

FIRST SAVINGS BANK BUILDING

1700 W. Horizon Ridge Pkwy., Henderson, NV 89012

AVAILABLE
For Lease



5960 South Jones Boulevard
Las Vegas, Nevada 89118
T 702.388.1800
F 702.388.1010
www.mdlgroup.com

Michael Greene
Vice President
Lic#: S.0186326
702.388.1800
mgreene@mdlgroup.com

Luke Ramous
Advisor
Lic#: S.0188531
702.388.1800
lramous@mdlgroup.com

Hayim Mizrachi, CCIM
CEO | Principal | Broker
Lic#: B.0143643.corp
702.388.1800
hmizrachi@mdlgroup.com



Leasing Details



\$1.95 PSF MG
 Lease Rate



±2,029 SF
 Space Available



Henderson
 Submarket

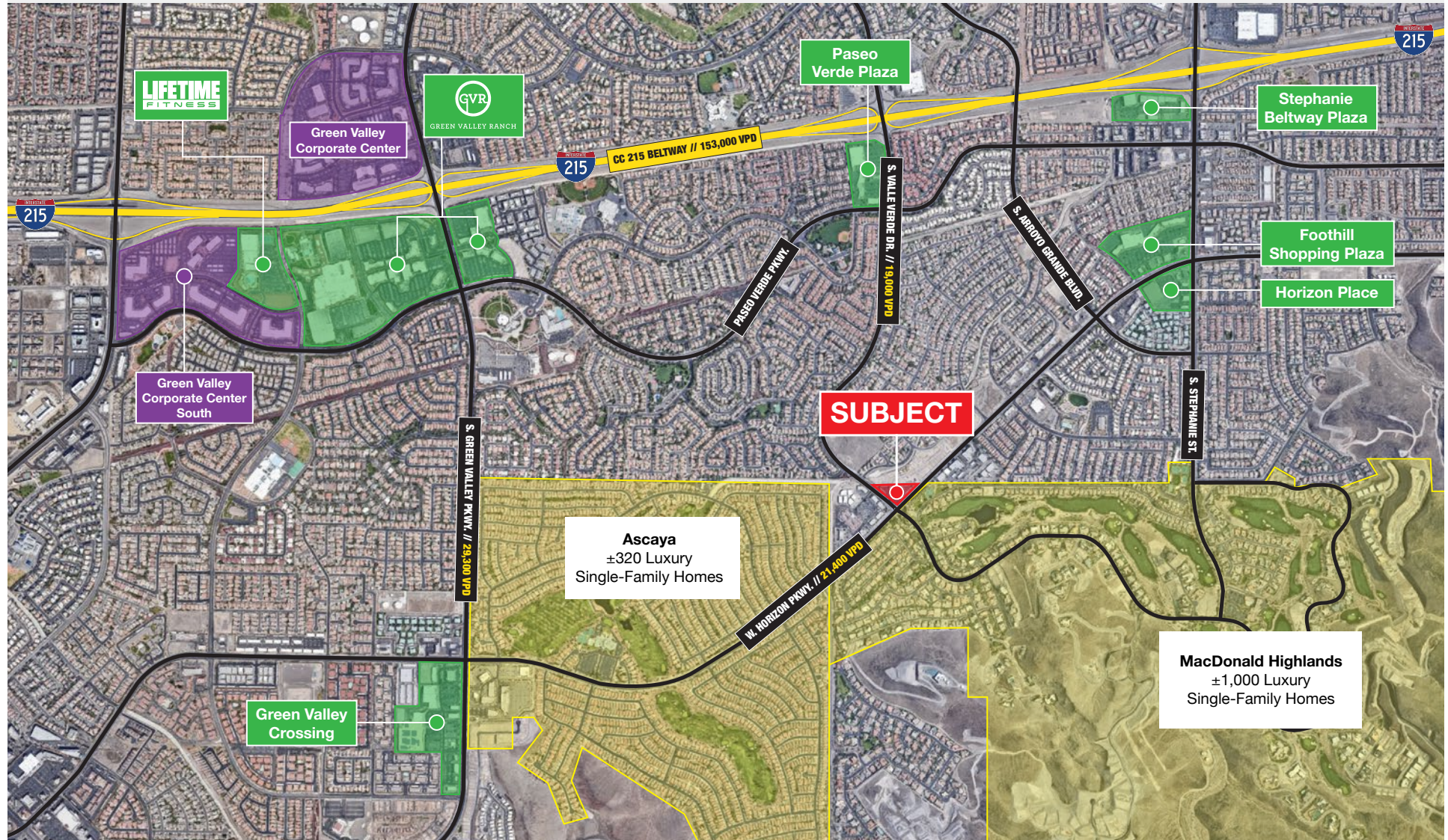
Demographics

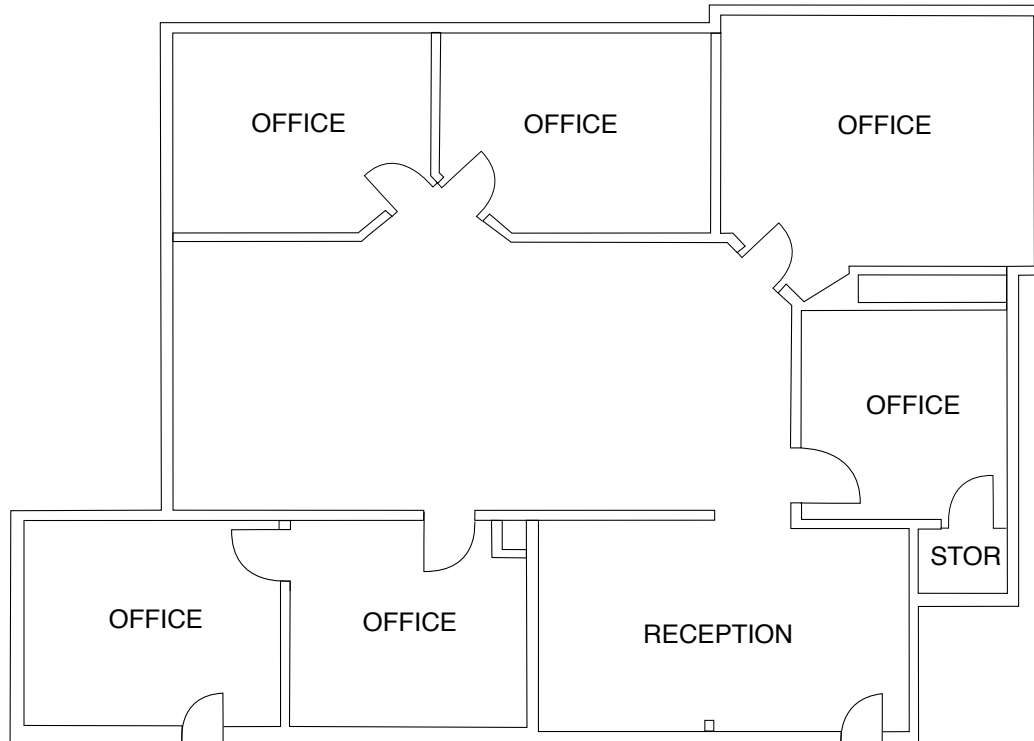
	1 mile	3 miles	5 miles
Population			
2024 Population	15,076	110,217	288,866
Average Household Income			
2024 Average Household Income	\$151,233	\$132,948	\$119,736

Property Highlights

- Professionally managed
- On-site ownership - First Savings Bank
- Great visibility on Horizon Ridge Pkwy. and Valle Verde Dr.
- Ample parking with covered parking available
- Parking ratio 4.10:1,000
- Traffic counts of ±19,000 vehicles per day via Horizon Ridge Pkwy.
- The building faces the beautiful MacDonald Ranch entrance and is nearby many amenities and restaurants such as The District at Green Valley Ranch Hotel & Casino and others
- 1 Mile South of I-215 Beltway at Valle Verde Dr.

