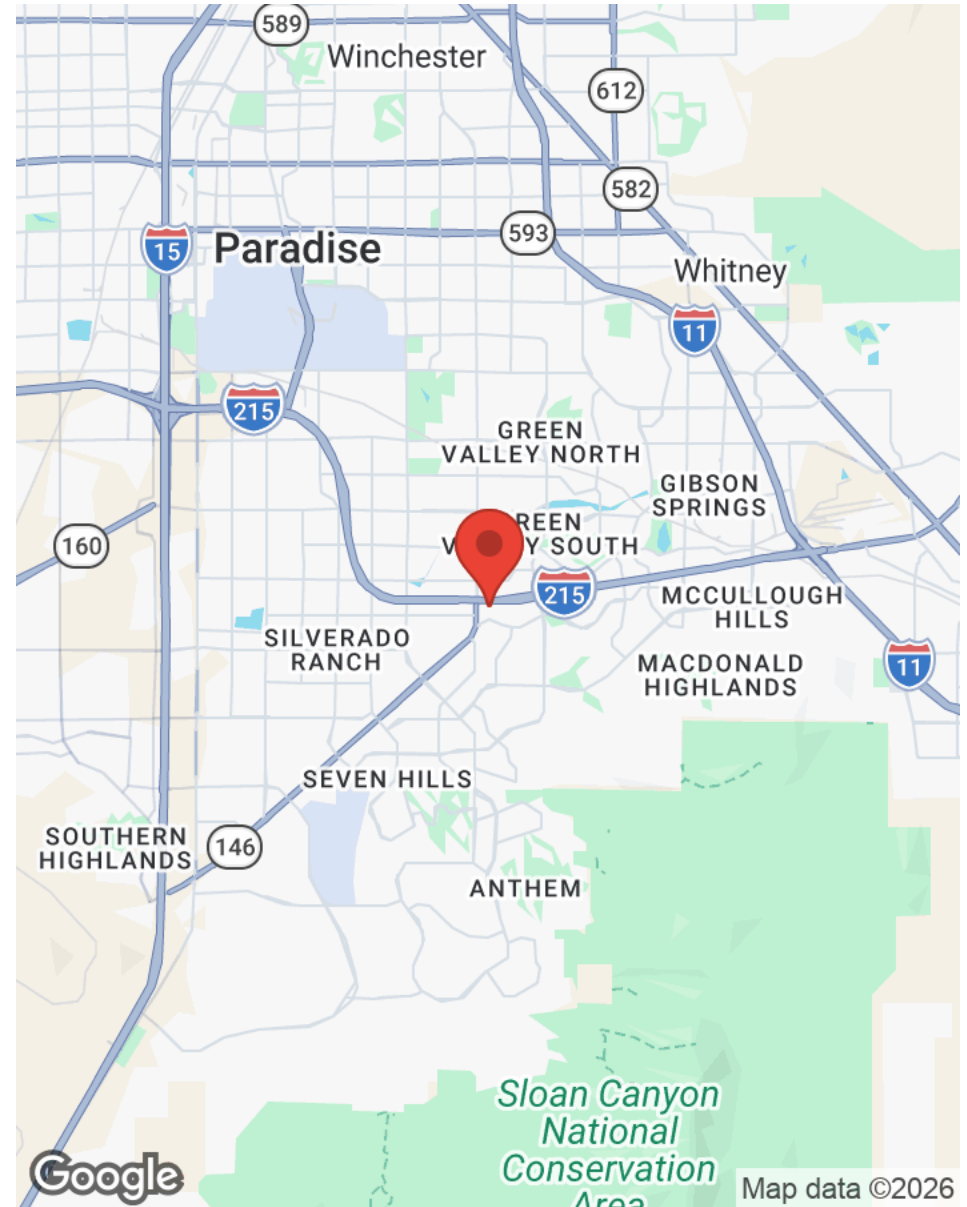
First Federal Realty is pleased to announce the development of a new class A two-story 19,800 SF medical and professional office building situated within Green Valley Ranch.

This prestigious location offers a prime location for businesses looking for convenient access, professional surroundings, and nearby amenities. Its location ensures seamless connectivity to the greater Las Vegas area and its minutes from the I-215 beltway, I-15 freeway, and Harry Reid International Airport.

