

# SINGLE STORY | MULTI-TENANT NNN INVESTMENT | BUILT IN 2023

THE PARK AT HORIZON RIDGE

ESTABLISHED TENANTS



FIRST FEDERAL REALTY

2990 W. HORIZON RIDGE PARKWAY, HENDERSON, NV 89052



## FOR SALE

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



FIRST FEDERAL REALTY

PRESENTED BY: FIRST FEDERAL REALTY - CONTACT RANDAL OR PATTY FOR MORE INFORMATION

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**NV RE DISCLOSURE**  
Joseph DeSimone  
Principal/Seller

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Building A at The Park at Horizon Ridge  
2990 West Horizon Ridge Parkway | Henderson, NV 89052



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# PROPERTY SUMMARY

Building A at The Park at Horizon Ridge  
2990 West Horizon Ridge Parkway | Henderson, NV 89052



## Property Summary

Price:	\$7,500,000.00
Building SF:	14,950 SF
Occupancy:	100%
NOI:	\$468,039
CAP Rate:	6.24%
Lot Size:	1.40 Acres
Shell Year Built:	2023
Building Class:	B
Zoning:	Office Commercial (CO)
Parcel:	177-25-412-002

## Property Overview

Introducing an exceptional new construction investment in Henderson, NV. The 14,950 sf building consist of three suites with custom design floor plans and finishes recently completed for established medical and office tenants. This investment has triple net leases with 3% annual increases and lease guarantees.

## Location Overview

The Park at Horizon Ridge is a brand new office and medical park, which consists of six single story buildings. The park is comprised of established medical tenants and medical users in a prime and highly desirable West Henderson location.

The office park is located within close proximity to both major Henderson hospitals; Dignity St. Rose Dominican Hospital and the new West Henderson medical campus, near the 215 Beltway, I-15, several medical facilities, restaurants, and several large retail centers.

Within a 5-15 minute commute from some of Henderson's most distinguishable communities; Seven Hills, Anthem Country Club, Southern Highlands Country Club, Roma Hills, Macdonald Highlands, and Ascaya.

# PROPERTY PHOTOS

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1 Site Plan  
Scale: 1" = 30'-0"

## Keynotes

#	Description
1	8" HIGH SPLT FACE (8" H) TRANSPIRENT GLASS ENCLOSURE W/ TRAILER
2	ALL FINISH: SEE CIVIL DRAWINGS
3	LANDSCAPING: SEE LANDSCAPING PLAN
4	HANDICAP ACCESSIBLE: SEE
5	16" X 32" LUMBER JOIST
6	4" CONCRETE TYPICAL - W/ ROCK SALT TREATMENT
7	W/FR UNDERSTAIRS: SEE CIVIL DRAWINGS
8	EXISTING C.W.U. SHALL REMAIN
9	NEW ELECTRICAL W/OUTLET BOX FINISH TO MATCH ADJACENT PAVEMENT W/ 1" SQUARE SPLT FACE (8" H) PLASTER AT 30" R.F.C. WITH 3/8" CONCRETE CAP SEE SHEET 5075.1E
10	COVERED WALKWAY: SEPARATE PERMIT BY OTHERS
11	12" X 32" LUMBER JOIST
12	DASHED LINE OF ADJACENT PROPERTY - NOT A PART
13	8" WIDE TRUCK TURNING RADIUS: 20' WIDE & 15' OUTSIDE
14	DRAWINGS SUBJECT TO CODE APPROVAL
15	SHOULDER MARKS: RACKS PER DETAIL 1119 (SEE FORM LOCKETS) WHERE SHOWN
16	8" WIDE CURB: FACE
17	HANDICAP CURB: FACE
18	FINISHES: FINISH AT CROSSBANK
19	4" X 12" PRECAST CONCRETE: GATE
20	CONCRETE TO AUTO STOP AT 20" WIDE CURB FACE

## Parking Analysis

**VEHICLE PARKING ANALYSIS**

Building	Use	Area	Ratio	Req. Sp.	Prov. Sp.
Part B	Medical Office	14,950 s.f.			
Part C	Mixed Office	14,950 s.f.			
Part D	Mixed Office	4,750 s.f.			
Part E	Medical Office	8,450 s.f.			
Part F	Medical Office	8,450 s.f.			
Part G	Medical Office	13,660 s.f.			
Total Building		61,110 s.f.			
Medical		41,810 s.f.	1:500	210	210
Mixed Office		19,300 s.f.	1:200	78	82
Total Parking				288	290

