

ANTHEM VILLAGE

2500 Anthem Village Drive | Henderson, Nevada 89052

Recently Remodeled
Strategically Located
High Image Owner-User or
Owner-User with Income Opportunity



Contents

Executive Summary 03

- + Property Highlights
- + Property & Area Overview
- + Investment Highlights
- + Henderson Submarket

Maps, Aerials & Photos 10

- + Demographic Profile
- + Area Map
- + Site Plan
- + Aerial Drone Map
- + Property Photos
- + Floor Plan

Market Overview 20



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03

Executive Summary

- + Property Highlights
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- + Henderson Submarket

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Sale Details



\$6,500,000
Sale Price



±16,746 SF
Space Available



Henderson
Submarket

Demographics

	1 mile	3 miles	5 miles
Population			
2024 Population	9,410	101,795	255,495
Average Household Income			
2024 Average Household Income	\$165,744	\$134,503	\$130,710

Property Highlights

- Free-standing, high image owner-user or owner-user with income opportunity
- Exceptional location in the heart of Anthem Village at Seven Hills
- Zoning: Community Commercial (CC)
- ±4,700 SF of first floor grey shell space available
- Building Size: ±16,746 SF (2-story)
- Built in 2006
- Power: 3-phase
- 8 HVAC units in place
- Parking: 64 total parking spaces (with 9 covered parking spaces)



2500 Anthem Village Drive

+ Parcel Number	190-06-216-004
+ Zoning	Community Commercial (CC)
+ Year Built	2006
+ Renovated	2022 (2nd floor suites)
+ Total Land Size	±1.08 Acres
+ Square Footage	±16,746
+ Submarket	Henderson
+ Traffic Counts	Anthem Pkwy. // 17,000 VPD Eastern Ave. // 13,300 VPD

Property Overview

MDL Group is pleased to present a ±16,746 SF building nestled within Anthem Village complex. The first floor spans ±7,450 SF, with a built-out and remodeled retail space (suite 140 - Mr. Alkaline Water) and ±4,700 SF of versatile grey shell space suitable for medical, retail, or office use. The second floor, spanning approximately ±9,296 SF, boasts a stunning, move-in ready office ideal for law firms or professional service providers. This floor features a welcoming lobby, reception area, sixteen (15) private offices, thirteen (13) semi-private cubicles / work stations, three (3) conference rooms - one of which can be converted into an office, two (2) restrooms, a break room, filing room, IT / server room, utility room, bullpen space, and storage.

Area Overview

Situated at the corner of Anthem Village Drive and Reunion, the property enjoys close proximity to established neighborhoods such as Seven Hills, Green Valley, Silverado Ranch, and Southern Highlands. Its convenient location offers easy access to the I-215 beltway and I-95 freeway, providing excellent connectivity. The surrounding area boasts a wealth of amenities, including shopping centers, restaurants, and banks, catering to the needs of residents and businesses alike.