The site delivers easy access to premier amenities, including retail, dining, and entertainment. It is within walking distance to Green Valley Ranch Resort, The District at Green Valley Ranch, Lee's Family Forum, Life Time Fitness, and the proposed multi-use 100k sf redevelopment project, The Cliff coming Q2 2026, located just across the street.

The location is a five-minute drive to St. Rose Hospital—Siena Campus, West Henderson Hospital and is surrounded by prestigious, high-income master-planned communities, including Green Valley Ranch, MacDonald Highlands, Ascaya, Anthem, and Seven Hills.

The developer is experienced and well known in the community having ±80 professional medical and office buildings. Recently completed commercial developments in Las Vegas and Henderson including The Park at Horizon Ridge and Fort Apache Professional Park.



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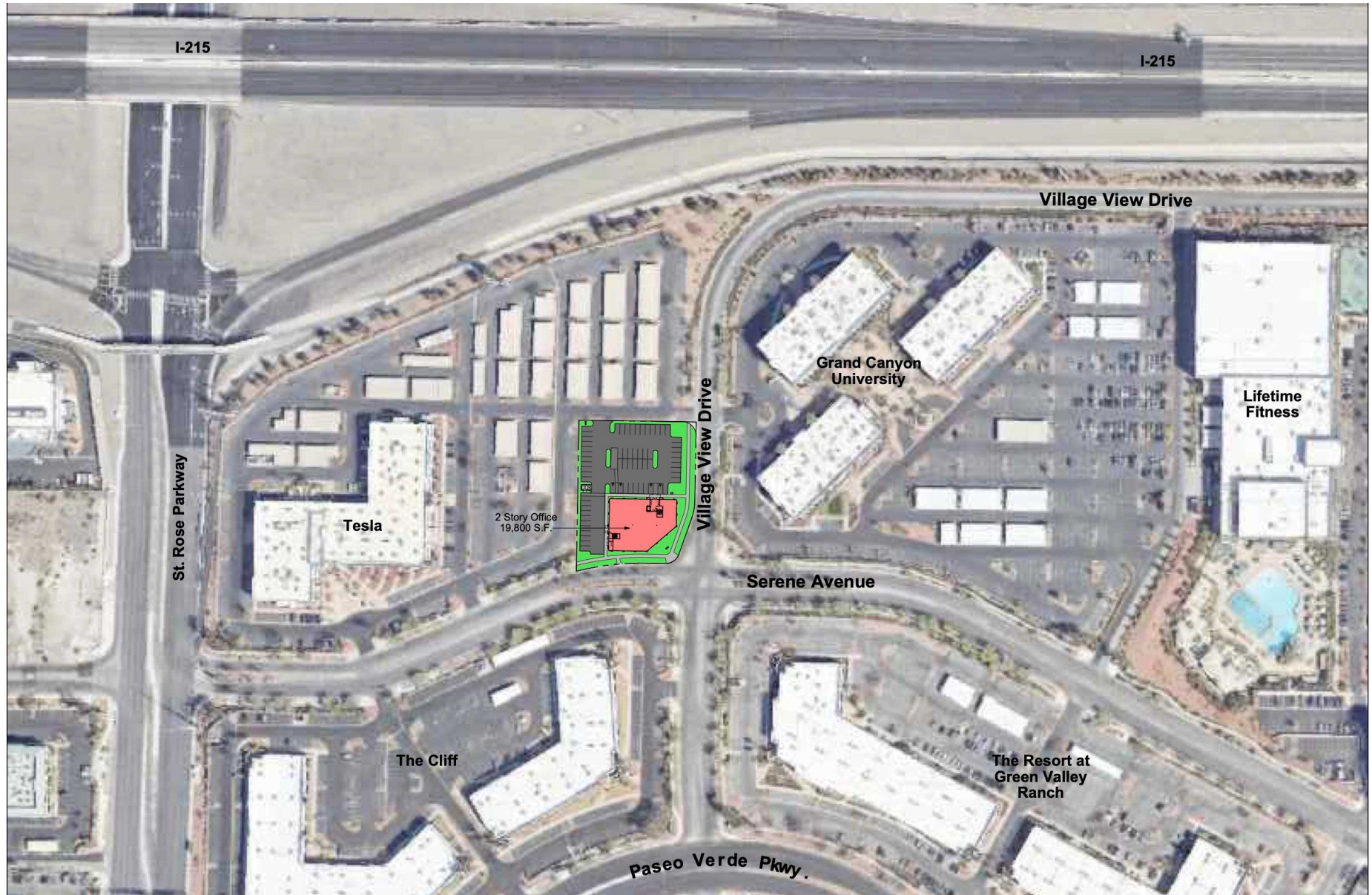
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# AERIAL LOCATION

