

181

181 N. Arroyo Grande Boulevard, Henderson, NV 89074

AVAILABLE
For Lease

SUBJECT



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

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

Luke Ramous
Senior Advisor
Lic#: S.0188531
702.941.7372
lramous@mdlgroup.com

Hayim Mizrachi, SIOR, CCIM
CEO | Principal | Broker
Lic#: B.0143643.CORP | PM.0167653.BRK
702.388.1800
hmizrachi@mdlgroup.com



Leasing Details



\$2.35 PSF MG

Lease Rate



±1,074 RSF

Space Available



Henderson

Submarket

Demographics

	1 mile	3 miles	5 miles
Population			
2025 Population	±18,913	±135,191	±330,067
Average Household Income			
2025 Average Household Income	\$108,917	\$113,812	\$102,897

Property Highlights

- New suite available (±1,074 RSF)
- Suite was recently renovated
- Henderson submarket
- Zoning: Neighborhood Commercial (C-N)
- Close proximity to the I-215 / I-11 interchange
- Covered parking available
- Many dining establishments by Wigwam Parkway including Popeyes Louisiana Kitchen, Raising Cane's, Carl's Jr., Wendy's, Starbucks, and more

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Property Overview

MDL Group is pleased to present the **181** at 181 N. Arroyo Grande Blvd., Henderson, NV 89074 (the “Property”), a ±19,731 RSF single-story professional office building with new spec suites located in Henderson, NV. The property is situated in the Green Valley South area, at the hard corner of N. Arroyo Grande Blvd. and Windmill Pkwy., in the center of Henderson. The location offers convenient access to the I-215, I-11, and US-95 Freeways, The Legacy Golf Club, along with many dining establishments and other advantageous amenities that run along W. Sunset Rd. and N. Stephanie St.

Area Overview

The City of Henderson has experienced a development boom in recent years with new developments in the area that include the Raiders Headquarters & Practice Facility, HAAS Automation, Amazon Fulfillment Center, St. Rose Dominican Hospital, and Costco. Universal Health Services (UHS) is currently developing a ±300,000 SF hospital on the southwest corner of St. Rose Pkwy. and Raiders Way with plans to expand the project in the future.

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Property Details

+ Parcel Number	178-16-102-002
+ Submarket	Henderson
+ Building Size	±19,731 RSF
+ Land Size	±1.98 AC
+ Zoning	Neighborhood Commercial (C-N)
+ Signage	Suite and Pylon signage available
+ Year Built	2000
+ Traffic Counts	Arroyo Grande Blvd. // 10,600 VPD Warm Springs Rd. // 25,200 VPD

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Excellent accessibility to multiple existing and future technology, manufacturing, mixed-use, medical facilities and sporting venues.



Well Maintained

The property is professionally managed with building systems routinely maintained, replaced, or upgraded.



Airport Proximity

Approximately 6.9 miles from the Harry Reid International Airport and car rentals.



High Net Worth Demographics

The property is surrounded by dense residential neighborhoods, attracting residents with higher incomes and education levels. The average household income is \$113,812 and a total population of ±135,191 residents within 3-miles of the Property.



Excellent Accessibility

The property is easily accessed with two (2) points of ingress / egress on Windmill Parkway and N. Arroyo Grande Boulevard with nearby proximity to the I-215, N. Stephanie Street, and N. Valle Verde Drive.



Nearby Amenities

Large variety of amenities in close-proximity, inclusive of Galleria Mall at Sunset, Sunset Station Hotel and Casino, Valley AutoMall, Green Valley Ranch Resort Spa and Casino, and an array of dine-in restaurants, QSRs, shopping, goods & services, automotive, and recreational parks.