Sale Highlights

\$6,500,000
Sale Price

±16,746 SF
Available Square Footage

±1.08 AC
Parcel Size in Acreage

Henderson
Submarket



CC zoning for community commercial use

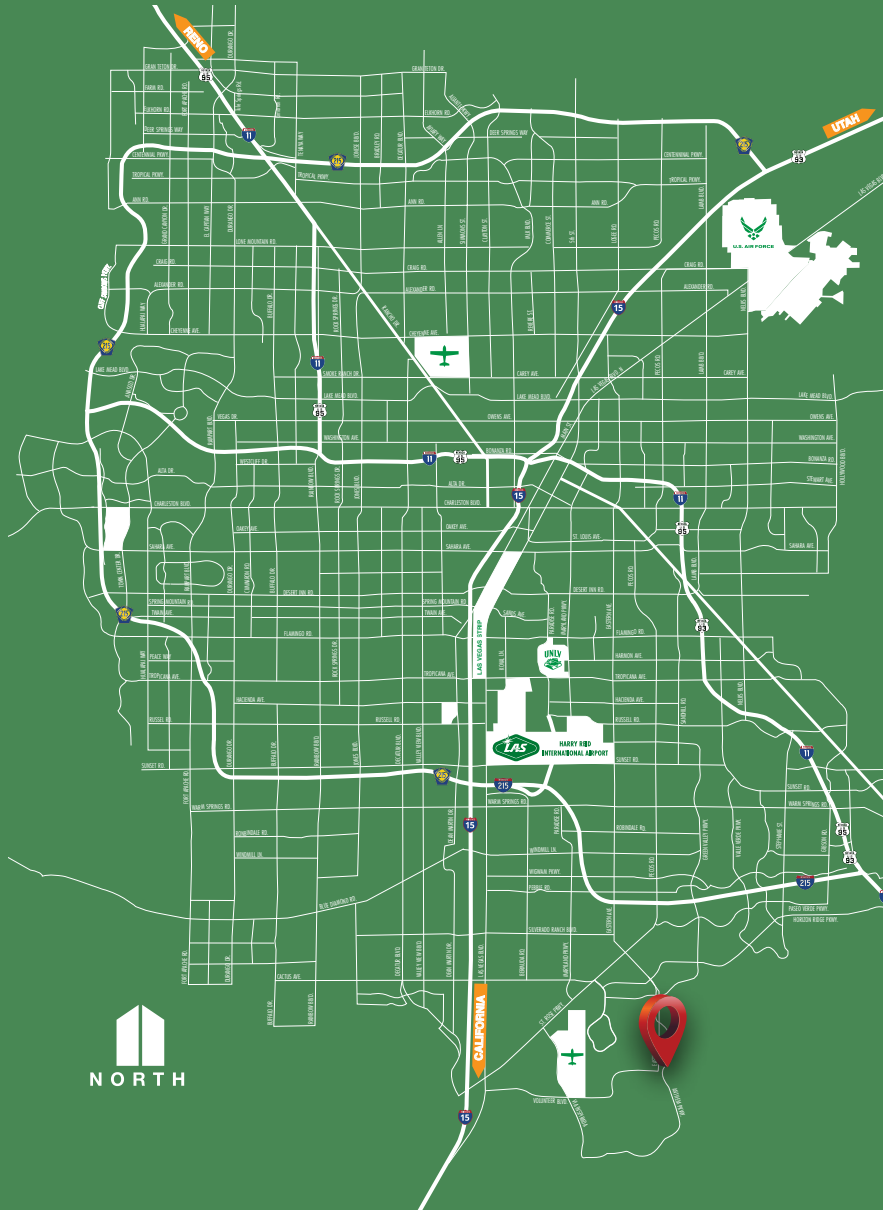


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Price Below Replacement Cost

The Property is offered at \$388 PSF and allows for potential owner-user with income, or sale-leaseback opportunity. Taking today’s construction costs into consideration, the replacement cost of the Property is estimated to be greater than \$500 PSF.



High Net Worth Demographics

The property is surrounded by some of the most admired communities in the area, attracting residents with higher incomes. The average income within a 5-mile radius of the property is \$130,710.



Turnkey Class-A Build-out

Beautifully built-out second floor extensively renovated in 2022, complete with ±9,296 SF of usable space that includes reception & lobby, multiple offices, conference rooms, break room, bullpen space and storage.



The Ideal Location

Anthem Parkway in Henderson offers an exceptional location for businesses seeking a dynamic and thriving environment. Strategically situated near the high-traffic St. Rose Parkway and I-215 freeway, this area provides unparalleled accessibility and visibility. Henderson itself is a burgeoning city renowned for its strong logistics infrastructure, vibrant community, and robust economic growth. Flanked by the serene Sloan Canyon National Reservation Area and offering access to recreational amenities like the Rio Secco and Anthem Country Club golf courses, the area provides a desirable work-life balance. Furthermore, the proximity to major shopping and retail centers such as Eastern Crossing Shopping Mall, Horizon Pointe, and The District at Green Valley Ranch ensures a steady stream of potential customers. With the added convenience of the Henderson Executive Airport nearby, Anthem Parkway presents a compelling opportunity for businesses to thrive in a thriving and well-connected community.

Henderson, Nevada

Strategic Location Meets High Quality of Life

The Henderson submarket within the Las Vegas Valley thrives due to its exceptional location. Sitting southeast of Las Vegas proper, Henderson offers logistical advantages for businesses and residents alike. Major freeways like the I-15 and I-215 run through Henderson, providing easy access to essential transportation routes. The Henderson Executive Airport caters to smaller business travel, while the Harry Reid International Airport, just ten miles away in Las Vegas, offers convenient connections for long-distance travel.