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# AVAILABLE SPACES

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## Available Spaces

Space	Size	Term	Rate	Space Use	Condition	Available
1st Floor	10,113	SOLD	\$3.00 /sf/mo	Office/Medical	Grey-Shell	Q4 2026
2nd Floor	9,687	5 -10 years	\$3.00 /sf/mo	Office/Medical	Grey-Shell	Q4 2026

### FOR SALE

- \$425/SF for 9,687 SF 2nd floor grey shell.
- 277/480V, 3 phase
- Zoning: CC
- High-potential commercial real estate opportunity

### FOR LEASE

- Custom build-out options are available for tenant's specifications.
- Available space 3,000 SF up to 9,687 SF - 2nd floor.
- \$100/SF tenant improvement allowance for qualified tenants.
- Monument signage available
- Triple Net (NNN) lease.

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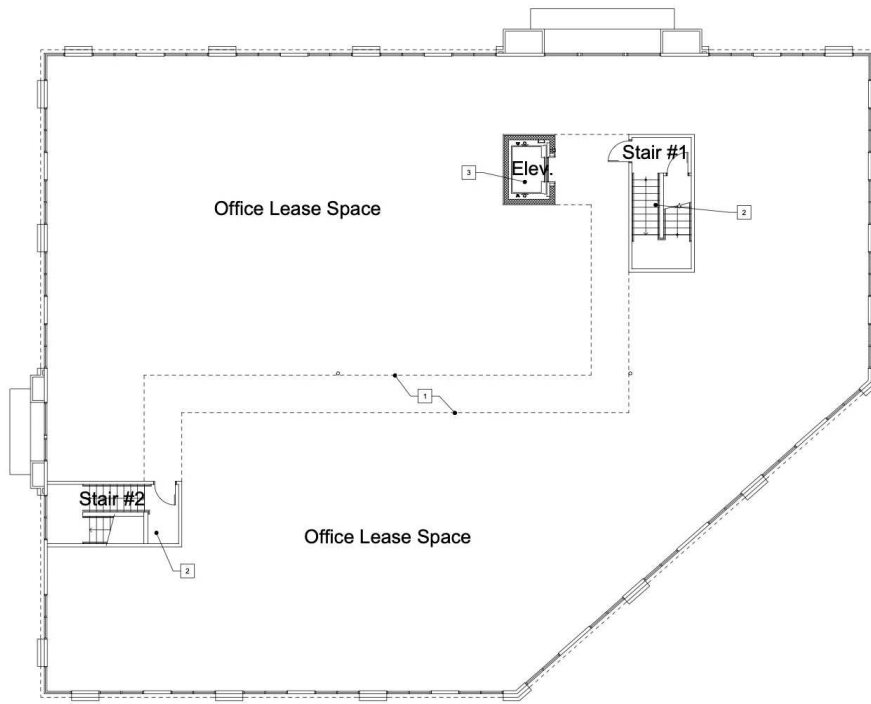
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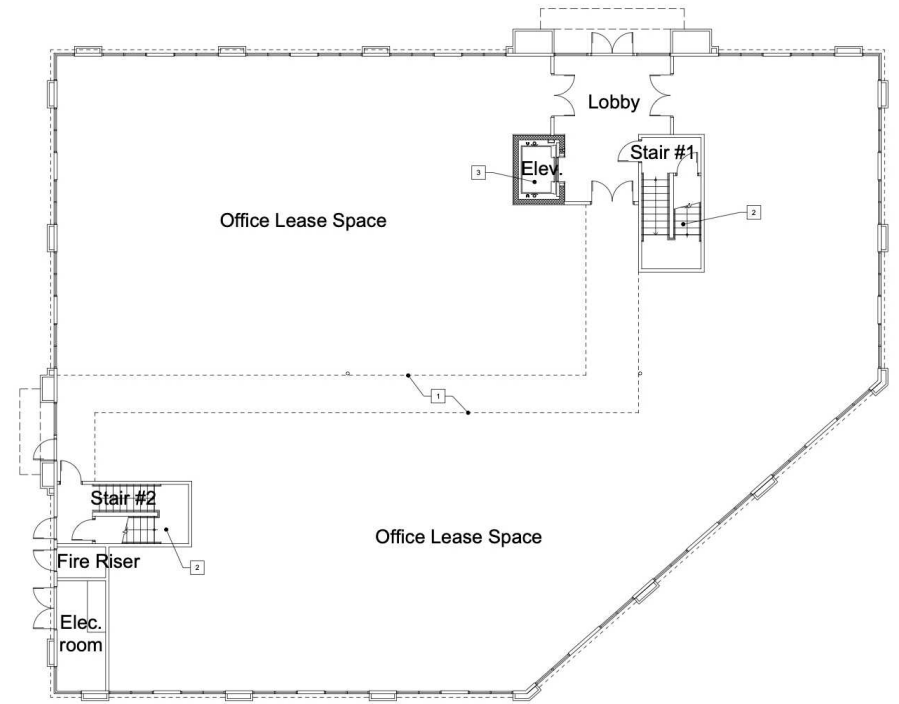