● Power Centers ● Office ● Planned Communities





First Floor Details

+ Suite:	102
+ Total SF:	±2,029 SF
+ Lease Rate:	\$1.95 PSF MG
+ Availability:	November 1, 2024

Drawings and plans are not to scale. Any measurements are approximate and are for illustrative purposes only. There is no guarantee, warranty or representation as to the accuracy or completeness of any plans or designs.

Clark County Nevada


Synopsis


As of the 2010 census, the population was 1,951,269, with an estimated population of 2,265,461 in 2022. Most of the county population resides in the Las Vegas Census County Divisions across 435 square miles. It is by far the most populous county in Nevada, and the 11th most populous county in the United States. It covers 7% of the state's land area but holds 73% of the state's population, making Nevada one of the most centralized states in the United States.


With jurisdiction over the world-famous Las Vegas Strip and covering an area the size of New Jersey, Clark County is the nation's 11th-largest county. The County is a mix of urban and rural locales that offers the convenience of city living with access to some of the nation's best outdoor recreational areas just a short drive away.

Clark County employs more than 10,000 people over 38 departments. The County has an annual budget of \$8.1 billion, which surpasses that of the state government.

Quick Facts

 **±435**
Size (Sq. Mi.)

 **2,265,461**
Population

 **290**
Pop. Density (Per Sq. Mi.)

Source: www.clarkcountynv.gov,
www.wikipedia.com

Market Overview



Synopsis

The City of Henderson is nestled among three of the most renowned man-made attractions – the neon of Vegas, the engineering marvel of the Hoover Dam and the tranquil beauty of Lake Mead. As a vibrant and inviting residential and business community, Henderson offers an abundance of cultural events, special attractions, miles of trails and open spaces, and outstanding recreational facilities, as well as renowned resorts, restaurants and shopping.

Discover a wealth of advantages in Henderson, beginning with a culture of opportunity fueling your success with faster access. Lower cost. Higher skills. Greater quality.

Henderson is one of the fastest growing cities in Nevada, offering a nationally acclaimed quality of life, Henderson continually attracts young energetic talent to the region, while a robust training ecosystem develops and delivers workforce skills aligned to industry needs.

Quick Facts

 ±106

Size (Sq. Mi.)

 317,610

Population

 2,984

Pop. Density (Per Sq. Mi.)

Source: www.wikipedia.com

Source: www.hendersonnow.com



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Professional Sports



Synopsis

The Las Vegas metropolitan area is home to many sports, most of which take place in the unincorporated communities around Las Vegas rather than in the city itself.

The Las Vegas Valley has three major league professional teams: the Vegas Golden Knights of the NHL, which began play in 2017 as the region's first major pro team, the Las Vegas Raiders of the NFL which began play in 2020, and the Las Vegas Aces of the WNBA, which began play in 2018.

Las Vegas is home to four minor league sports teams: the Las Vegas Aviators of Minor League Baseball, The Las Vegas Lights FC of the USL Championship, the league at the second of US men soccer league system, The Henderson Silver Knights of the American Hockey league of the NHL, and the Vegas Vipers of the XFL. The Las Vegas Lights and Vegas Vipers are currently the only teams playing in the city of Las Vegas, at the city-owned Cashman Field.

Source: www.wikipedia.com



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Nevada Tax Advantages

Synopsis

Nevada has always been a popular state for businesses. One of the main reasons for that are low-cost startup, regulatory, licensing and annual fees, taxes and tax structure, privacy of business owners, and competitive utility rates for commercial operations.

The Tax Climate Index comparison to neighboring states is significant: California ranks 48th, Arizona 19th, Idaho 15th, Oregon 24th and Utah 8th.