Beyond logistics, Henderson boasts a vibrant tapestry of offerings. Residents enjoy a variety of retail centers, from outdoor shopping malls like Boulder Marketplace to larger complexes housing national brands. Family-friendly neighborhoods abound, with well-maintained communities and excellent schools. For those seeking excitement, the world-famous Las Vegas Strip with its dazzling casinos and shows lies just a short drive away. Henderson also offers a variety of entertainment venues within its borders, ensuring residents have options for a night out without venturing far.

Henderson acts as a gateway to further exploration. Adventurous residents can head south on scenic highways to reach the historic town of Boulder City, nestled against the beautiful Black Mountains. This charming getaway offers a glimpse into Nevada's rich mining past. For those with an eye for adventure, Arizona lies just beyond, beckoning with its stunning natural landscapes and outdoor recreation opportunities.



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Henderson beckons with its perfect blend of family-friendly charm and exciting proximity to Las Vegas. This dynamic submarket boasts a thriving economy and high quality of life, making it an investor's dream and a resident's paradise.

WATER STREET DISTRICT



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10

Maps & Photos

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Fast Facts



212,863
Daytime Pop.



103,632
Households



74.6%
Employees Drive to Work



66.3%
White Collar Employees



2.01%
2020-2023 Growth Rate

5-Mile Radius

Population

	1 mile	3 miles	5 miles
2010 Population	8,795	79,104	195,221
2020 Population	9,264	96,781	234,743
2024 Population	9,410	101,795	255,495
2029 Population	9,725	106,150	270,690
2010-2020 Annual Rate	0.52%	2.04%	1.86%
2020-2024 Annual Rate	0.37%	1.20%	2.01%
2024-2029 Annual Rate	0.66%	0.84%	1.16%
2024 Median Age	47.0	45.9	42.5

Households

	1 mile	3 miles	5 miles
2010 Households	3,313	33,522	77,450
2020 Households	3,549	41,046	94,713
2024 Total Households	3,626	43,425	103,632
2029 Total Households	3,796	45,723	110,794
2010-2020 Annual Rate	0.69%	2.05%	2.03%
2020-2024 Annual Rate	0.51%	1.33%	2.14%
2024-2029 Annual Rate	0.92%	1.04%	1.35%

Average Household Income

	1 mile	3 miles	5 miles
2024 Average Household Income	\$165,744	\$134,503	\$130,710
2029 Average Household Income	\$187,537	\$154,269	\$151,136
2024-2029 Annual Rate	2.50%	2.78%	2.95%

Housing

	1 mile	3 miles	5 miles
2010 Total Housing Units	2,443	22,640	51,759
2020 Total Housing Units	3,761	44,585	102,443
2024 Total Housing Units	3,802	46,682	111,894
2024 Owner Occupied Housing Units	2,818	28,658	67,602
2024 Renter Occupied Housing Units	808	14,767	36,030
2024 Vacant Housing Units	176	3,257	8,262
2029 Total Housing Units	3,979	48,965	118,904
2029 Owner Occupied Housing Units	2,994	30,435	72,573
2029 Renter Occupied Housing Units	802	15,289	38,221
2029 Vacant Housing Units	183	3,242	8,110

Source: ESRI



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- Retail Center
- Casino
- Hospital
- Golf & Recreation
- Airport







SUBJECT

REUNION DR.

ANTHEM VILLAGE DR.

ANTHEM PKWY.

ANTHEM PKWY.

ANTHEM VILLAGE CENTER
VONS CHASE
CVS pharmacy WELLS FARGO UPS

Revere
GOLF CLUB

GRAND HILLS DR.

EASTERN AVE.



