

SINGLE STORY | MULTI-TENANT NNN INVESTMENT | BUILT IN 2023

THE PARK AT HORIZON RIDGE

2990 W. HORIZON RIDGE PARKWAY, HENDERSON, NV 89052



FIRST FEDERAL REALTY



FOR SALE

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



FIRST FEDERAL REALTY

PRESENTED BY: FIRST FEDERAL REALTY - CONTACT RANDAL OR PATTY FOR MORE INFORMATION

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NV RE DISCLOSURE
Joseph DeSimone
Principal/Seller

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DISCLAIMER

Building A at The Park at Horizon Ridge
2990 West Horizon Ridge Parkway | Henderson, NV 89052



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PROPERTY SUMMARY

Building A at The Park at Horizon Ridge
2990 West Horizon Ridge Parkway | Henderson, NV 89052



Property Summary

Price:	\$7,515,729.00
Building SF:	14,950 SF
Occupancy:	100%
NOI:	\$488,524.56
CAP Rate:	6.5%
Lot Size:	1.40 Acres
Shell Year Built:	2023
Building Class:	B
Zoning:	Office Commercial (CO)
Parcel:	177-25-412-002

Property Overview

Introducing an exceptional new construction investment in Henderson, NV. The 14,950 sf building consist of three suites with custom design floor plans and finishes recently completed for established medical and office tenants. This investment has triple net leases with 3% annual increases and lease guarantees.

Location Overview

The Park at Horizon Ridge is a brand new office and medical park, which consists of six single story buildings. The park is comprised of established medical tenants and medical users in a prime and highly desirable West Henderson location.

The office park is located within close proximity to both major Henderson hospitals; Dignity St. Rose Dominican Hospital and the new West Henderson medical campus, near the 215 Beltway, I-15, several medical facilities, restaurants, and several large retail centers.

Within a 5-15 minute commute from some of Henderson's most distinguishable communities; Seven Hills, Anthem Country Club, Southern Highlands Country Club, Roma Hills, Macdonald Highlands, and Ascaya.

LEASED

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FIRST FEDERAL REALTY

Suite	Size	Start	Expires
100	6,115	10/23/23	10/27/34
110	6,389	03/19/24	03/31/29
120	2,446	10/01/24	10/01/27