Covered Parking: 48 spaces  
 Accessible Parking Spaces Required: 7 Spaces  
 Accessible Parking Spaces Provided: 15 Spaces

**BICYCLE PARKING ANALYSIS**

Building	Area	Ratio	Req. Sp.	Prov. Sp.
Long Term	41,810 s.f.	1:500	10	24
Short Term	41,810 s.f.	5:500	41	40

**LOADING SPACE ANALYSIS**

Entity	Area	Loading Group	Loading Group
Block #	Area	Priority	Priority
1	11,110 s.f.	(1) GROUP A (1:100)	(1) GROUP A (1:100)
2	11,110 s.f.	(1) GROUP B (1:200)	(1) GROUP B (1:200)

## Zoning/Land Use

EXISTING ZONING:	CO
REQUIRED ZONING:	CO
EXISTING USE:	UNDEVELOPED
PROPOSED USE:	MIXED OFFICE PARK
PROPERTY SIZE:	27.94 ± A.C. (2.99 ACRES)
LOT COVERAGE:	28.7%
AREA:	177,25,421-001

## Location Map



## Site Notes

- SEE CIVIL FOR ALL FINAL GRADES (UTILITY HOODS), OFF SITE IMPROVEMENTS, WELLS & BOUNDS (DRAINAGE) ETC.
- ALL ACCESSIBLE ROUTES, LANDED PARKING SPACES, PARKING TRUCKS, TRUCKS, ETC. SHALL BE MAINTAINED TO 2% MAX. SLOPE.
- MAXIMUM SLOPE IN ANY DIRECTION FOR HANDICAPPED PARKING SPACES & ACCESSIBLE ROUTE TO BE 2%.
- ACCESSIBLE ROUTE IS REQUIRED TO HAVE A FINISH FLOOR OF LESS THAN 1/4" AND A CURB TO BE NO MORE THAN 1.48 FEET HIGH AT THE CURB.
- SEE SOIL REPORT & STRUCTURAL FOUNDATION PLAN FOR STRUCTURAL INFORMATION.
- PARKING LOT LIGHTING OF SHEDS: SEPARATE PERMIT (SEE DRAWINGS BY ELECTRICAL ENGINEER)
- A MINIMUM 5' CLEARANCE SHALL BE MAINTAINED AT ALL ENTRIES AND EXITS AND 3' CLEARANCE AT ALL PARKING AREAS AND SEE THROUGH DRAWINGS.
- POLE LIGHTING & BASE: COMBINED OVERALL HEIGHT NOT TO EXCEED 20 FEET SHEET ELEC. FOR LIGHT POLE LOCATIONS AND LIGHT POLE BASE DETAIL.
- ALL SIGNAGE TO BE UNDER A SEPARATE PERMIT.



**jdB architect**

Park at Horizon Ridge  
Building A  
for: Desimone Companies  
N.E.C. Horizon Ridge Pkwy. & Jeffreys  
Henderson, Nevada

DATE: 10/13/2021  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 DATE: 10/13/21