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Fast Facts



316,599
Daytime Population



12,680
Businesses in Area



77.7%
Employees Drive to Work



62.1%
White Collar Employees



0.77%
2020-2023 Growth Rate

5-Mile Radius

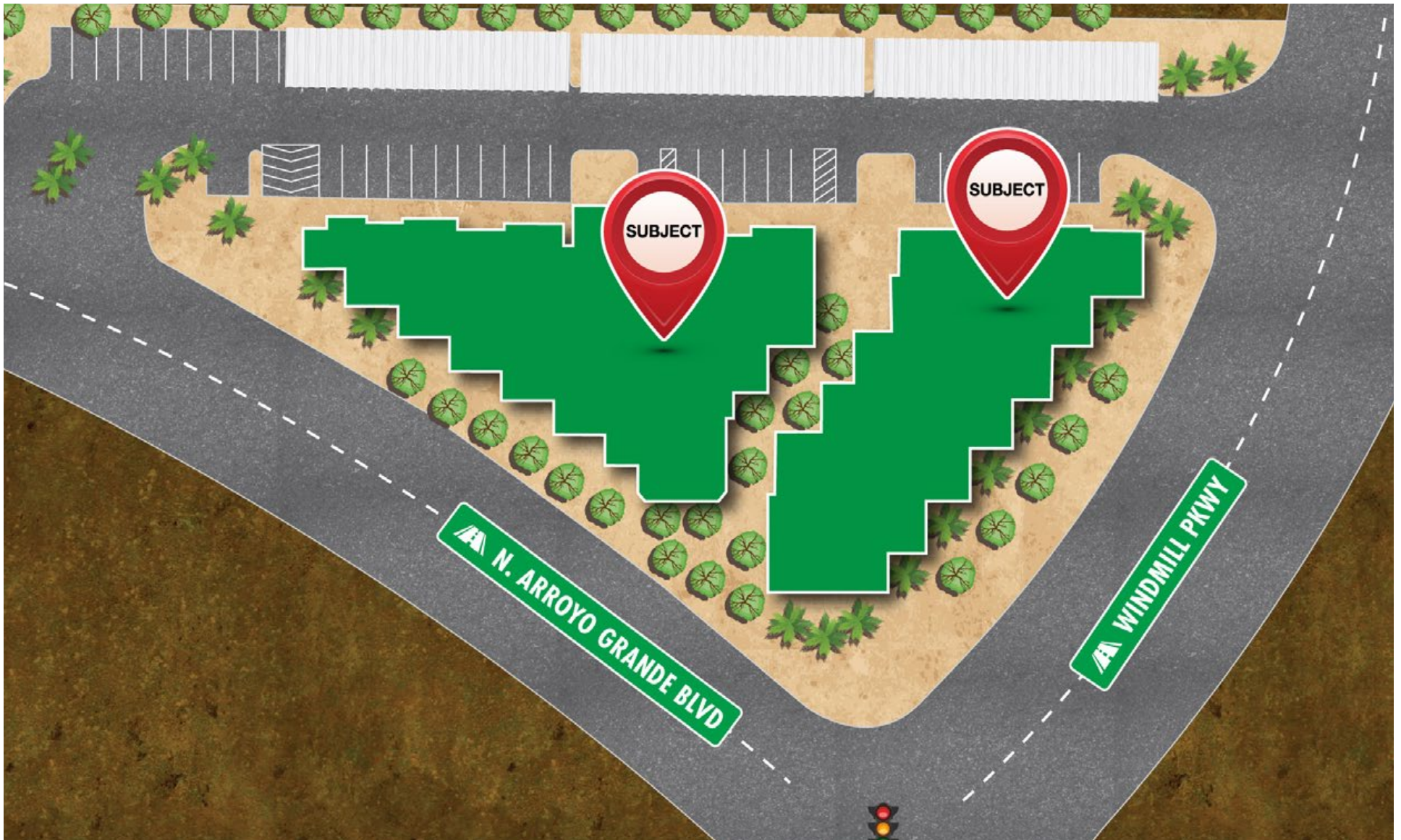
Population	1 mile	3 miles	5 miles
2010 Population	15,562	114,722	286,326
2020 Population	18,868	133,149	321,946
2025 Population	18,913	135,191	330,067
2030 Population	19,316	138,770	338,421
2025-2030 Annual Rate	0.07%	0.47%	0.77%
2025-2030 Annual Rate	0.42%	0.52%	0.50%
2025 Median Age	42.6	40.4	39.4