PROPERTY PHOTOS

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FIRST FEDERAL REALTY



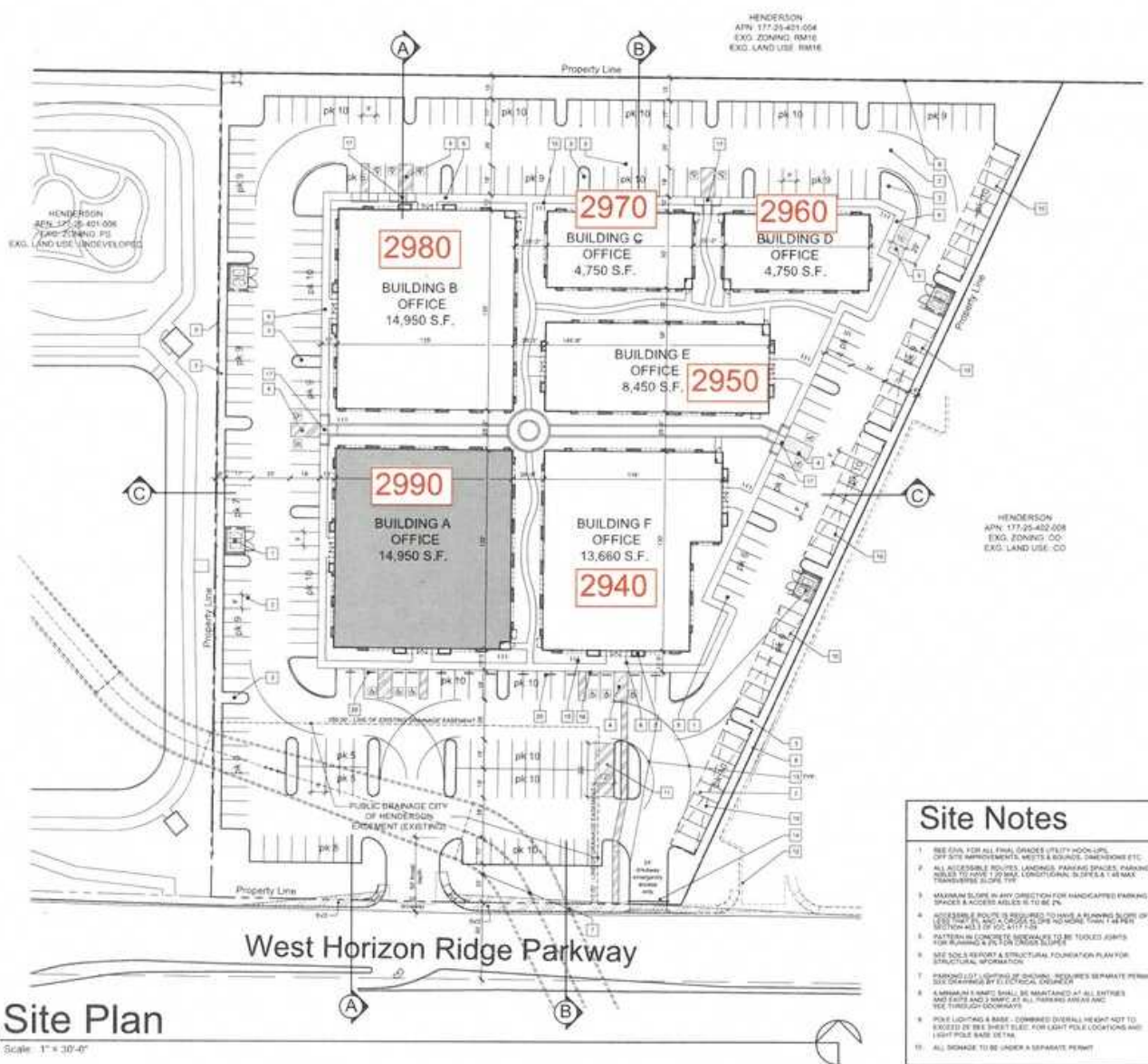
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HENDERSON
APN: 177-25-421-004
EXG. ZONING: RM18
EXG. LAND USE: RM18

HENDERSON
APN: 177-25-422-008
EXG. ZONING: CO
EXG. LAND USE: CO

Keynotes

#	Description
1	8" HIGH SPLT FACE (8"U) TRANSPIRENT GLASS ENCLOSURE W/ TRAILER
2	ALL FINISH: SEE CIVIL DRAWINGS
3	LANDSCAPING: SEE LANDSCAPING PLAN
4	HANDICAP ACCESSIBLE: SEE
5	16" X 32" LUMBER JOIST
6	4" CONCRETE TYPICAL W/ ROCK SALT FINISH
7	W/FR UNDERPINNINGS: SEE CIVIL DRAWINGS
8	EXISTING C.W.U. SHALL REMAIN
9	NEW ELECTRICAL W/OUT PUT W/ FINISH TO MATCH EXISTING TYPICAL PER DESIGN W/ 1" SQUARE SPLT FACE (8"U) PLASTER AT 30" R.F.C. WITH 3/8" CONCRETE CAP SEE SHEET 5075.1E
10	COVERED WALKWAY: SEPARATE PERMIT BY OTHERS
11	12" X 32" LUMBER JOIST
12	DASHED LINE OF ADJACENT PROPERTY: NOT A PART
13	8" W/ TRUCK TURNING RADIUS: 20' WIDE & 30' OUTSIDE
14	DRAWINGS SUBJECT TO CODE APPROVAL
15	SHIRT TAIL W/ RACKS PER DETAIL 1119 (SEE FORM LOCKETS) WHERE SPECIFIED
16	8" W/ CURB FACE
17	HANDICAP CURB RAMP
18	EMERGENCY EXIT AT CROSSWALK
19	16" X 12" PRECAST CONCRETE
20	CONCRETE TO AUTO STOP AT 20" W/ CURB FACE