# FLOOR PLAN

2480 VILLAGE VIEW DRIVE | HENDERSON, NV 89074



2nd Floor



1st Floor

## 1 Floor Plans

Scale: 1/8" = 1'-0"

1st Floor = 10,113 s.f.  
2nd Floor = 9,687 s.f.  
Total Bldg. = 19,800 s.f.



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# ELEVATION

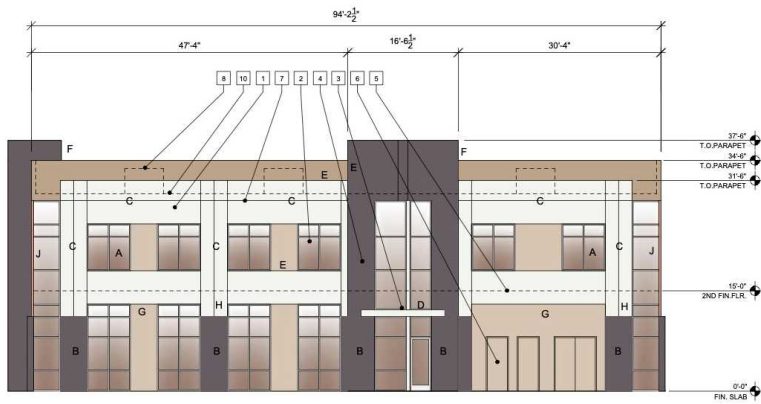
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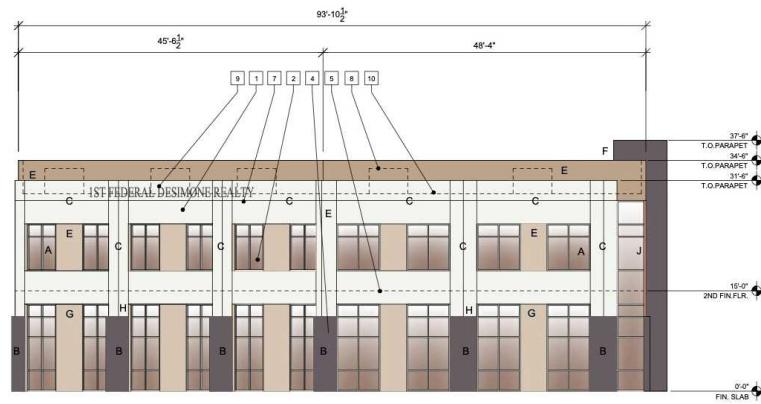
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## Color & Materials

