

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

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



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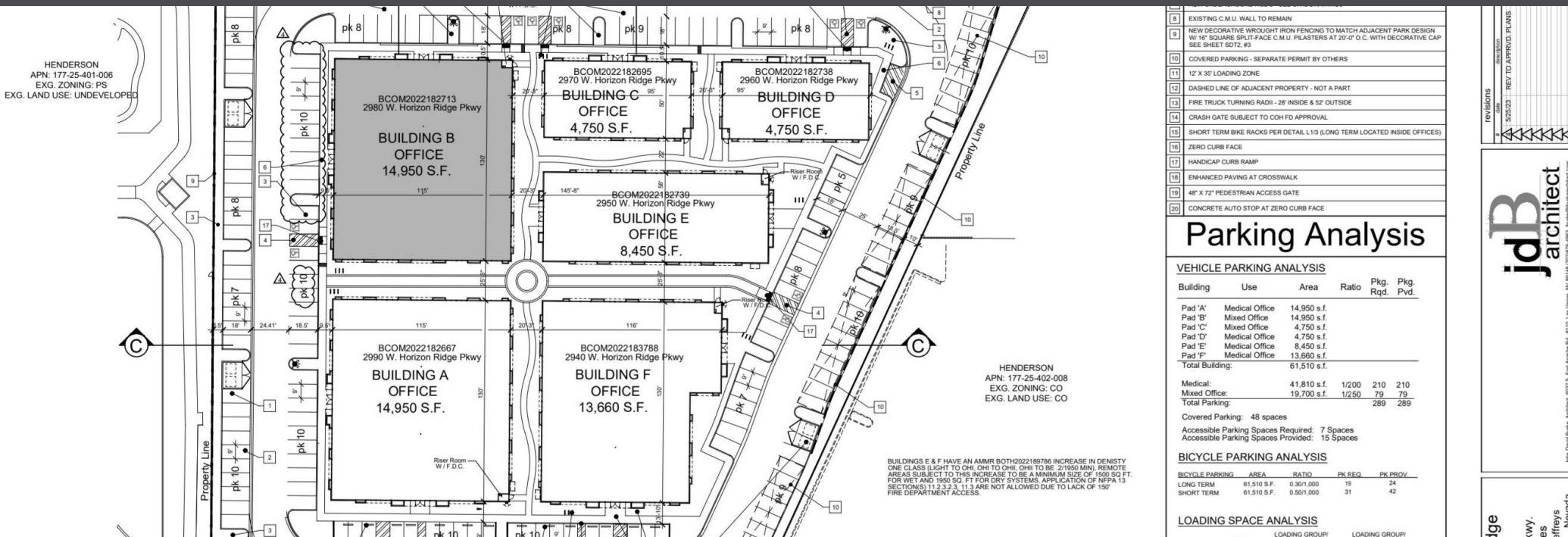
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Property Summary

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 ±4,750 to ±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.

