

FOR LEASE



**2461 W Horizon Ridge
Pky, Suite 120
Henderson, NV 89052**

**716 SF
Office/Professional**

Devon Sansone

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Ben Atias

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Lic. S.0200404

**SANSONE
INVESTMENTS**



Property Details

SQFT: 716 SF

Lease Rate: \$2.00 PSF

OFFICE / PROFESSIONAL

Property Highlights

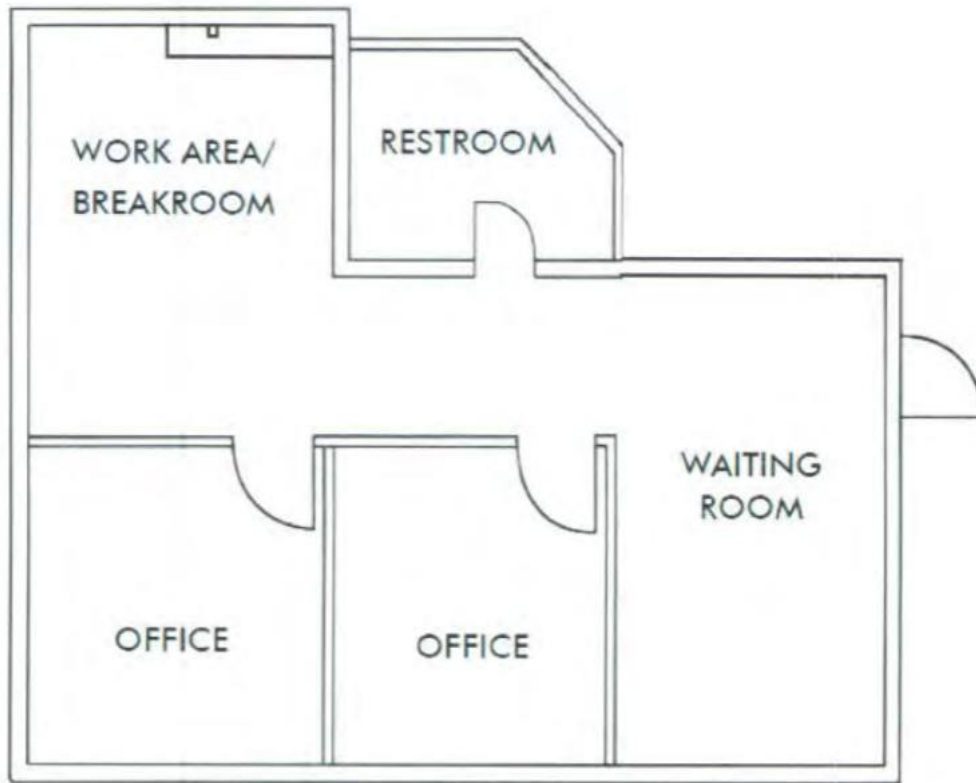
- Suite 120 — First Floor Suite
- 16 Parking Stalls
- Commercial Office (CO)
- Multi-Tenant Occupancy
- Built – 2005
- 24 Hour Access
- I-215 Freeway Access & St Rose Pkwy
- Lot Size — 0.39 Acres
- Signage
- Common areas

Space Plan

Space Available:
716 SF

Office / Professional

Lease Rate:
\$2.00 PSF



2461 W Horizon Ridge Pkwy, Suite 221
Henderson NV, 89052



Target Office Depot ULTA
 Marshalls FAMOUS Footwear
 Dollar Tree Nike PETSMART
 Michaels Smith's
 Lowe's

Walmart OLD NAVY
 IN-N-OUT SALLY BEAUTY
 Petco Sam's Club
 ROSS DRESS FOR LESS

Dignity Health
 St. Rose Dominican

Medical Corridor / Professional Office

SITE

WEST HENDERSON HOSPITAL
 A Member of The Valley Health System

–Approx. 0.9 miles / 5 minutes from Dignity Health St. Rose Dominican

–Approx. 2 miles / 12 minutes from West Henderson Hospital



DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2025 Population	23,200	142,000	321,200

HOUSEHOLDS	1-mile	3-mile	5-mile
2025 Households	9,600	57,100	130,200

INCOME	1-mile	3-mile	5-mile
2025 Avg HH Income	\$112,800	\$119,300	\$120,900

Contact us for more information on commercial spaces or
development in the Vegas Valley.

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