PROJECT NO: **ST1**

# PROPERTY PHOTOS

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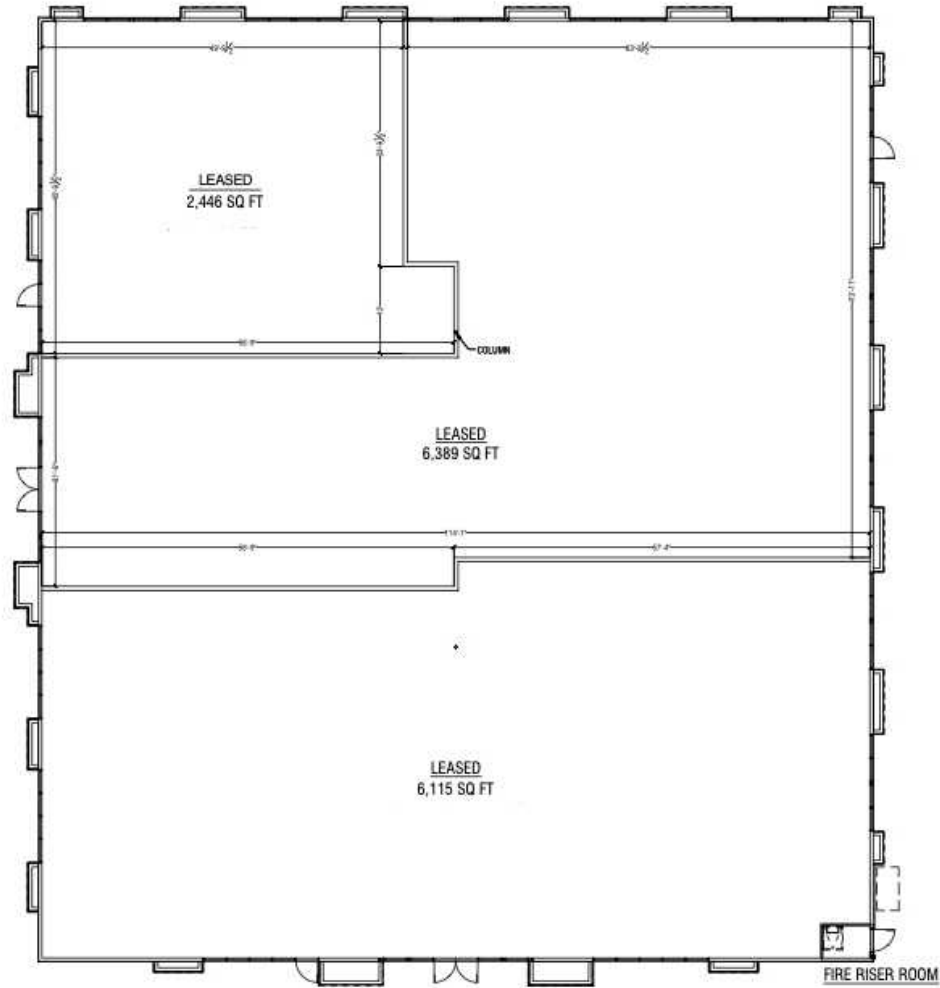
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## THE PARK AT HORIZON RIDGE

building A / 14,950 sq ft / 2990 W. Horizon Ridge Pkwy.

DATE 08-03-23  
SCALE 1/16"=1'-0"

