

MEDICAL TENANT NNN INVESTMENT

THE PARK AT HORIZON RIDGE - BLDG B

2980 WEST HORIZON RIDGE PARKWAY
HENDERSON, NV 89052



FIRST FEDERAL REALTY



MEDICAL & PROFESSIONAL OFFICE CAMPUS –
WEST HENDERSON

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
r gibson@desimonecompanies.com
NV#S.0031496

PATTY RYAN
VP
office: (702) 600-0177
p ryan@desimonecompanies.com
NV#BS.0144686.LLC

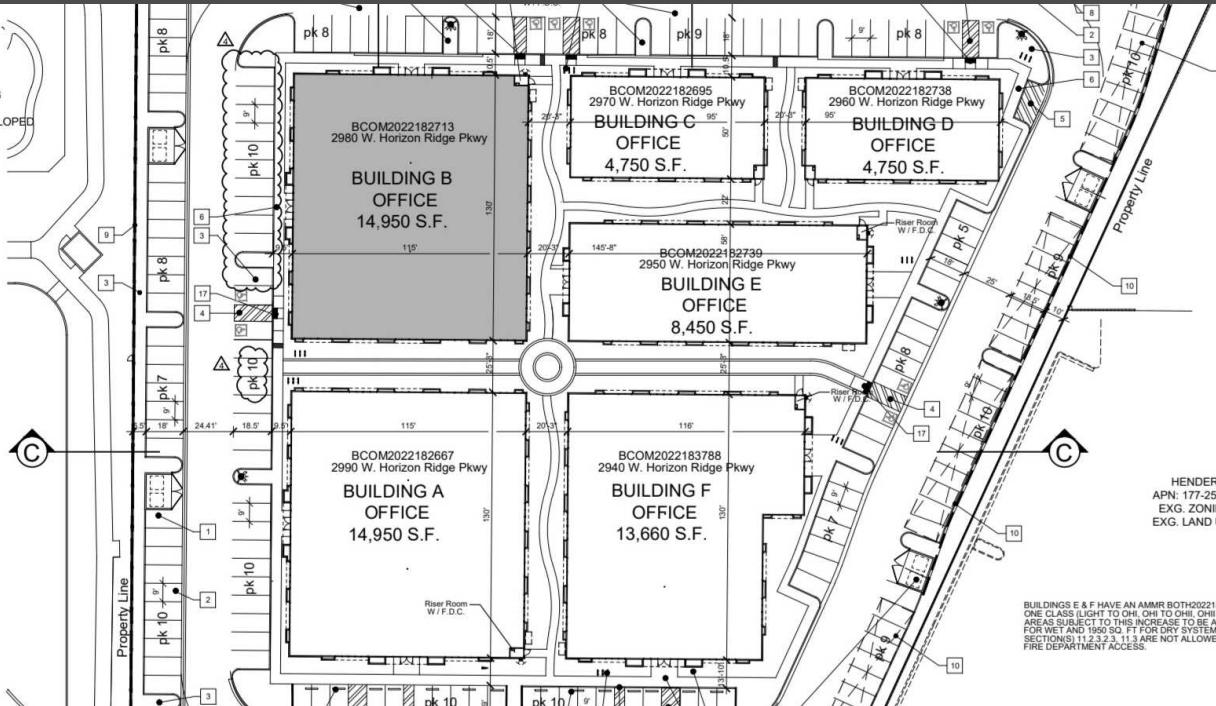
FIRST FEDERAL REALTY
50 S Stephanie Street Suite 101
Henderson, NV 89012



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HENDERSON
APN: 177-25-401-006
EXG. ZONING: PS
EXG. LAND USE: UNDEVELOPED



HENDERSON
APN: 177-25-402-008
EXG. ZONING: CO
EXG. LAND USE: CO

1	EXISTING C.M.U. WALL TO REMAIN
2	NEW DECORATIVE WROUGHT IRON FENCING TO MATCH ADJACENT PARK DESIGN W/ 16" SQUARE SPLIT-FACE C.M.U. PILASTERS AT 20'-0" O.C. WITH DECORATIVE CAP SEE SHEET 0102, #3
3	COVERED PARKING - SEPARATE PERMIT BY OTHERS
4	12' X 35' LOADING ZONE
5	DASHED LINE OF ADJACENT PROPERTY - NOT A PART
6	FIRE TRUCK TURNING RADI - 28' INSIDE & 52' OUTSIDE
7	CRASH GATE SUBJECT TO COH FD APPROVAL
8	SHORT TERM BIKE RACKS PER DETAIL L1/3 (LONG TERM LOCATED INSIDE OFFICES)
9	ZERO CURB FACE
10	HANDICAP CURB RAMP
11	ENHANCED PAVING AT CROSSWALK
12	48" X 72" PEDESTRIAN ACCESS GATE
13	CONCRETE AUTO STOP AT ZERO CURB FACE

