

SIENA PAVILION

2850 W. Horizon Ridge Pkwy., Henderson, NV 89052

FOR LEASE:

Turn-Key Professional
Medical Office Suite

±1,356 RSF AVAILABLE

Located In Henderson Medical Corridor
Near Dignity Health - St. Rose Dominican
Hospital, Siena Campus



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Accelerating success.

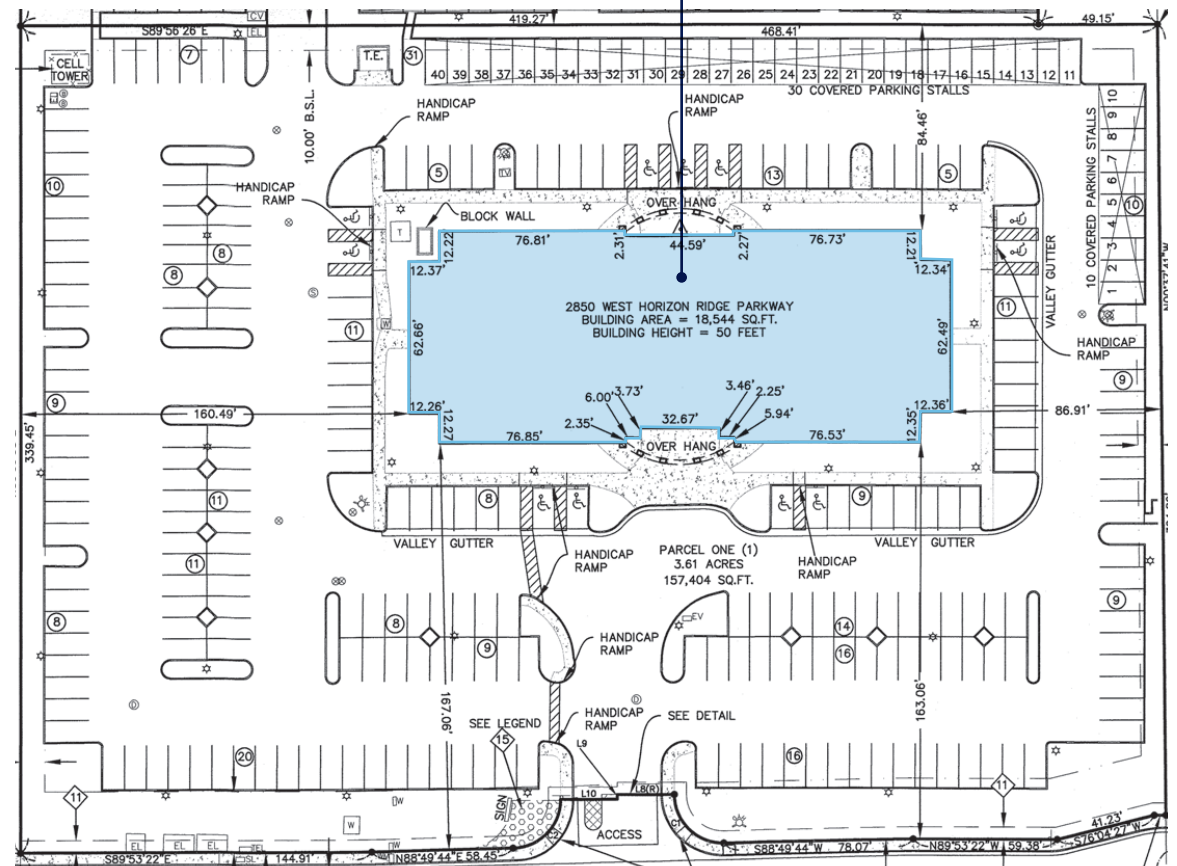
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The property stands out as one of the more highly desired, affluent locations in the Henderson submarket of Green Valley.

Strategically located within the Henderson Medical Corridor with convenient access to the I-215 freeway and major arterials of Eastern Avenue and St. Rose Parkway. The project was constructed in 2002 as part of a three building office development. The property's upgraded image, proximity to the major medical campus of St. Rose Dominican Hospital-Siena Campus, and complimentary medical and office users located within the immediate area provides significant benefits for medical practices, including referral potential and ease of patient and employee accessibility.