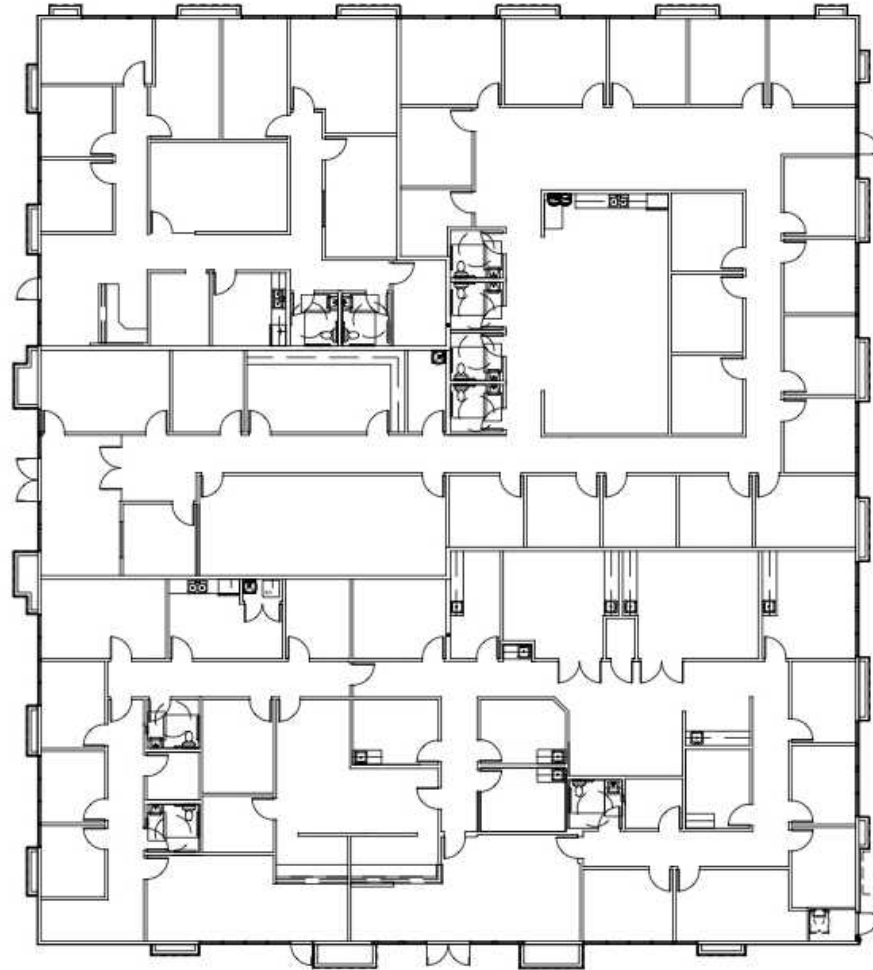
**atwood**  
DESIGN

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## THE PARK AT HORIZON RIDGE

building A / 14,950 sq ft

DATE 10-29-24  
SCALE 1/16"=1'-0"

atwood  
DESIGN

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# LEASE RENT ROLL

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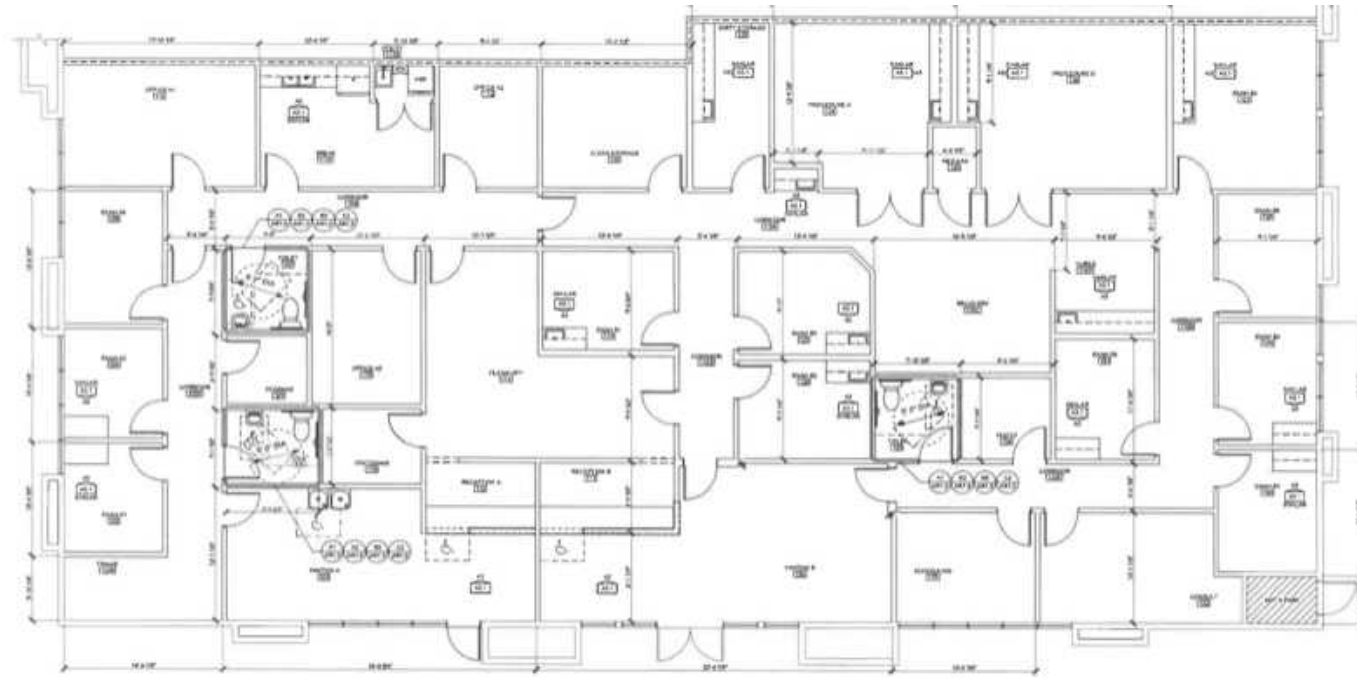