Parking Analysis

VEHICLE PARKING ANALYSIS

Building	Use	Area	Ratio	Plg. Loc.	Plg. Tot.
Part A:	Medical Office	14,950 s.f.			
Part B:	Mixed Office	14,950 s.f.			
Part C:	Mixed Office	4,750 s.f.			
Part D:	Medical Office	4,750 s.f.			
Part E:	Medical Office	8,450 s.f.			
Part F:	Medical Office	13,660 s.f.			
Total Building		61,510 s.f.			
Medical		41,810 s.f.	1:500	210	210
Mixed Office		19,700 s.f.	1:200	78	82
Total Parking				288	290

Covered Parking: 48 spaces
 Accessible Parking Spaces Required: 7 Spaces
 Accessible Parking Spaces Provided: 15 Spaces

BICYCLE PARKING ANALYSIS

Building	Area	Ratio	Plg. Loc.	Plg. Tot.
Long Term	41,810 s.f.	1:500	10	24
Short Term	41,810 s.f.	5:500	31	40

LOADING SPACE ANALYSIS

Block #	Area	Loading Group #	Loading Group #
1	11,910 s.f.	(1) ZONE A (17'x8')	(1) ZONE A (17'x8')
2	11,910 s.f.	(1) ZONE B (17'x8')	(1) ZONE B (17'x8')

Zoning/Land Use

EXISTING ZONING:	CO
REQUIRED ZONING:	CO
EXISTING USE:	UNDEVELOPED
PROPOSED USE:	MIXED OFFICE PARK
PROPERTY SIZE:	277,904 S.F. (6.33 ACRES)
LOT COVERAGE:	28.2%
AREA:	177,25,421-001

Location Map



Site Notes

- SEE CIVIL FOR ALL FINAL GRADES (UTILITY HOODS), OFF SITE IMPROVEMENTS, WELLS & BOUNDS (DRAINAGE) ETC.
- ALL ACCESSIBLE ROUTES, LANDED, PARKING SPACES, PARKING TRAYS, STAIRS, ELEVATORS, LIFTWAYS, ELEVATORS, ETC. SHALL BE MAINTAINED TO BE 2%.
- MAXIMUM SLOPE IN ANY DIRECTION FOR HANDICAPPED PARKING SPACES & ACCESSIBLE ROUTES TO BE 2%.
- ACCESSIBLE ROUTE IS REQUIRED TO HAVE A FINISH FLOOR OF LESS THAN 1/4" AND A CURB TO BE NO MORE THAN 1.48 FEET SECTION 413.3 OF IBC 2015.
- PATTERN IN CONCRETE SHALL BE TO BE TUCKED JOINTS FOR BURNING & POLISHED FINISH.
- SEE SOCS REPORT & STRUCTURAL FOUNDATION PLAN FOR STRUCTURAL INFORMATION.
- PARKING LOT LIGHTING OF SHEDS: SEPARATE PERMIT (SEE DRAWINGS BY ELECTRICAL ENGINEER)
- A MINIMUM 5' SIGN SHALL BE MAINTAINED AT ALL ENTRIES AND EXITS AND 3' SIGN AT ALL PARKING AREAS AND SEE THROUGH COORDINATE.
- POLE LIGHTING & BASE: COMBINED OVERALL HEIGHT NOT TO EXCEED 20 FEET SHEET SPEC. FOR LIGHT POLE LOCATIONS AND HEIGHT POLE BASE DETAIL.
- ALL SIGNAGE TO BE UNDER A SEPARATE PERMIT.



jdB architect

Park at Horizon Ridge
 Building A
 for: Desimone Companies
 N.E.C. Horizon Ridge Pkwy. & Jeffreys
 Henderson, Nevada