SUBJECT
±50,461 SF





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PROPERTY HIGHLIGHTS

- Convenient access to the I-215 freeway and major arterials of Eastern Avenue and St. Rose Parkway.
- Strategically positioned within minutes of Dignity’s Siena Hospital Campus and just east of UHS’s West Henderson Hospital and Freestanding ED
- Parking ratio 5.17/1000; Covered Parking Available
- Monument signage available
- Affluent demographics

AVAILABLE SUITE

SUITE	SF	CONDITION
130	±1,356 RSF	1 st Floor - 2 nd Gen. Medical Office



PROPERTY DETAILS

Property Name:	Siena Pavilion
Product Type:	Medical Office
Total Building Size:	±50,461 SF
Lot Size:	±3.62 acres
# of Floors:	Three (3)
APN:	177-25-410-006
Year Built:	2002
Zoning & Jurisdiction:	Office Commercial (CO); Henderson
CAMs/2025 Est Operating Expenses:	\$0.56/PSF
Parking Ratio:	5.17:1,000 SF

Lease Rate: \$2.40 PSF/Month NNN

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SUITE 130

±1,356 RSF

First Floor
Professional Medical
Office Suite
As Built

Lease Rate

\$2.40 PSF/SF NNN

For more information, please contact:

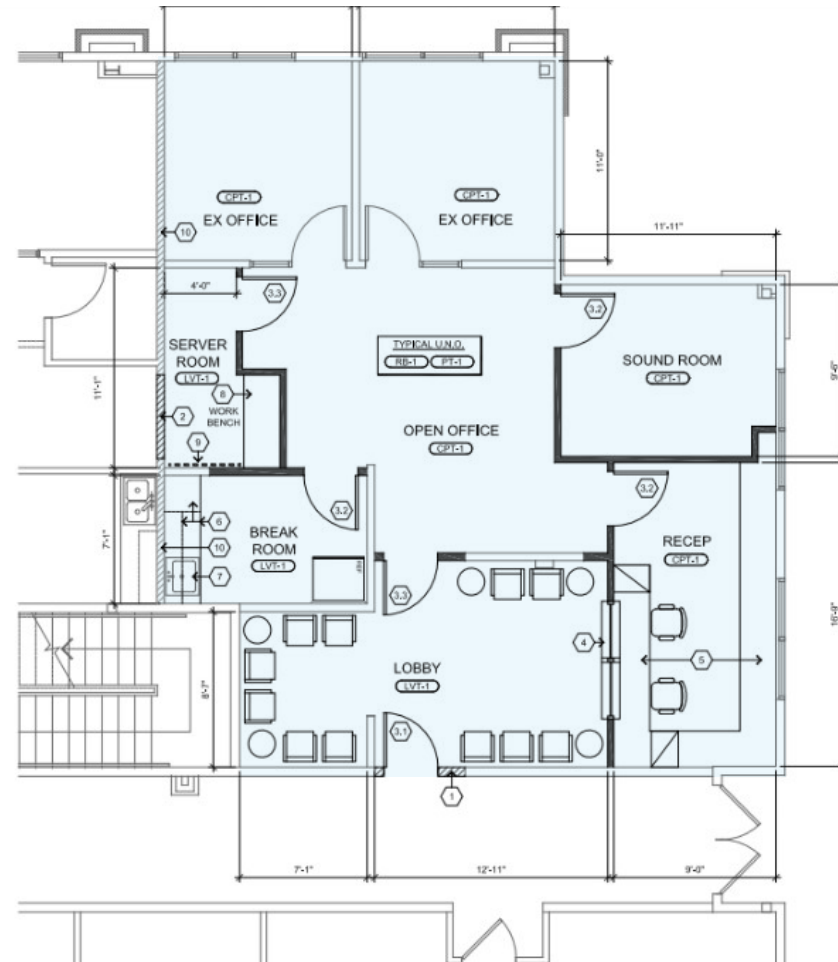
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TRADE AREA MAP