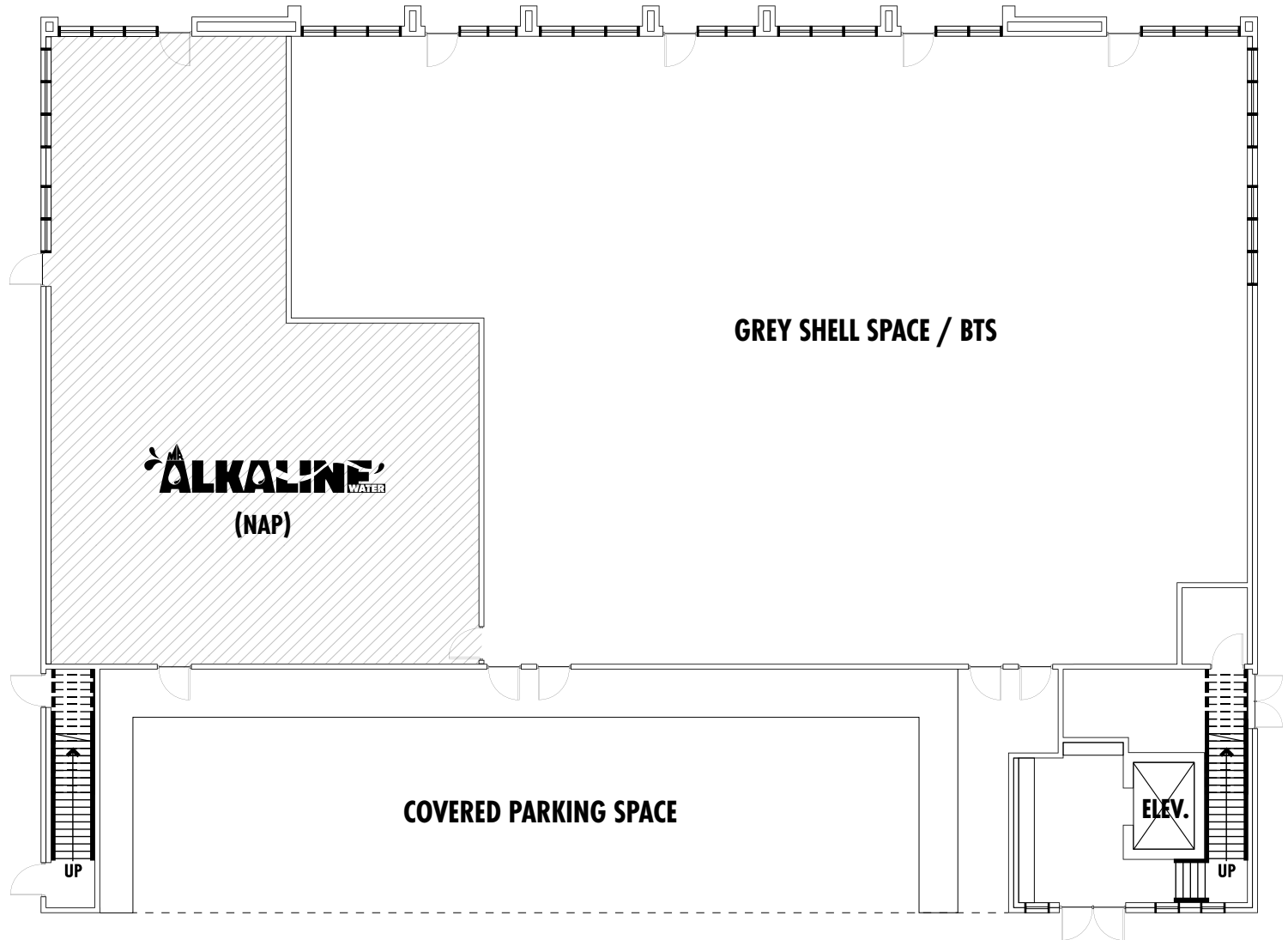


Property Details

- + **Floor:** 1st
- + **Phase:** Grey Shell
- + **Available Space:** ±4,700 SF
- + **Covered Parking:** Attached
 - **Covered Stalls*:** 9
- + **Availability:** Immediately

** One stall is a dedicated Tesla Destination Charging Station*

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.