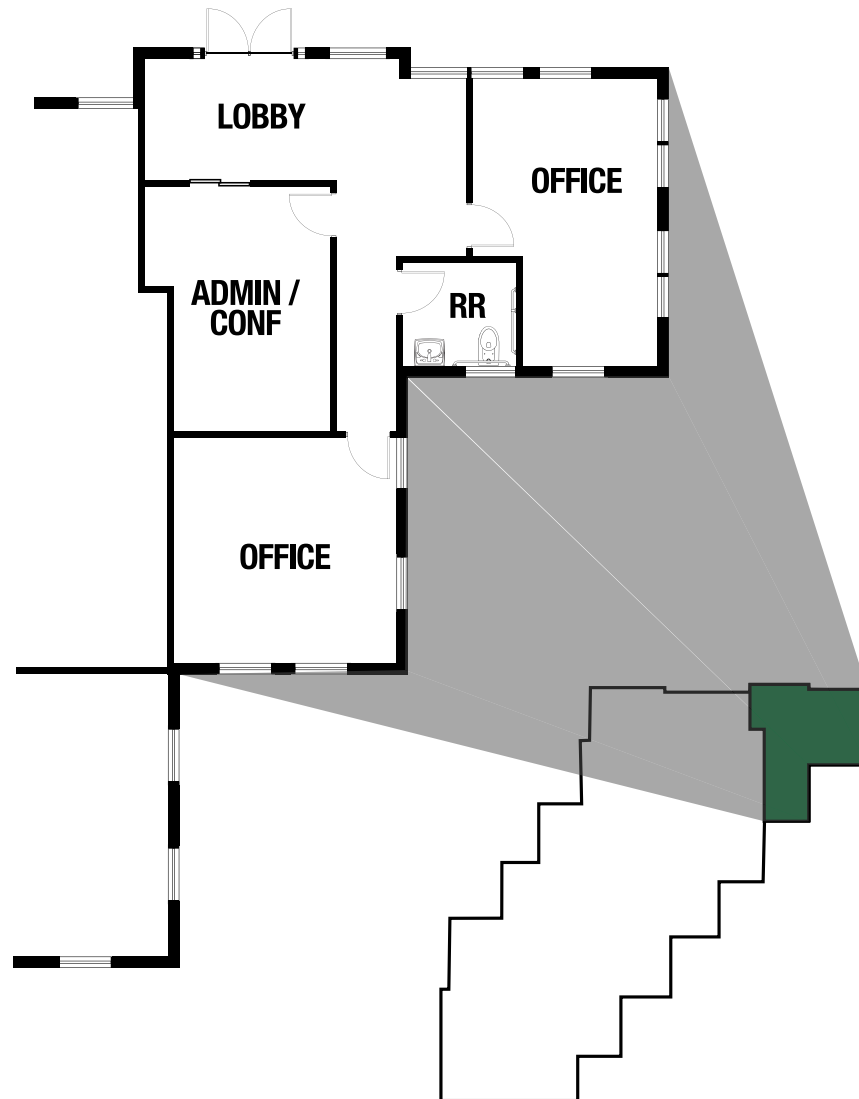
Households	1 mile	3 miles	5 miles
2010 Households	6,143	46,338	111,439
2020 Households	7,840	54,570	127,531
2025 Total Households	8,011	56,120	132,055
2030 Total Households	8,320	58,304	137,214
2025-2030 Annual Rate	0.67%	0.87%	1.08%
2025-2030 Annual Rate	0.76%	0.77%	0.77%

Average Household Income	1 mile	3 miles	5 miles
2025 Average Household Income	\$108,917	\$113,812	\$102,897
2030 Average Household Income	\$125,282	\$132,048	\$119,705
2025-2030 Annual Rate	2.84%	3.02%	3.07%

Housing	1 mile	3 miles	5 miles
2020 Total Housing Units	8,396	58,462	135,935
2025 Total Housing Units	8,469	59,740	139,628
2025 Owner Occupied Housing Units	4,820	31,827	76,284
2025 Renter Occupied Housing Units	3,191	24,293	55,771
2025 Vacant Housing Units	458	3,620	7,573
2030 Total Housing Units	8,774	61,765	144,320
2030 Owner Occupied Housing Units	5,105	33,895	80,827
2030 Renter Occupied Housing Units	3,215	24,409	56,388
2030 Vacant Housing Units	454	3,461	7,106

Source: ESRI





Suite 100 Details

- + **Total RSF:** ±1,074
- + **Lease Rate:** \$2.35 PSF MG
- + **Available:** Immediately

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.

Future Courtyard



Clark County Nevada


Synopsis


As of the 2020 census, the population was 2,265,461, with an estimated population of 2,350,611 in 2024. 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 14th 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 14th-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 \$11.4 billion, which surpasses that of the state government.

Quick Facts

 **±7,892**
Land Area
(Square Miles)

 **2,265,461**
Population

 **298**
Pop. Density
(Per Square Mile)

Sources: clarkcountynv.gov, data.census.gov, lvgea.org, wikipedia.com

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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 Valley is home to many sports, most of which take place in the unincorporated communities around Las Vegas rather than in the city itself. It has rapidly established itself as a premier sports city, hosting a lineup of major professional teams that have brought home championships. These successful teams not only foster fan interest and growth but also play a significant role in strengthening the local economy.