Nevada Tax System:

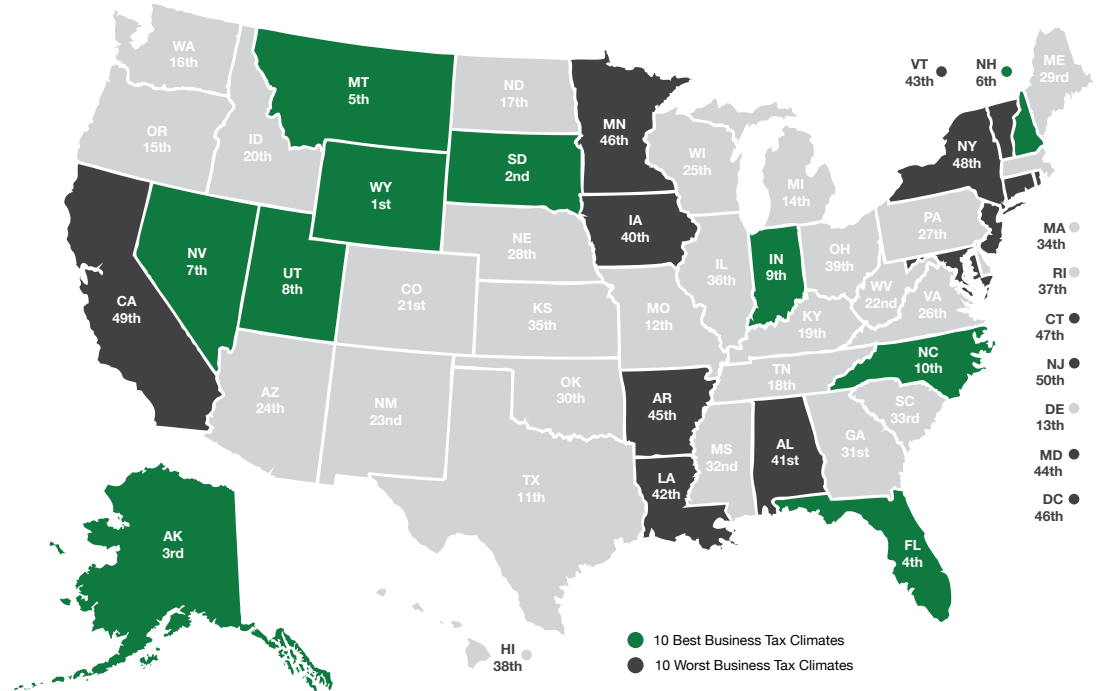
Nevada ranks as the 7th best state in the Tax Foundation's 2020 State Business Tax Climate Index, an independent ranking of states in five areas of taxation: corporate taxes; individual income taxes, sales taxes, unemployment insurance taxes, and taxes on property, including residential and commercial property.

Nevada takes it seriously with attracting new businesses because of taxes. There are plenty of taxes you must pay in other states, but not in Nevada. **Here are the main tax advantages:**

- No income tax
- No tax on pensions
- No tax on social security
- No tax on estate or inheritance
- Low property taxes
- No gross receipts tax
- No franchise tax
- No inventory tax
- No tax on issuance of corporate shares
- No tax on sale or transfer of shares

Source: Nevada Governor's Office of Economic Development; www.TaxFoundation.org

2022 State Business Tax Climate Index



Road Transportation

Las Vegas and surrounding towns are less than one day's drive over arterial interstate highways to nearly 60 million consumers, as well as to the major U.S. deep water seaports serving the Pacific Rim.