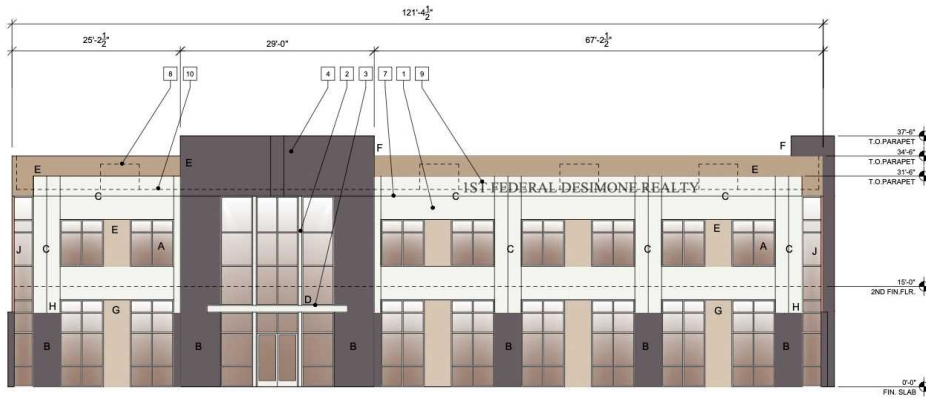
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SHELL WHITE, SW 8917  
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COLOR INTEGRAL @ EFS
- (EF2) STUCCO FIELD:  
SAND DOLLAR, SW 6099  
RGB CODE: 240, 235, 224  
COLOR INTEGRAL @ EFS
- (EF3) STUCCO FIELD:  
SANDS OF TIME, SW 6101  
RGB CODE: 188, 163, 139  
COLOR INTEGRAL @ EFS
- (EFA) DAL-TILE POLISHED GRANITE  
ABSOLUTE BLACK
- (SFS1) STOREFRONT SYSTEM  
CLEAR ANODIZED ALUMINUM
- (SFS2) GLAZING  
PPG  
SOLARBAN 90 SOLARBRONZE



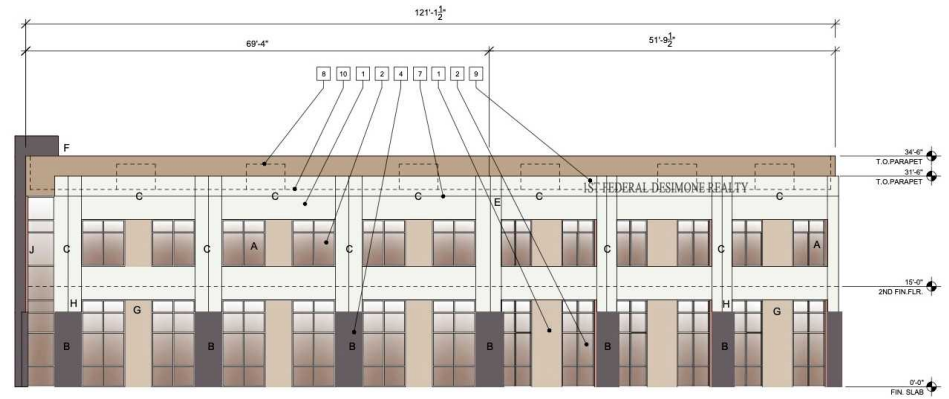
West



East



North



South

## 1 Exterior elevations

scale: 1/8" = 1'-0"