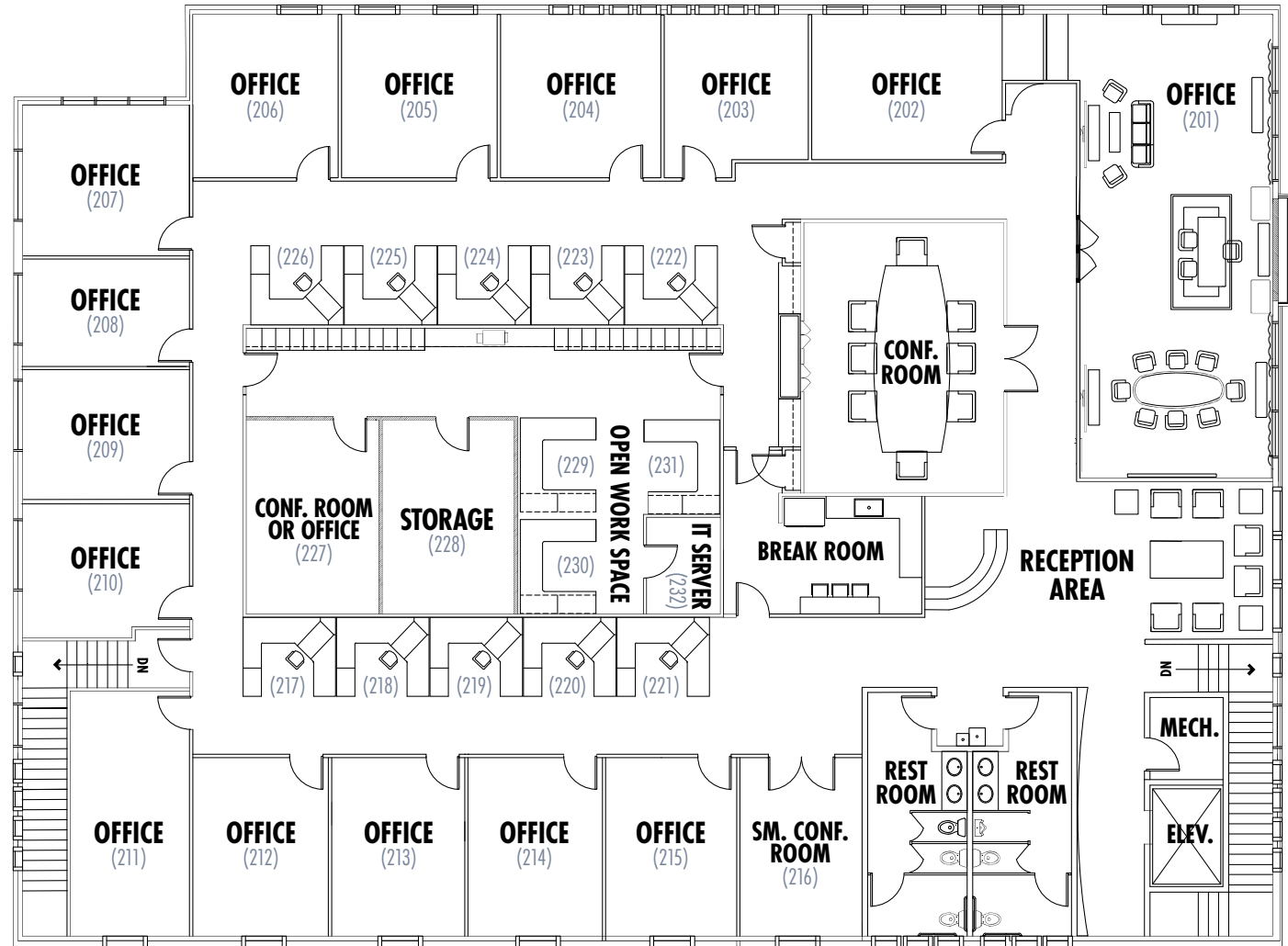


Property Details

- + Floor:** 2nd
- + Phase:** Turnkey
- + Available Space:** ±9,296 SF
- Private Office:** 15
- Cubicles / Work Station*:** 13
- Conference Room:** 3
- Restroom:** 2
- Break Room:** 1
- Reception Area:** 1
- Lobby Area:** 1
- + Availability:** Immediately

* Cubicles each have individual lighting and locking cabinets

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18 Market Overview

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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

Market Overview



City of Henderson

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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Nevada Tax Advantages