Parking Analysis

VEHICLE PARKING ANALYSIS					
Building	Use	Area	Ratio	Pkg. Rqd.	Pkg. Pvd.
Pad 'A'	Medical Office	14,950 s.f.			
Pad 'B'	Mixed Office	14,950 s.f.			
Pad 'C'	Mixed Office	4,750 s.f.			
Pad 'D'	Medical Office	4,750 s.f.			
Pad 'E'	Medical Office	8,450 s.f.			
Pad 'F'	Medical Office	13,660 s.f.			
Total Building		61,510 s.f.			
Medical:		41,810 s.f.	1/200	210	210
Mixed Office:		19,700 s.f.	1/250	79	79
Total Parking:				289	289
Covered Parking:	48 spaces				
Accessible Parking Spaces Required:	7 Spaces				
Accessible Parking Spaces Provided:	15 Spaces				

BICYCLE PARKING ANALYSIS					
BICYCLE PARKING	AREA	RATIO	PK REQ.	PK PROV.	
LONG TERM	61,510 S.F.	0.30/1,000	19	24	
SHORT TERM	61,510 S.F.	0.50/1,000	31	42	

LOADING SPACE ANALYSIS					
LOADING GROUP/	LOADING GROUP/	LOADING GROUP/	LOADING GROUP/	LOADING GROUP/	LOADING GROUP/

Property Summary

Address:	2980 W. Horizon Ridge Pkwy., Henderson, NV 89052
Building SF:	14,950
Lot Size:	1.07 Acres
APN:	177-25-412-003
Grey Shell Built:	2024
Zoning:	Office Commercial (CO)

Property Overview

The Park at Horizon Ridge consists of six freestanding, single-story office and medical buildings ranging in size from $\pm 4,750$ to $\pm 14,950$ square feet. The 2980 building benefits from: Strong daily traffic, High visibility, Established residential neighborhoods and Growing West Henderson commercial demand.

Location Overview

Unmatched Medical Proximity
Located just minutes from major healthcare centers:
New West Henderson Hospital
St. Rose Dominican Hospital – Siena Campus (two blocks away).

Exceptional Accessibility

Amenities with quick access to 215 Beltway, I-15 and St. Rose Parkway. Near major retail centers, and abundant local amenities

Surrounded by affluent communities including Green Valley, Anthem, Seven Hills, and Inspirada.

PROPERTY PHOTOS



Property Description

Prime West Henderson Location:

Situated along Horizon Ridge Parkway, just west of Eastern Avenue, The Park at Horizon Ridge offers premium visibility and high traffic counts in one of Henderson's most sought-after submarkets.

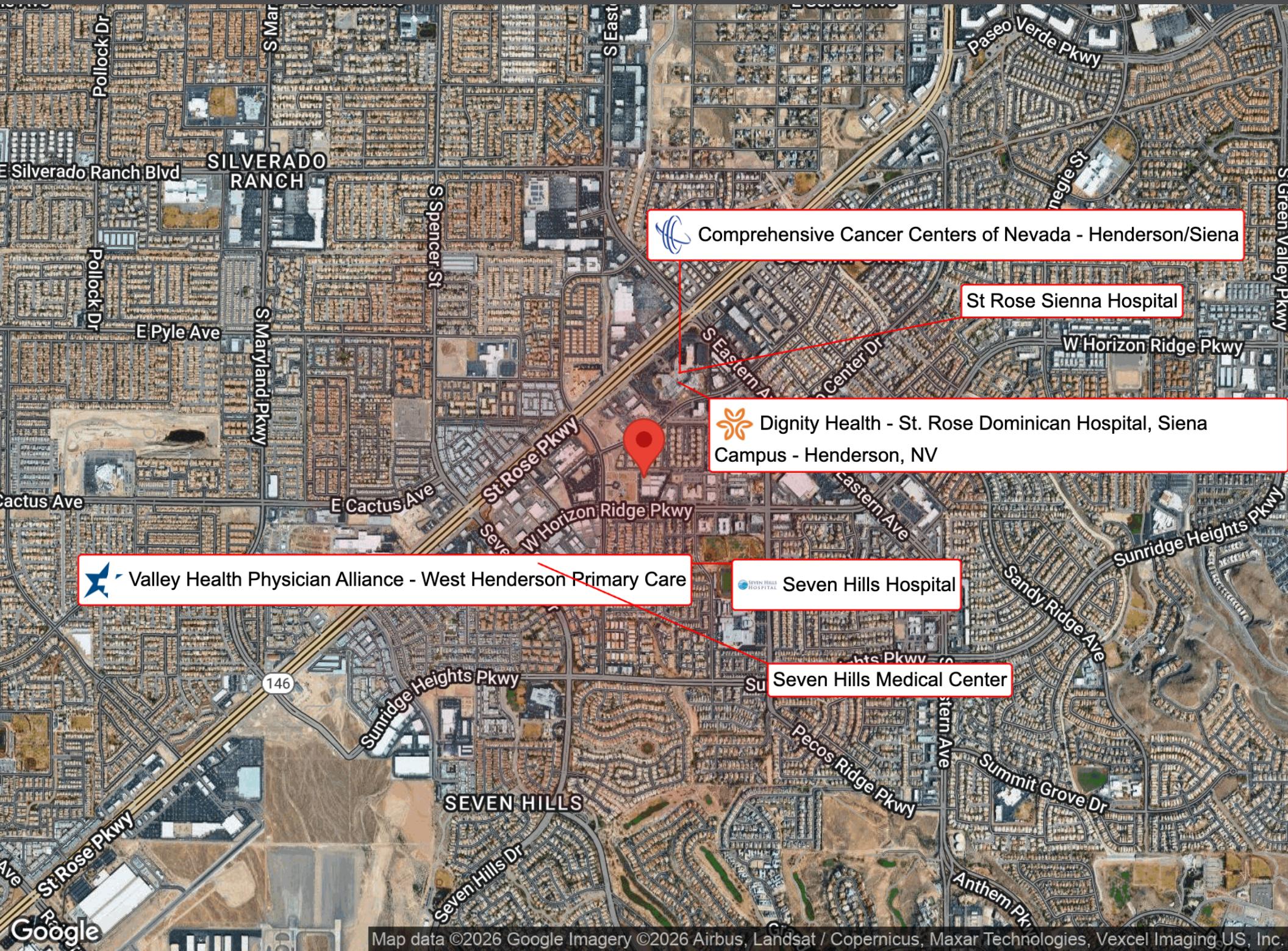
A new shell building with NNN leases to medical tenants.