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Tenant	Suite	Size	Start	Expires	Renewal Term
Aesthetics Surgeon and Bariatrics Note: Three percent (3%) annual increases   Guaranty of Lease   Websites: <a href="https://www.lvbodysculpting.com/">https://www.lvbodysculpting.com/</a> and <a href="https://www.southernnevadabariatrics.com/">https://www.southernnevadabariatrics.com/</a>	100	6,115	10/23/23	10/27/34	10 years
Employer Solutions Note: CAMs Fee 0.39/sf m   Three percent (3%) annual increases   Guaranty of Lease   <a href="https://amcheck-lasvegas.com/">https://amcheck-lasvegas.com/</a>	110	6,389	03/19/24	03/31/29	5 years
OCMBC, Inc. Note: CAMs Fee 0.39/sf m   Three percent (3%) annual increases   Guaranty of Lease   <a href="https://ocmbc.com/">https://ocmbc.com/</a>	120	2,446	10/01/24	10/01/27	3 years

# SUITE 100 FLOOR PLAN - MEDICAL

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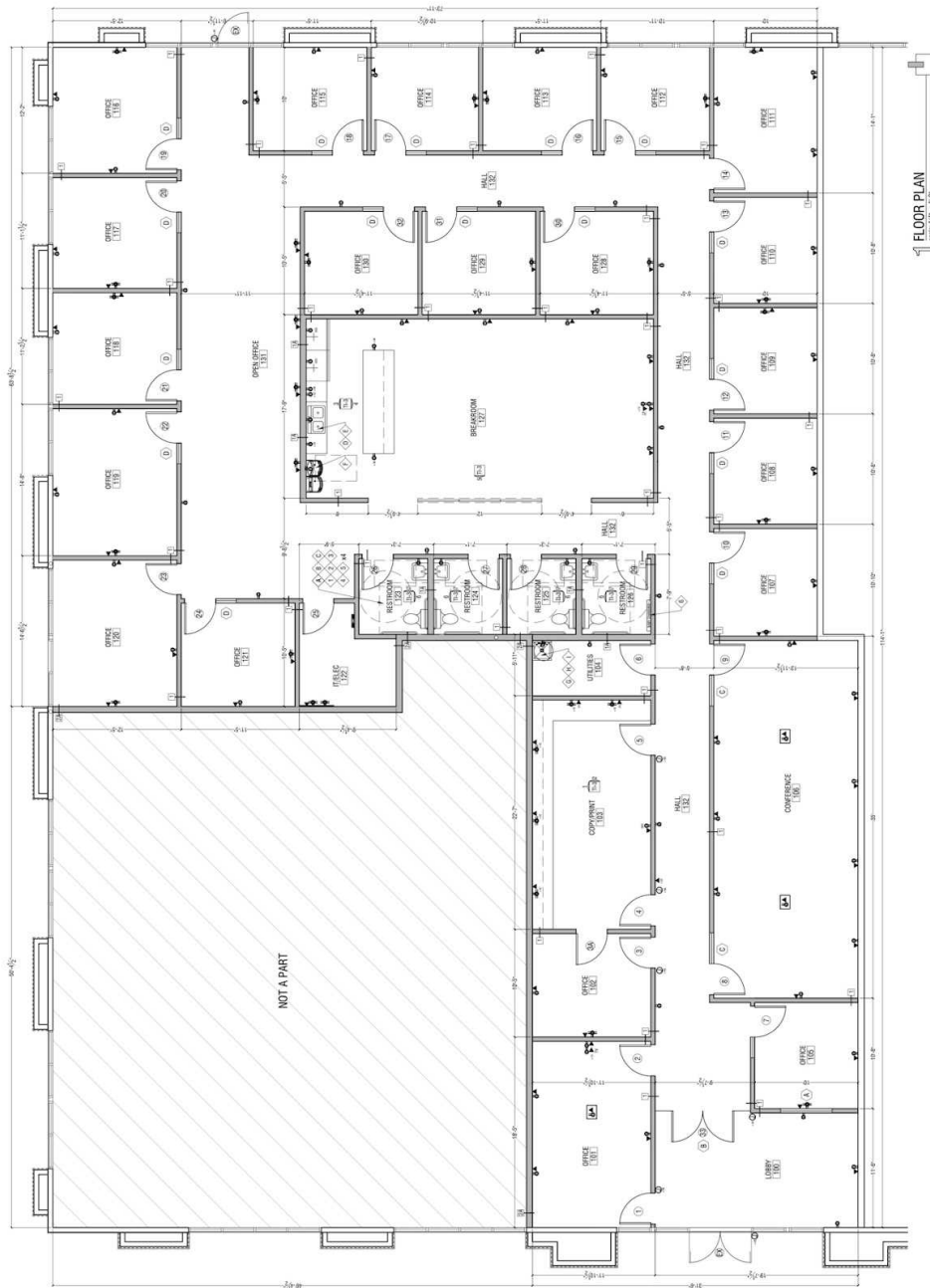
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# SUITE 110 FLOOR PLAN - OFFICE