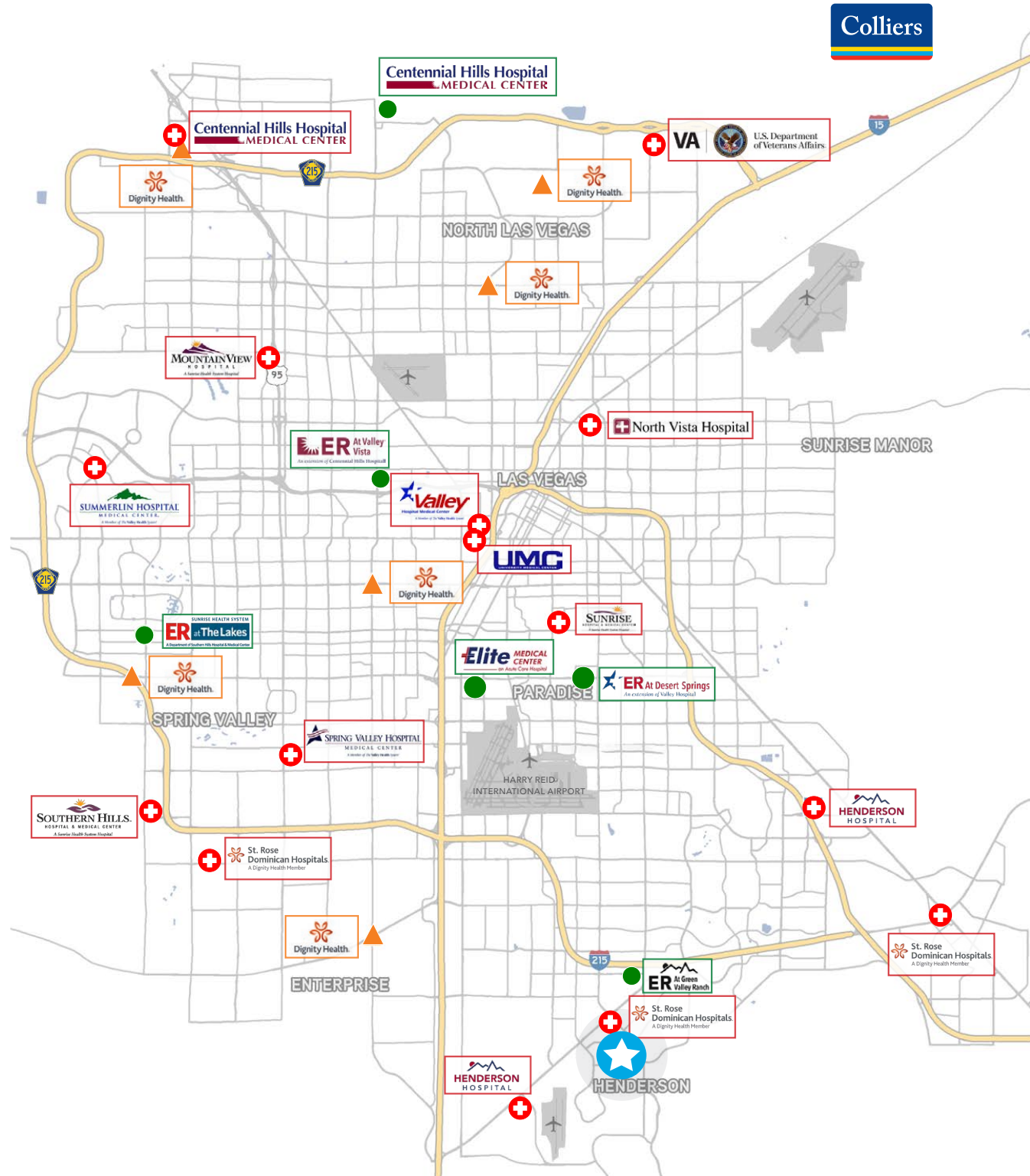
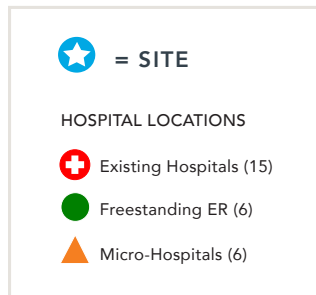


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MEDICAL PROXIMITY

Strategically positioned within minutes of Dignity's Siena Hospital Campus and just east of UHS's West Henderson Hospital and Freestanding ED



HENDERSON

MARKET OVERVIEW

POPULATION

Roughly 320,000 people, 14% of Southern Nevada’s population of 2.3 million live in Henderson. Exceptional Quality of Life - known for its master-planned communities and high-quality of living, Henderson leads Nevada cities in the per-capita income and education levels of its residents. Henderson has been ranked a top place to live by several national publications, including Fortune Small Business, Bloomberg and Businessweek, which utilize ranking indicators such as cost of living, housing affordability, school quality, medical care and crime rates. It was also named one of America’s safest cities.