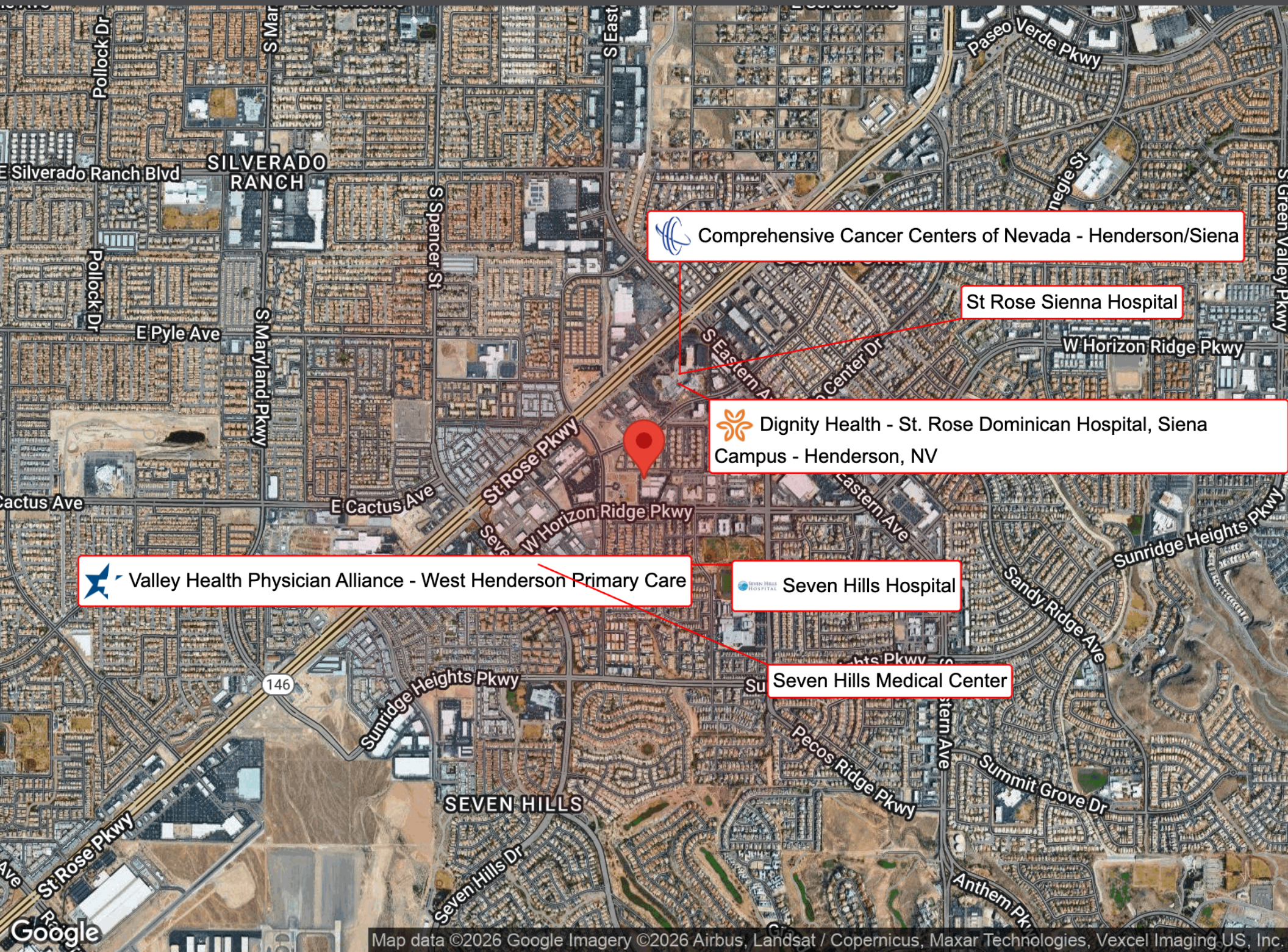
A new shell building with NNN leases to medical tenants.