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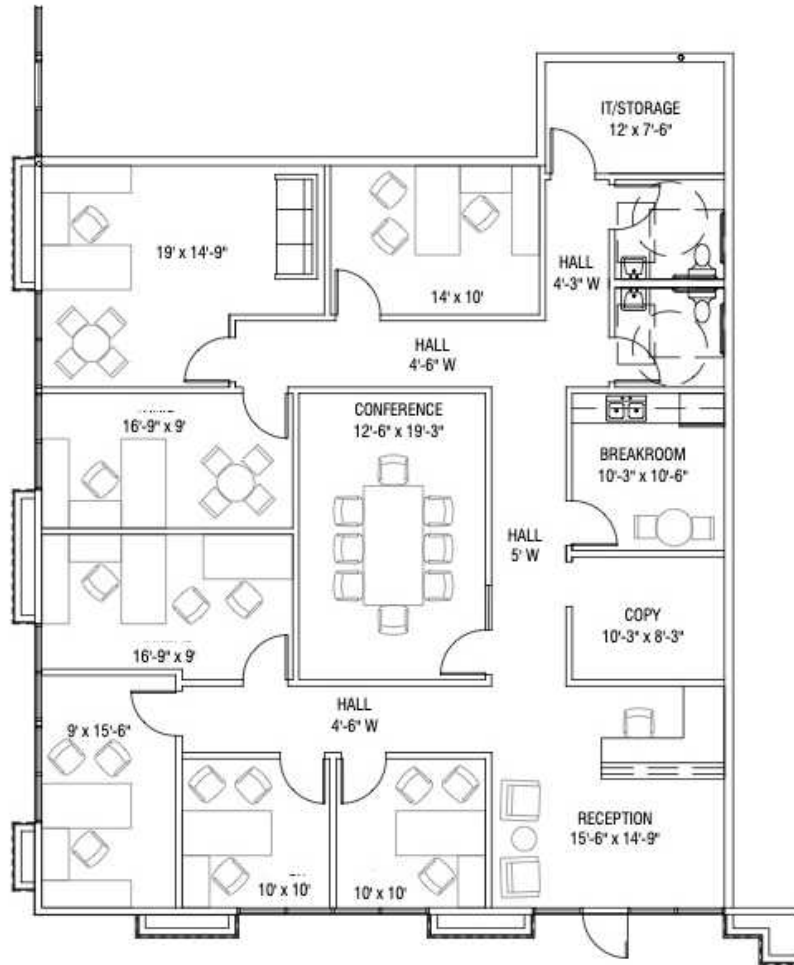
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# SUITE 120 - OFFICE

Building A at The Park at Horizon Ridge  
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**FIRST FEDERAL REALTY** / +/- 2,446 SF  
Floor plan - 2990 W. Horizon Ridge Pkwy., Ste 120

DATE: 08-22-23  
SCALE: 1/8" = 1'-0"