ST1

PROPERTY PHOTOS

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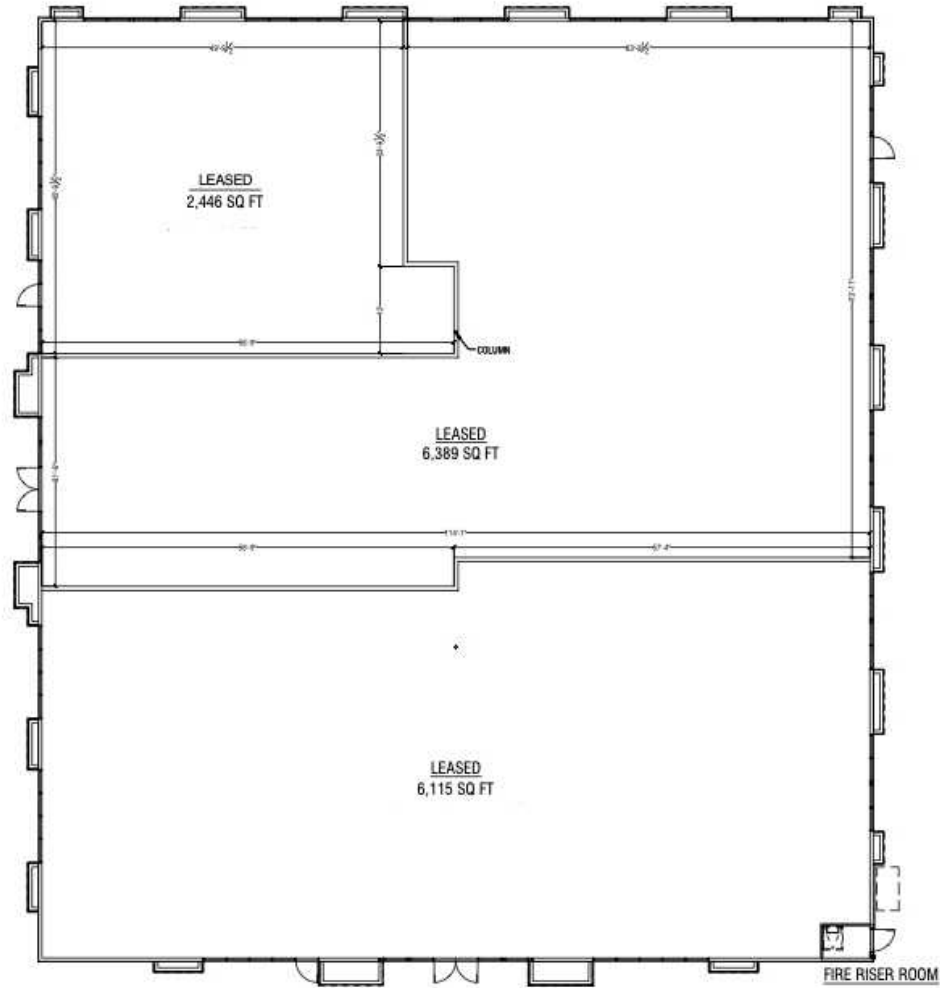
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THE PARK AT HORIZON RIDGE

building A / 14,950 sq ft / 2990 W. Horizon Ridge Pkwy.

DATE 08-03-23
SCALE 1/16"=1'-0"