HENDERSON IS PRO-BUSINESS

Henderson’s pro-business environment has attracted internationally recognized companies such as Ocean Spray, Graham Packaging, Berry Plastics, Poly-West, Barclay’s Services, Dignity Health, Core Mark, Levi Strauss & Company, FedEx Ground, Unilever Manufacturing, Goodman Distribution, Titanium Metals, Cashman Equipment and many others.

While Nevada is recognized as one of the top states in the nation in which to do business, Henderson offers many additional benefits.

*Henderson’s Development Service Center is rated among the best in the nation for permitting efficiency, service and reliability.

*Companies may also qualify for Henderson’s Utility Franchise fee abatement incentive, providing additional savings.

HENDERSON SCHOOLS AMONG THE BEST

Henderson schools consistently rank near the top in the state of Nevada for elementary through high school, offering families an array of choices that best suit their children’s needs. Henderson public schools outperform the national averages in reading, math and graduation rates according to a report by research firm Applied Analysis. The results also show that Henderson’s collective graduation rates are higher than both the national and state averages.



DEMOGRAPHICS

POPULATION SUMMARY			
	2024 Total Population	2029 Est. Total Population	2024–2029 Population Change
1 Mile	21,255	22,104	4.0%
2 Miles	74,001	78,001	4.1%
3 Miles	141,819	147,899	4.3%

HOUSEHOLD SUMMARY			
	2024 Total Population	2029 Est. Total Population	2024–2029 Population Change
1 Mile	9,000	9,485	5.4%
2 Miles	29,863	31,517	5.5%
3 Miles	57,900	61,076	5.5%

2024 HOUSEHOLD INCOME SUMMARY		
	Average Household Income	Median Household Income
1 Mile	\$119,580	\$82,027
2 Miles	\$124,708	\$89,852
3 Miles	\$123,691	\$89,420

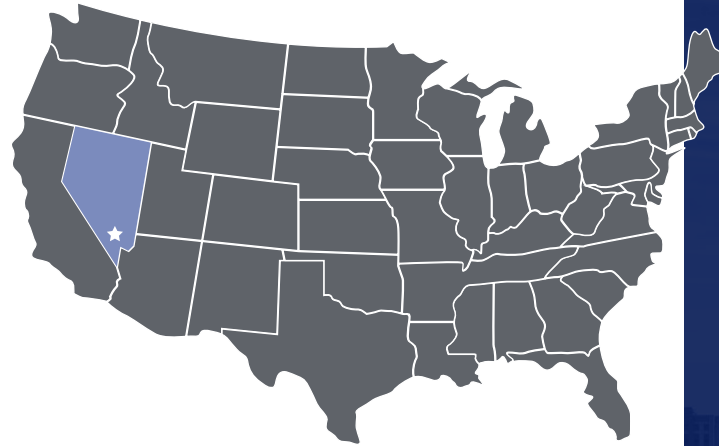
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MARKET OVERVIEW

LAS VEGAS

**#1 Trade Show Destination
for 29 Consecutive Years**

-Trade Show News Network



CONVENTION CENTERS

While Las Vegas has historically been known as a gaming destination, the city's diverse non-gaming allure continues to strengthen and has far surpassed gambling demand. One such demand driver is the unparalleled convention and meeting space capacity available throughout the city. In 2023, Las Vegas hosted over 5.9 million convention delegates

Las Vegas also hosted 5 of the top 10 and 8 of the top fifteen largest conventions/trade shows held in the U.S.



BUSINESS FACTS

Labor

- Nevada has one of the lowest labor costs in the region
- The metro Las Vegas area has more than 108,000 workers in the transportation, logistics and manufacturing industries
- Nearly 65,000 students are enrolled in the University of Nevada Las Vegas and the College of Southern Nevada

Business Assistance Programs

- Sales And Use Tax Abatement
- Modified Business Tax Abatement
- Personal Property Tax Abatement
- Real Property Tax Abatement For Recycling
- TRAIN employees now (TEN)
- Silver State Works Employee Hiring Incentives

Nevada Tax Climate

- No Corporate Income Tax
- No Admissions Tax
- No Personal Income Tax
- No Unitary Tax
- No Franchise Tax on Income
- No Inventory Tax

\$5.0B+ Annual revenue

70 Countries we operate in

2B Square feet managed

46,000 Lease/Sale transactions

\$100B+ Assets under management

24,000 Professionals

Exclusive Listing Agents:

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ABOUT COLLIERS

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