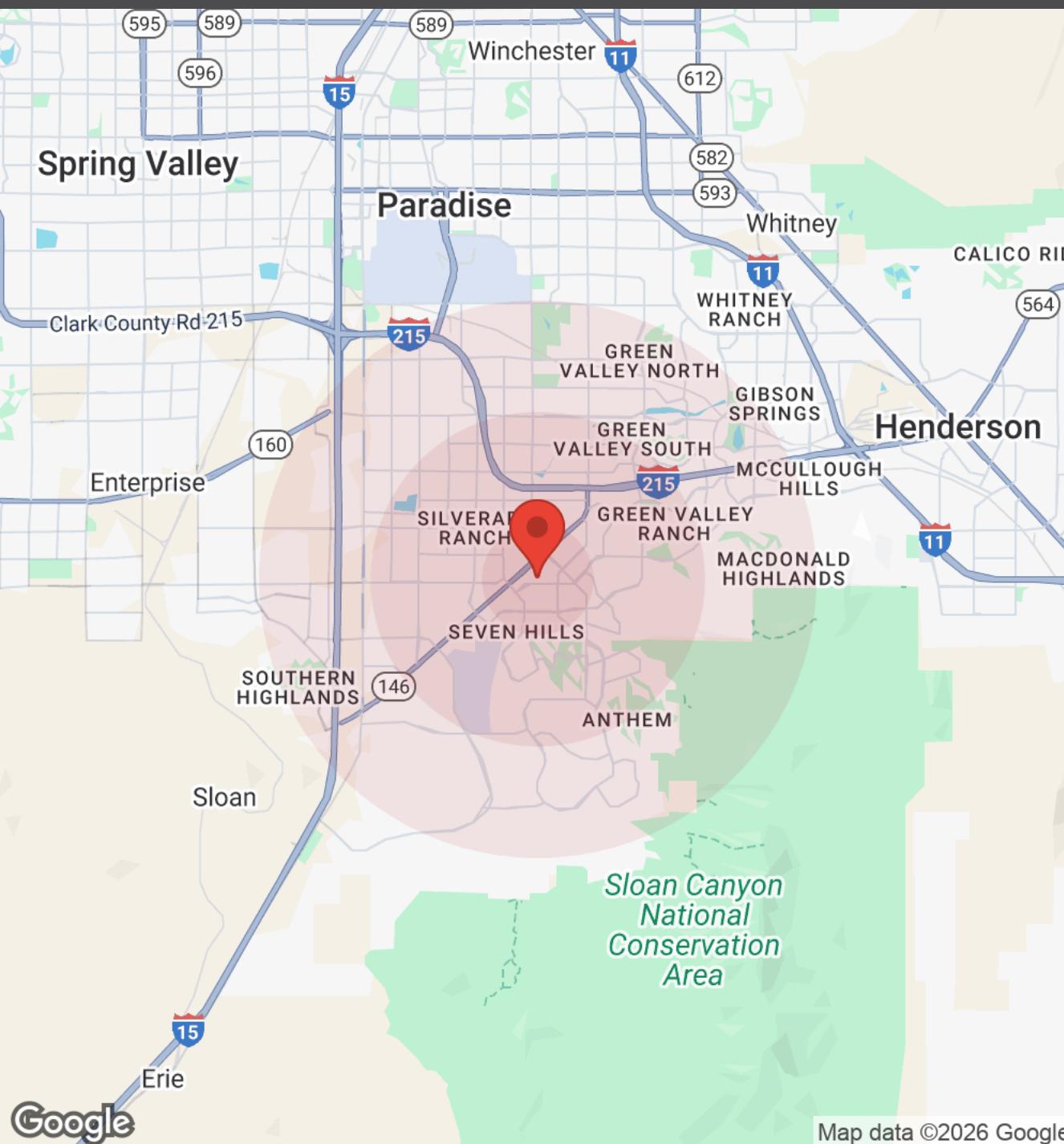
- The suite 100 tenant is currently building out their improvements with an estimated Feb 2026 certificate of occupancy date.
- Suite 110 and 120 tenants are in the design phase for the improvements.
- Between the TI design, TI bids, TI permits, construction, etc. we are looking at an estimated late Q1 2026 delivery.
- Annual Rent: \$501,228
- If the TI's exceed the allowance for suite 110 and 120 the rate and subsequent sales price is subject to change.