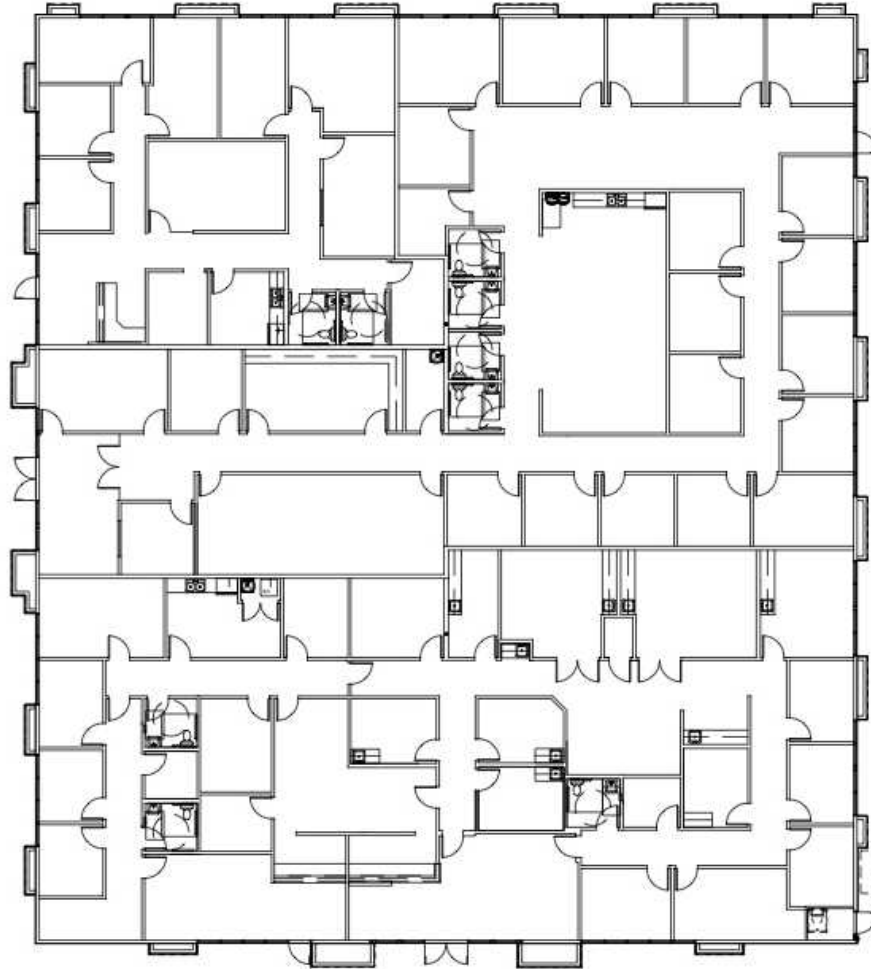
atwool
DESIGN

PROPERTY PHOTOS

Building A at The Park at Horizon Ridge
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FIRST FEDERAL REALTY



THE PARK AT HORIZON RIDGE

building A / 14,950 sq ft

DATE 10-29-24
SCALE 1/16"=1'-0"

atwood
DESIGN

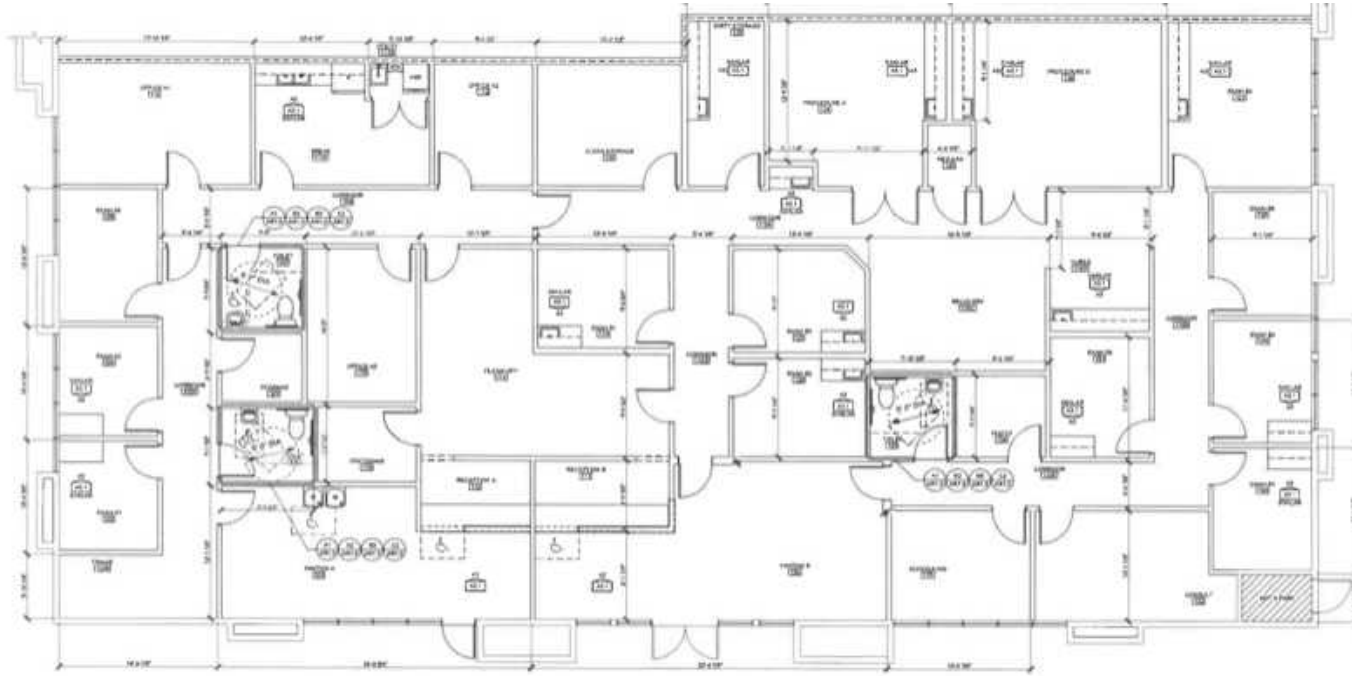
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SUITE 100 FLOOR PLAN - MEDICAL