The Vegas Golden Knights, the city's first major league franchise, wasted no time making their mark by winning the Stanley Cup in 2023. The Las Vegas Aces have dominated the WNBA, securing back-to-back championships in 2022 and 2023. The Las Vegas Raiders, while having their championship triumphs tied to their time in Oakland and Los Angeles, have a storied history that includes three world championship victories (XI, XV, and XVIII). The Las Vegas Athletics brings a legacy of 9 world championships and are looking to add more at their new home. These teams have not only captivated local fans but have also helped solidify reputation of the city as a major player in the world of professional sports.

Las Vegas is also a great place for minor league sports, with the Las Vegas Aviators (Minor League Baseball, Triple-A affiliate of the Las Vegas Athletics), the Henderson Silver Knights (American Hockey League, affiliate of the Vegas Golden Knights), and the Las Vegas Lights FC (USL Championship soccer) all calling the area home. The city also has indoor football and box lacrosse teams, the Vegas Knight Hawks and the Las Vegas Desert Dogs, respectively, who share a venue in Henderson.



Nevada Tax Advantages

NEVADA

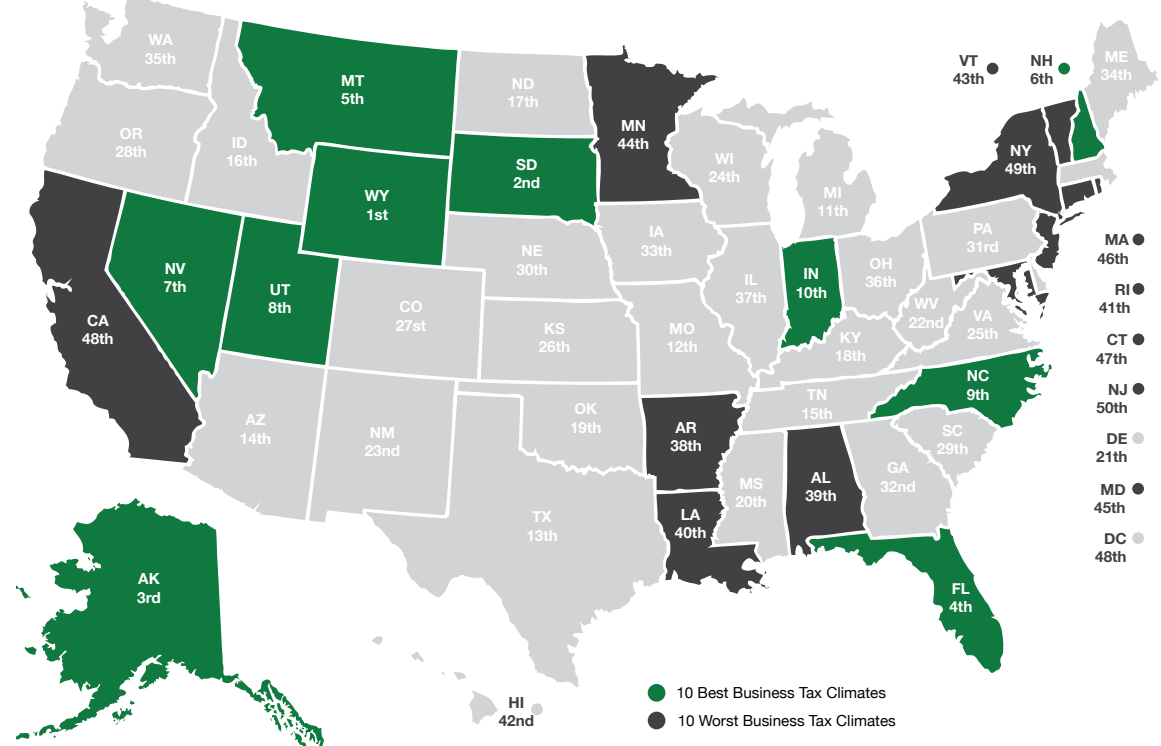
has always been a popular choice for businesses due to various factors such as low-cost startup, regulatory benefits, and competitive utility rates.

The Tax Climate Index ranking California ranks 48th, Arizona 14th, Idaho 16th, Oregon 28th and Utah 8th.

Here are the main tax advantages of this state:

- 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

2024 State Business Tax Climate Index



Nevada Tax System:

Nevada is ranked 7th in the Tax Foundation's 2020 State Business Tax Climate Index, focusing on corporate taxes, individual income taxes, sales taxes, unemployment insurance taxes, and property taxes.

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



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, too, 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 and handling more than 189 million pounds of cargo.



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Southern Nevada Growth

200,000+

Number of jobs
added between
2011 and 2019.

7,500+

Number of new
businesses added
between 2011 and 2019.

85%

Milestone graduation
rate for Clark County
school district in 2019.



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)