Suite 100: 8,788 sf
Medical – interventional radiology group
Lease signed 07/2024
Lease start 08/2025
Duration – 10 years
Rent - \$36/sf/NNN
Escalations: 3% annually
CAM fees: \$0.39/sf per month

Suite 110: 3,180 sf
Medical – infusion center
Lease signed 10/2025
Duration – 126 months
Rent - \$30/sf/NNN
Escalations: 3% annually
CAM fees: \$0.42/sf per month

Suite 120: 2,982 sf
Medical – pharmacy
Lease signed 10/2025
Duration – 126 months
Rent - \$30/sf/NNN
Escalation- 3% annually
CAM fees- \$0.42/sf per month





	1 Mile	3 Miles	5 Miles
Population			
Male	10,939	71,032	158,070
Female	11,328	73,829	161,734
Total Population	22,266	144,861	319,804
Age			
Ages 0-14	3,709	22,167	48,867
Ages 15-24	2,847	15,912	32,823
Ages 25-54	9,981	59,007	130,275
Ages 55-64	2,397	18,214	41,014
Ages 65+	3,332	29,562	66,826
Race			
White	9,675	68,012	153,282
Black	2,298	12,226	28,111
Am In/AK Nat	62	348	800
Hawaiian	265	1,478	2,718
Hispanic	5,204	32,623	70,165
Asian	3,527	22,352	47,587
Multi-Racial	1,196	7,504	16,342
Other	42	333	768
Income			
Median	\$81,612	\$92,049	\$94,343
< \$15,000	734	3,887	8,371
\$15,000-\$24,999	445	2,116	5,089
\$25,000-\$34,999	650	3,096	6,804
\$35,000-\$49,999	1,235	5,649	11,434
\$50,000-\$74,999	1,360	9,295	20,832
\$75,000-\$99,999	1,228	8,590	18,266
\$100,000-\$149,999	1,725	11,078	24,808
\$150,000-\$199,999	703	6,416	15,506
> \$200,000	1,419	9,676	22,216
Housing			
Total Units	10,119	63,814	142,856
Occupied	9,497	59,803	133,325
Owner Occupied	3,674	33,908	77,805
Renter Occupied	5,823	25,895	55,520
Vacant	622	4,011	9,530

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AVAILABLE BUILDINGS



2990 W. Horizon Ridge Parkway, Henderson, NV 89052

The Park at Horizon Ridge - Building A

- 14,950 Office/Medical Building
- 100% occupied - multi-tenants
- \$7,200,600
- ± 6.7% Cap Rate
- Annual Rent: \$482,391
- Triple net leases with 3% annual increases and lease guarantees.
- Ten year lease term medical tenant.
- Prime location, near both major Henderson hospitals and 215 beltway.
- APN: 177-25-412-002



50 S. Stephanie St, Henderson, NV 89012

Crowne Professional Plaza

- 13,721 SF Professional Office Building
- 100% occupied. Great investment opportunity.
- Building consists of two parcels (1st floor & second floor) which can be sold separately or combined.
- Built in 2008 and renovated in 2014, this building is in good condition and well-maintained.
- Annual Rent: \$315,748 | ±6.33% Cap Rate
- \$4,990,000
- Please do not disturb tenants.
- APN: 178-22-118-016, 178-22-118-019
- Please contact Randal 702-334-7570 or Patty 702-600-0177 for more information.

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