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# CONCEPT PHOTO

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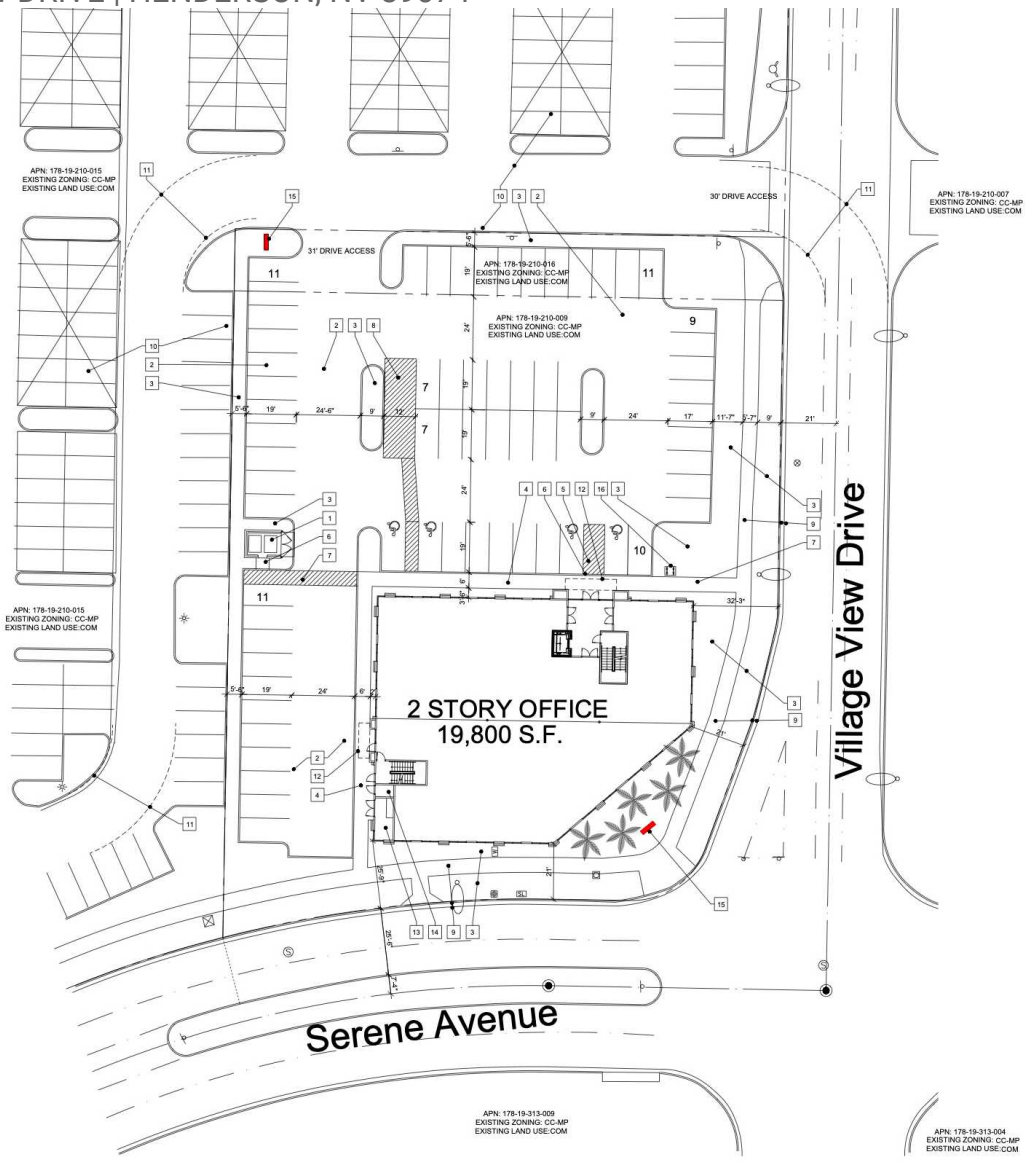
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# SITE PLAN

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**1** Site plan (showing site signage)  
scale: 1" = 20'-0"

12	LINE OF OVERHANG ABOVE
13	ELECTRICAL ROOM
14	FIRE RISER ROOM
15	MONUMENT SIGN - NOT A PART. MASTER SIGN APPLICATION BY OTHERS
16	BIKE RACK - SEE DETAIL

### Project Data

EXISTING USE: UNDEVELOPED OFFICE PAD  
 PROPOSED USE: MEDICAL OFFICE  
 EXISTING ZONING: CC-MP  
 PROPOSED ZONING: CC-MP  
 EXISTING LAND USE: COM  
 PROPOSED LAND USE: COM

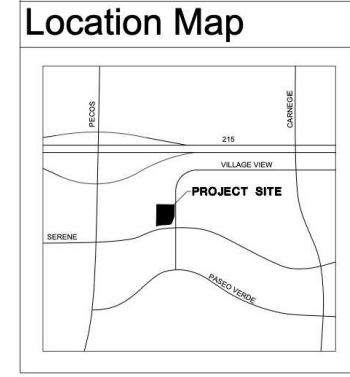
AREA/PARKING SUMMARY					
USE	AREA	FACTOR	PARKING REQUIRED	PARKING PROVIDED	
HANDICAP OFFICE	19,800 S.F.	1/300 GFA	66	66	