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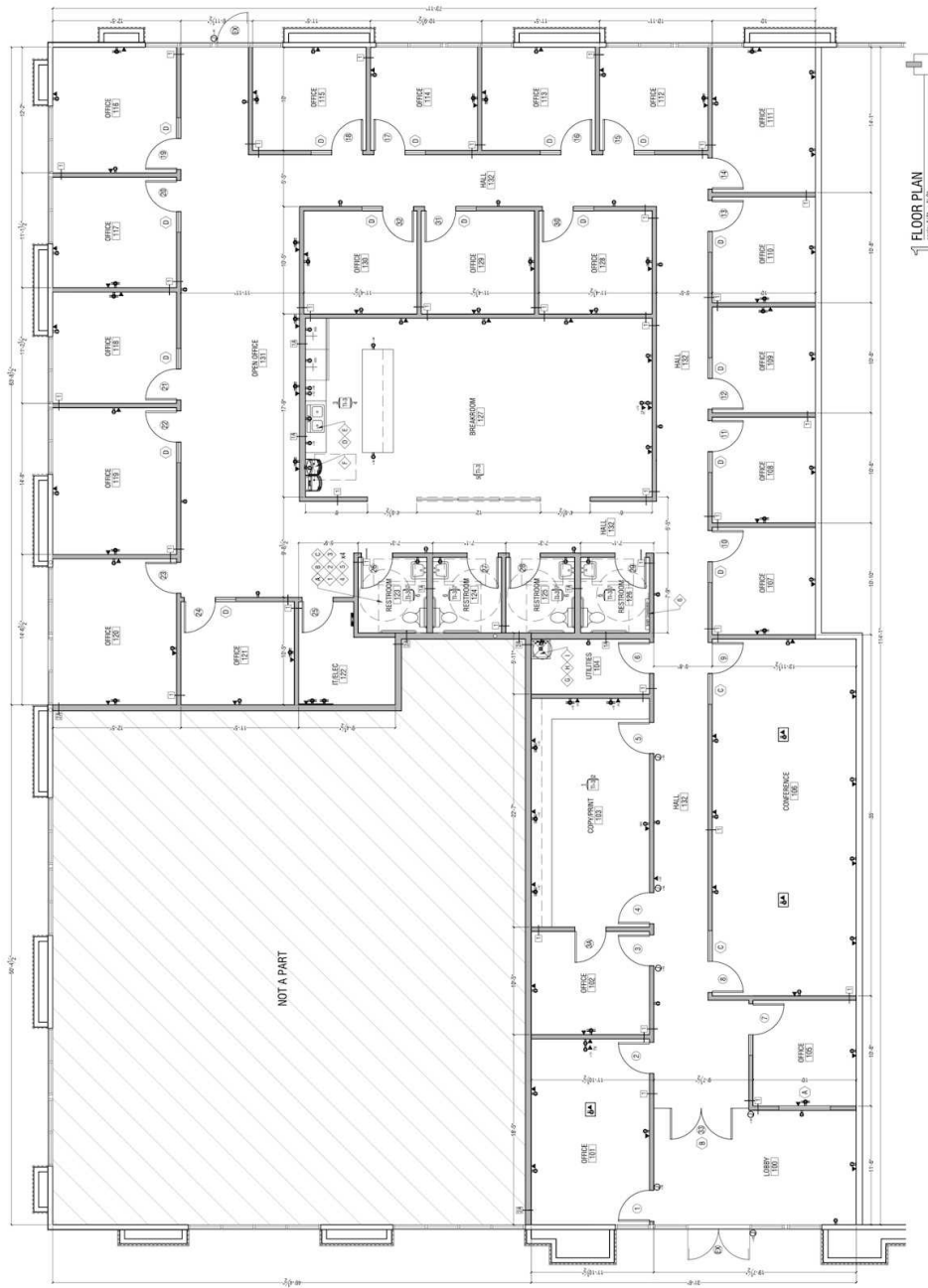
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SUITE 110 FLOOR PLAN - OFFICE