Rail Transportation

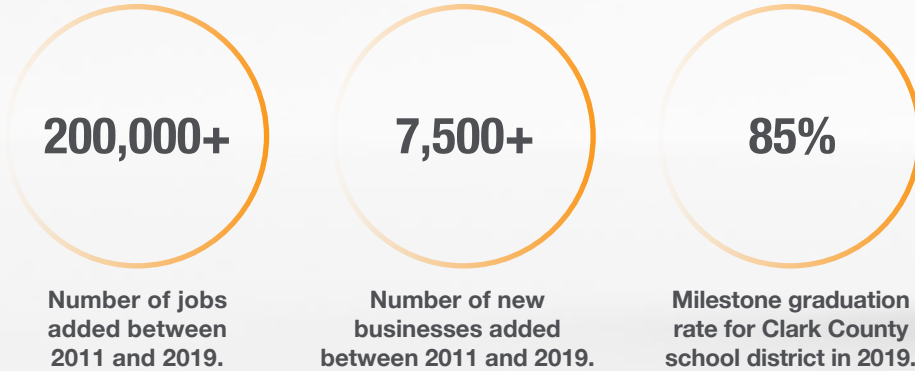
Major Union Pacific and Southern Pacific rail connections in Las Vegas and Reno also, play an essential role in carrying the world's freight from the Pacific Coast to America's Heartland and beyond.



Air Transportation

Globally, Harry Reid International Airport in Las Vegas has been a Top 20 airport for more than five years, annually serving more than 40 million residents and handling more than 189 million pounds of cargo.

Southern Nevada Growth



Education & Workforce Development

Southern Nevada's post-secondary education and training institutions have significantly increased their offerings.

Notably, the **University of Nevada, Las Vegas (UNLV)** doubled its research and development (R&D) performance over the last decade and reached R1 status in 2018, the highest classification for research universities. Additionally, the newly formed UNLV School of Medicine started class in 2017.

Nevada State College (NSC) more than double its degree awards since 2011, with especially strong growth in awards to racial and ethnic minorities, and in health professions that support a key regional target industry.

The College of Southern Nevada (CSN) was named as a Leader College of Distinction by national non-profit network Achieving the Dream in 2019 for its work on improving student outcomes and reducing student achievement gaps.

Innovation Ecosystem

In 2016, Las Vegas established an Innovation District to spur smart-city technology infrastructure and launched the International Innovation Center @ Vegas (IIC@V) incubator to support development of high priority emerging technologies.

The Las Vegas-based Nevada Institute for Autonomous Systems was designated in 2013 as one of six official unmanned aircraft systems (UAS) test sites in the United States, and the UNLV Tech Park has quickly emerged as a hub for regional innovation.