- 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



Comprehensive Cancer Centers of Nevada - Henderson/Siena

St Rose Sienna Hospital



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

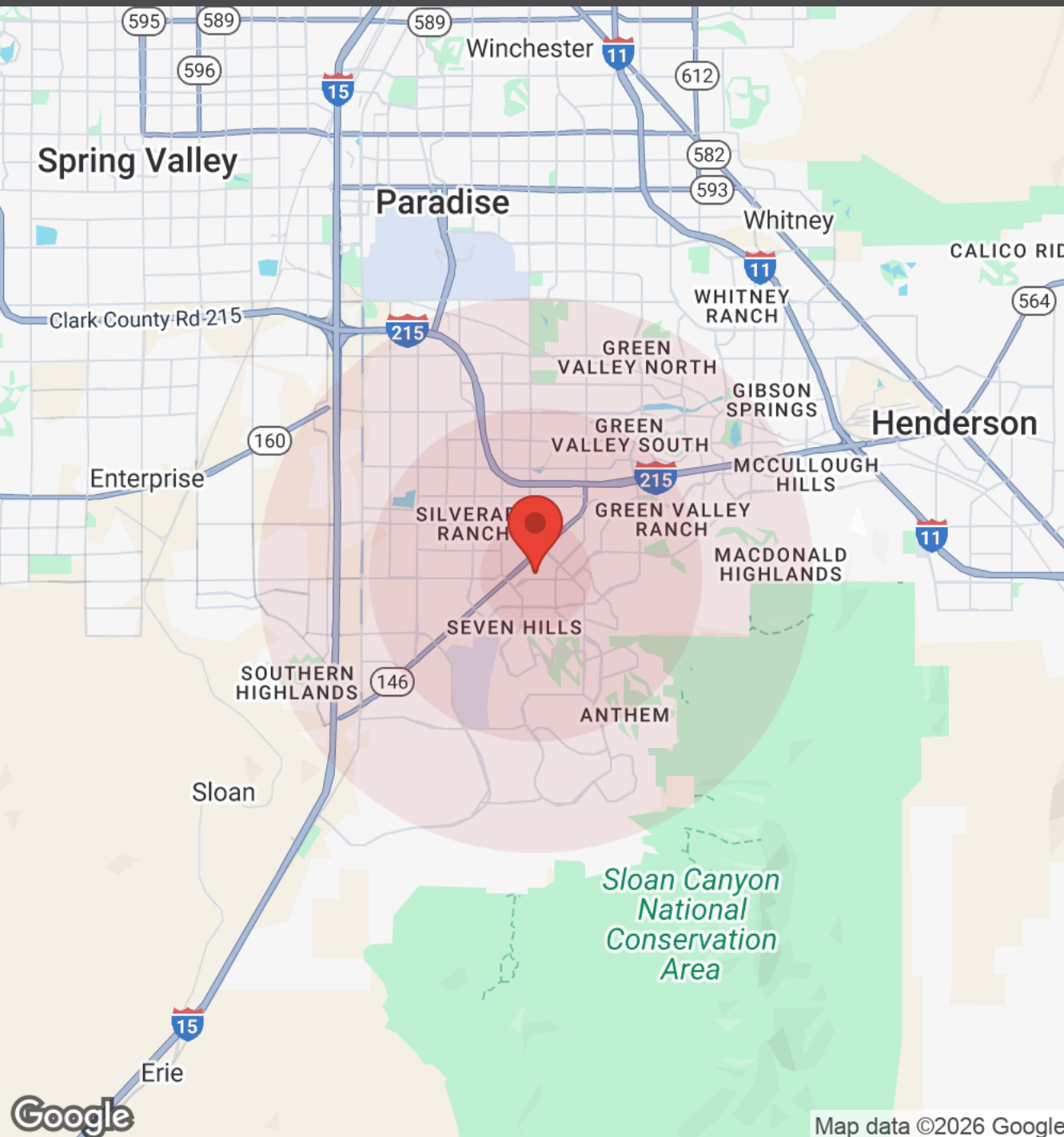


Valley Health Physician Alliance - West Henderson Primary Care



Seven Hills Hospital

Seven Hills Medical Center



| Population | 1 Mile | 3 Miles | 5 Miles |
|------------------|--------|---------|---------|
| Male | 10,939 | 71,032 | 158,070 |
| Female | 11,328 | 73,829 | 161,734 |
| Total Population | 22,266 | 144,861 | 319,804 |

| Age | 1 Mile | 3 Miles | 5 Miles |
|------------|--------|---------|---------|
| 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 | 1 Mile | 3 Miles | 5 Miles |
|--------------|--------|---------|---------|
| 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 | 1 Mile | 3 Miles | 5 Miles |
|---------------------|----------|----------|----------|
| 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 | 1 Mile | 3 Miles | 5 Miles |
|-----------------|--------|---------|---------|
| 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 |

Map data ©2026 Google



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
- $\pm 6.7\%$ 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 | $\pm 6.33\%$ 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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