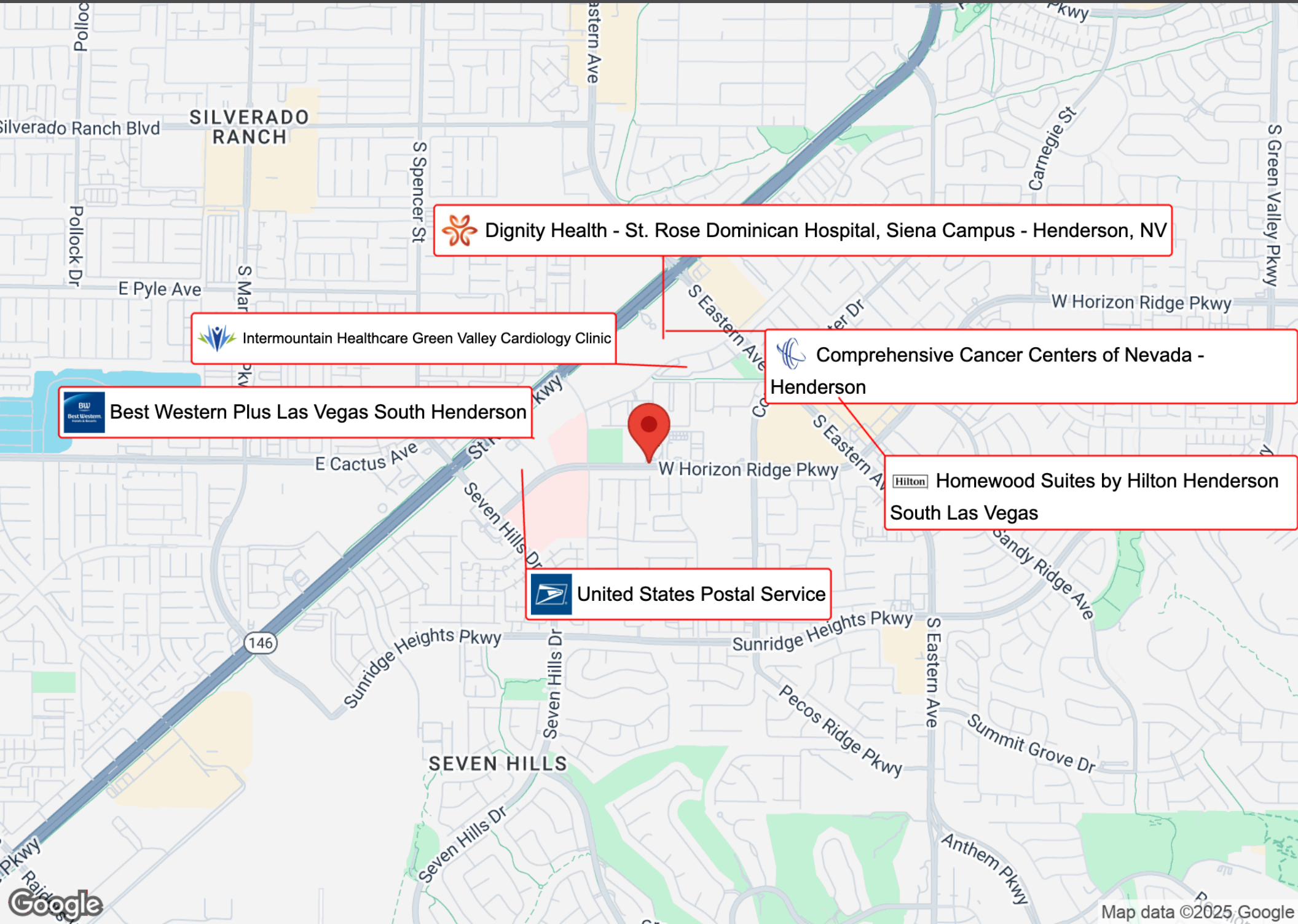
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# BUSINESS MAP


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 Dignity Health - St. Rose Dominican Hospital, Siena Campus - Henderson, NV