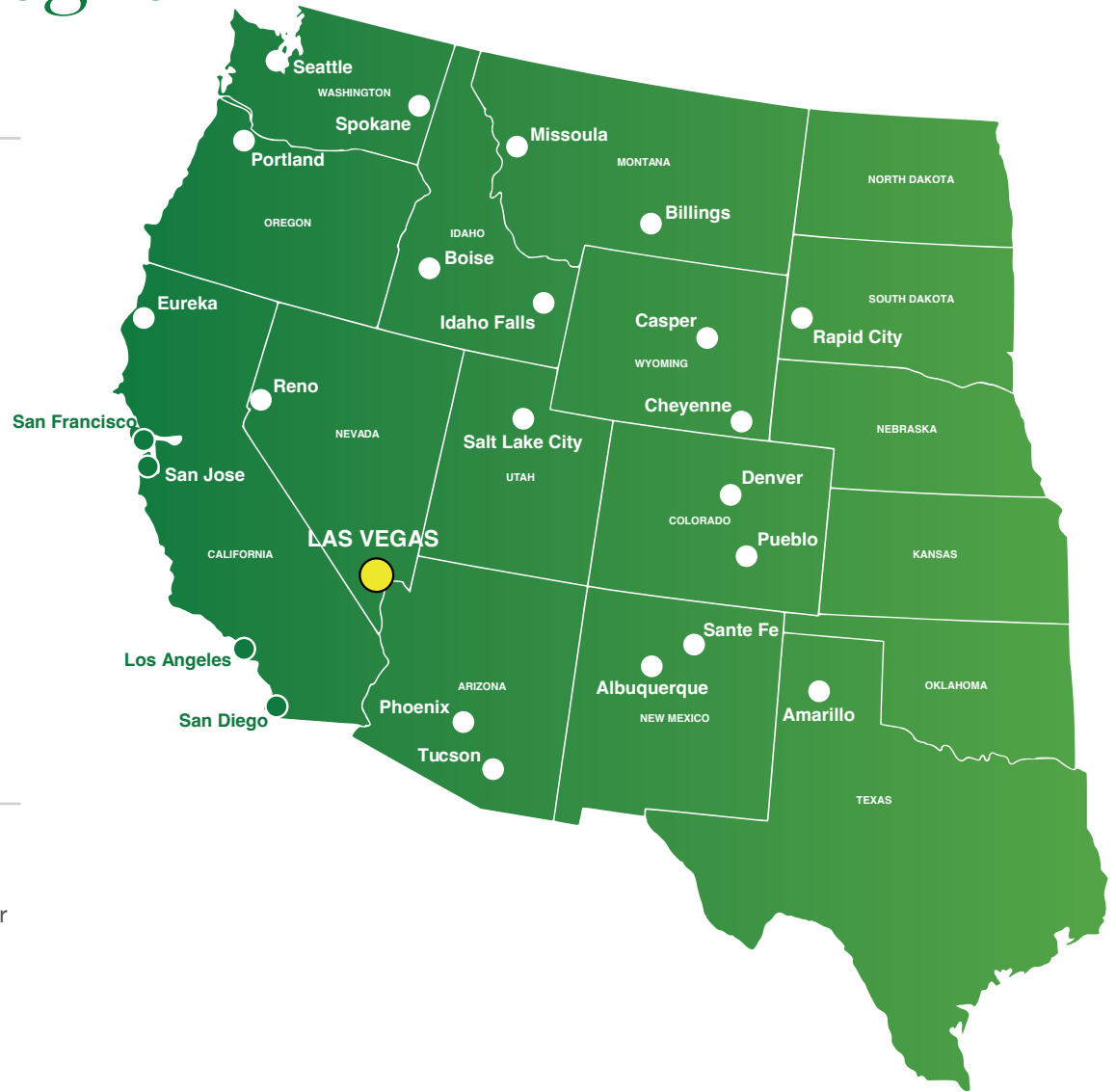
In July 2019, Google broke ground on a \$600 million data center, and in October 2019 Switch announced a partnership with UNLV to support sports science R&D. Switch also expanded its footprint in Southern Nevada to 4.6M SF of data center space.

The Las Vegas Convention and Visitors Authority (LVCVA) partnered with the Boring Company to build a high-speed electric autonomous people mover for the Las Vegas Convention Center.

Source: Las Vegas Global Economic Alliance (LVGEA)

Transit from Las Vegas

Destination	Est. Travel Time	Distance (Mi)
Los Angeles, CA	3 hrs, 55 min	265
Phoenix, AZ	4 hrs, 40 min	300
San Diego, CA	4 hrs, 45 min	327
Salt Lake City, UT	5 hrs, 50 min	424
Reno, NV	6 hrs, 55 min	452
San Francisco, CA	8 hrs, 15 min	565
Boise, ID	9 hrs, 30 min	634
Santa Fe, NM	9 hrs, 10 min	634
Denver, CO	10 hrs, 45 min	752
Cheyenne, WY	11 hrs, 50 min	837
Helena, MT	12 hrs, 55 min	907
Portland, OR	15 hrs, 45 min	982
Seattle, WA	16 hrs, 50 min	1,129



Shipping and Mailing Services



Freight Service Center
3 Mi

Freight Center
3 Mi

Customer Service Center
5 Mi

Distribution Center
10 Mi

Ship Center
8 Mi

Cargo Center
3 Mi

UPS Air Cargo
18 Mi

Air Cargo
20 Mi

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