HANDICAP SPACE SUMMARY					
USE	TOTAL PARKING	FACTOR	HANDICAP SPACES REQUIRED	HANDICAP SPACES PROVIDED	
OFFICE	66 SPACES	3:51 to 75	3	4	

LOADING SPACE SUMMARY					
USE	AREA	FACTOR	LOADING SPACE REQUIRED	LOADING SPACE PROVIDED	
OFFICE	19,800 S.F.	10,000-20,000 GFA	1 - TYPE B	1 - TYPE B	

BICYCLE PARKING SUMMARY					
USE	AREA	FACTOR	SPACES REQUIRED	SPACES PROVIDED	
OFFICE	19,800 S.F.	SHORT TERM - 4 MIN. or 5% LONG TERM - 2 MIN. or 1%	4 2	4 2	

SITE ACREAGE: 52,434 S.F. (1.2 AC.)  
 F.A.S. FLOOR AREA RATIO: 38%  
 LOT COVERAGE: 19.3%  
 APN#: 178-19-210-009.016



APN: 178-19-210-009.016, 1711, Las Vegas, NV 89148 (202)748-1462, jrb@jdbarchitect.com

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**OFFICE PROJECT**  
 NWC Serene & Village View  
 for Joseph DeSimone, Jr & Phil Raiston  
 GREEN VALLEY HENDERSON NEVADA

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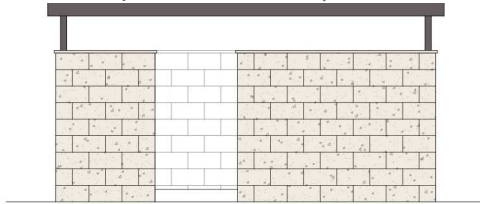
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chkd. by	

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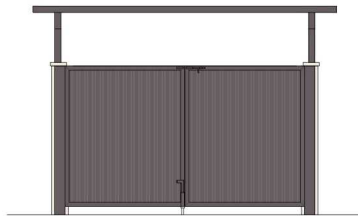
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# MONUMENT SIGN

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Left Side (right side & rear similar)



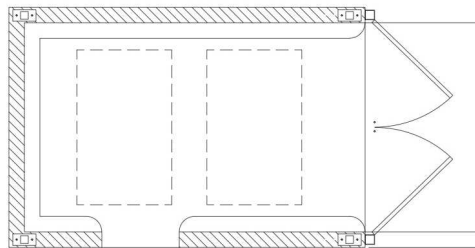
Front



Top View

## 2 Trash Enclosure Elevations

No Scale



Elevation

## 2 Trash Enclosure Plan

No Scale

## 1 Monument Sign

Scale: 1/2" = 1'-0"