 Intermountain Healthcare Green Valley Cardiology Clinic

 Best Western Plus Las Vegas South Henderson

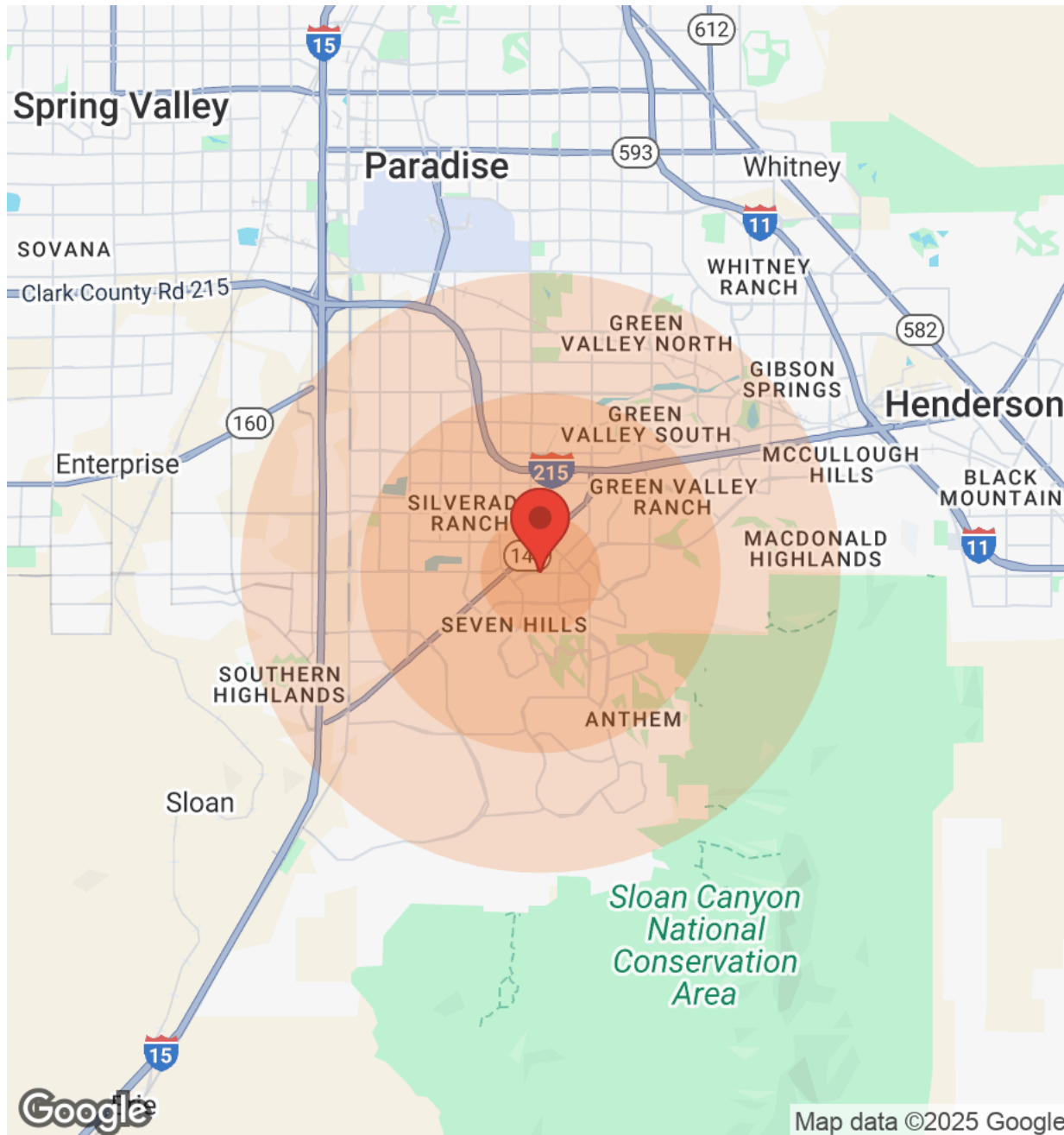
 Comprehensive Cancer Centers of Nevada - Henderson

 Homewood Suites by Hilton Henderson South Las Vegas

 United States Postal Service

# DEMOGRAPHICS

Building A at The Park at Horizon Ridge  
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Population	1 Mile	3 Miles	5 Miles
Male	10,163	64,541	131,075
Female	10,905	67,663	136,822
Total Population	21,068	132,204	267,897
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	4,651	26,237	50,255
Ages 15-24	2,586	15,552	30,798
Ages 25-54	9,286	53,335	104,390
Ages 55-64	2,301	16,235	35,518
Ages 65+	2,244	20,845	46,936
Race	1 Mile	3 Miles	5 Miles
White	14,461	93,811	193,867
Black	1,221	6,615	13,287
Am In/AK Nat	40	225	456
Hawaiian	110	865	1,319
Hispanic	3,636	21,823	43,827
Multi-Racial	5,516	29,558	58,392
Income	1 Mile	3 Miles	5 Miles
Median	\$76,520	\$75,546	\$75,974
< \$15,000	145	2,711	6,243
\$15,000-\$24,999	617	3,182	6,116
\$25,000-\$34,999	425	4,372	8,387
\$35,000-\$49,999	1,362	6,779	13,680
\$50,000-\$74,999	1,880	11,324	23,306
\$75,000-\$99,999	1,390	8,246	17,475
\$100,000-\$149,999	1,695	9,186	18,419
\$150,000-\$199,999	441	3,377	6,995
> \$200,000	358	3,124	6,260
Housing	1 Mile	3 Miles	5 Miles
Total Units	8,705	57,889	122,457
Occupied	7,787	52,051	107,500
Owner Occupied	3,784	33,095	67,771
Renter Occupied	4,003	18,956	39,729
Vacant	918	5,838	14,957

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