NEVADA

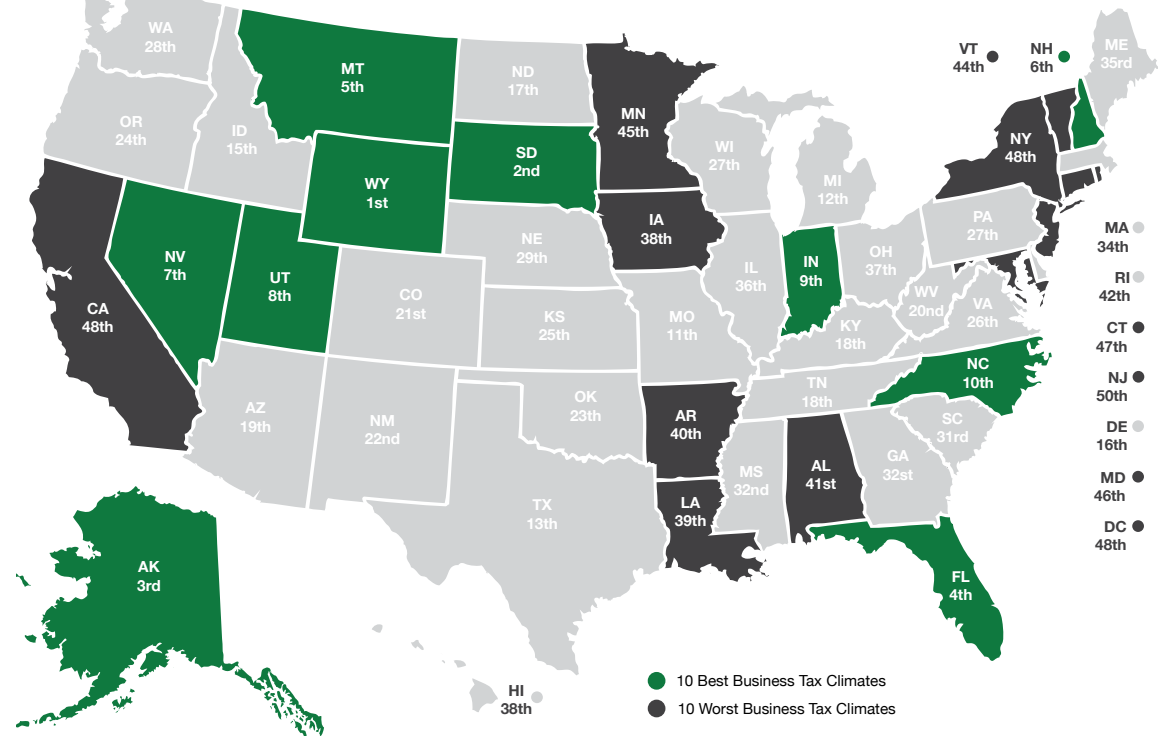
has always been a popular choice for businesses due to various factors such as low-cost startup, regulatory benefits, and competitive utility rates.

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)

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 four major league professional teams: the Vegas Golden Knights of the NHL (began play in 2017 as the region's first major pro team), the Las Vegas Raiders of the NFL (began play in 2020), the Las Vegas Aces of the WNBA (began play in 2018), and the Las Vegas Athletics of the MLB (inaugural season will commence at its new ballpark for the 2028 season).

Las Vegas is home to three 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. The Las Vegas Lights are currently the only team playing in the city of Las Vegas, at the city-owned Cashman Field.

Source: www.wikipedia.com



Disclaimer

This package is provided to you by MDL Group and is intended solely for your limited use and benefit in determining whether you desire to express further interest in purchasing the property described in the attached documentation (the "Property"). The providing of "this package" to you and your use thereof is conditioned upon your agreement to the terms set forth below.

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You should understand and be advised that the owner of the Property expressly reserves the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with you or any other party at any time with or without notice which may arise as a result of this package. The owner shall have no legal commitment or obligation to you or any other party reviewing this package, nor shall the owner be required to accept an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any conditions to the property manager.

Owner's obligation therein has been satisfied or waived. By receipt of "this package", you agree that the package and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose the package or any of its contents to any other entity without the prior written authorization of owner. You also agree that you will not use the package or any of its contents in any manner detrimental to the interest of the owner or MDL Group.

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