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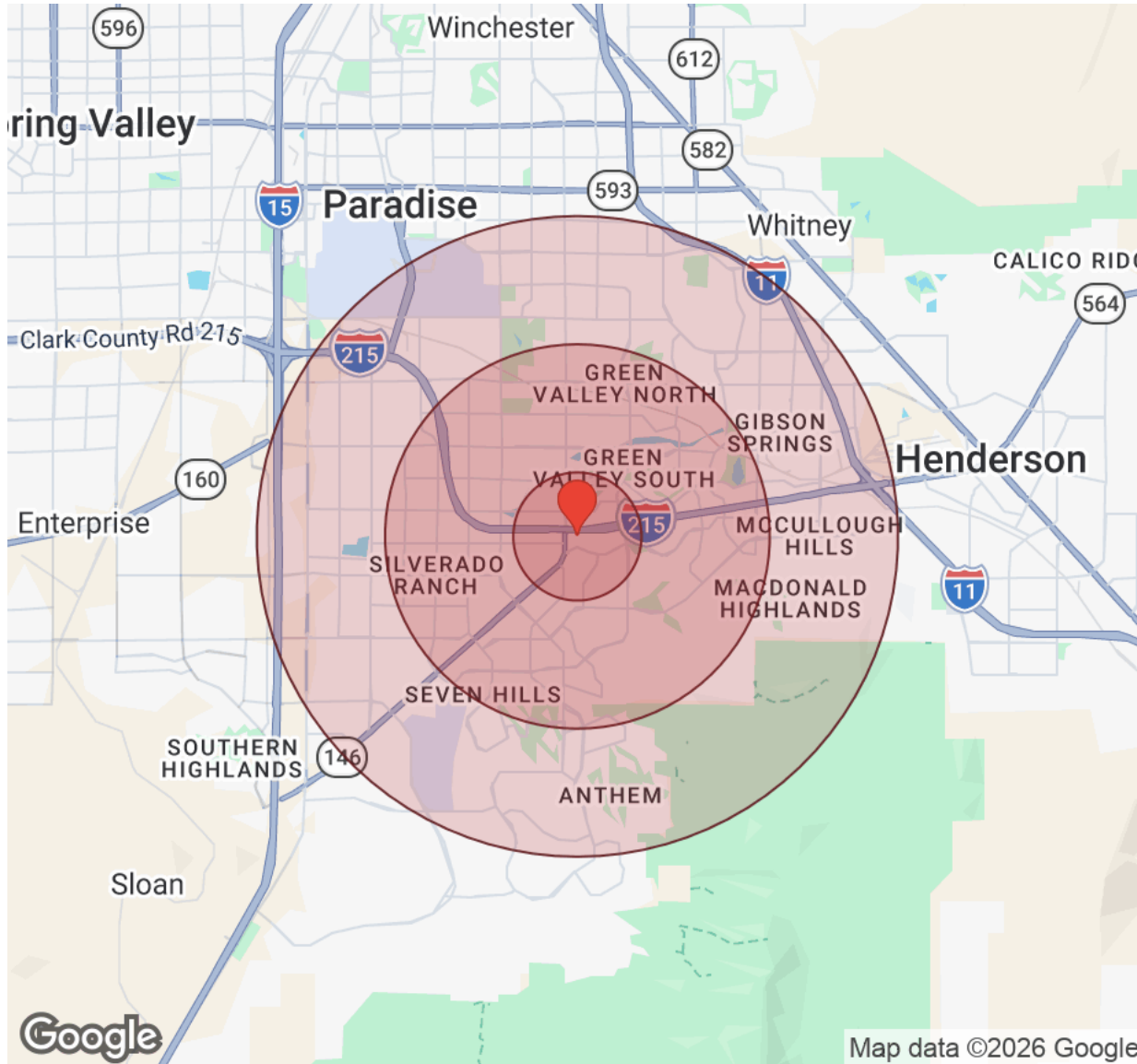
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# DEMOGRAPHICS

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Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	6,967	79,182	154,629
Female	7,136	82,191	158,593
Total Population	14,103	161,373	313,222

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	7,624	78,782	146,932
Black	928	13,894	28,691
Am In/AK Nat	45	420	814
Hawaiian	69	1,323	2,788
Hispanic	3,007	37,084	74,641
Asian	1,709	21,463	42,692
Multiracial	694	8,053	15,880
Other	28	339	814

Housing	1 Mile	3 Miles	5 Miles
Total Units	6,228	71,258	139,906
Occupied	5,817	66,833	130,605
Owner Occupied	3,567	37,036	70,084
Renter Occupied	2,250	29,797	60,521
Vacant	411	4,425	9,301

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	2,209	25,065	47,754
Ages 15 - 24	1,368	17,529	34,097
Ages 25 - 54	5,386	65,569	128,942
Ages 55 - 64	2,008	21,199	40,292
Ages 65+	3,132	32,010	62,137

Income	1 Mile	3 Miles	5 Miles
Median	\$102,519	\$91,569	\$88,745
Under \$15k	289	4,124	8,867
\$15k - \$25k	212	2,721	5,730
\$25k - \$35k	326	3,421	7,267
\$35k - \$50k	322	6,269	12,737
\$50k - \$75k	879	10,305	20,664
\$75k - \$100k	818	9,921	18,252
\$100k - \$150k	996	12,113	24,117
\$150k - \$200k	660	7,601	14,297
Over \$200k	1,313	10,357	18,672

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