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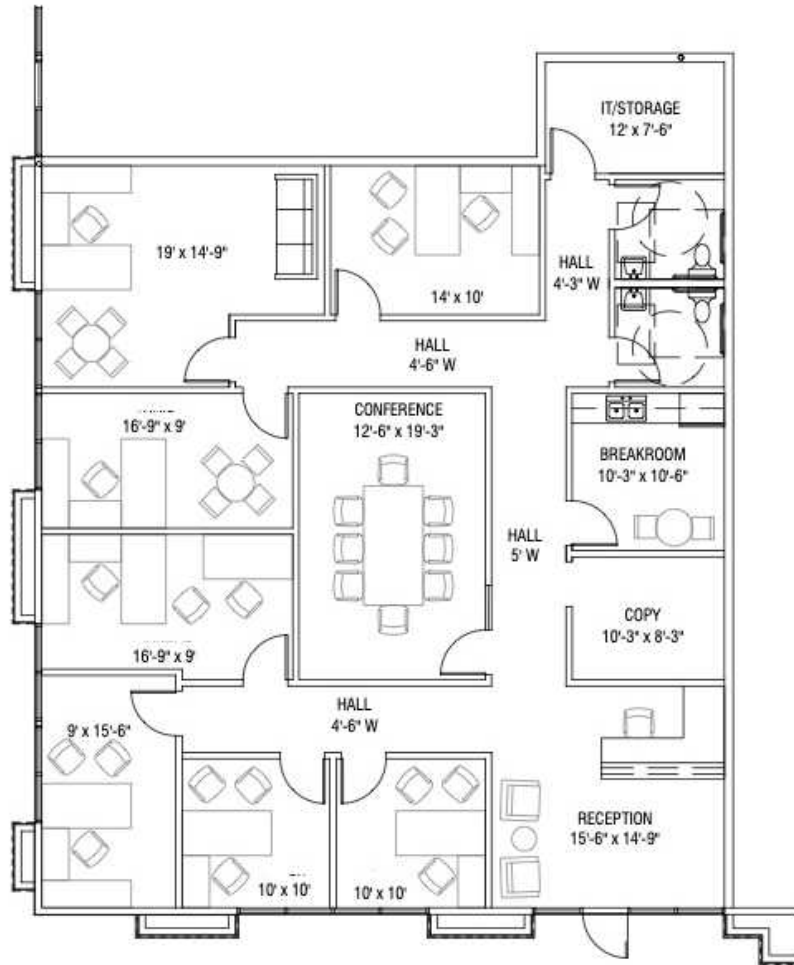
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SUITE 120 - OFFICE

Building A at The Park at Horizon Ridge
2990 West Horizon Ridge Parkway | Henderson, NV 89052



FIRST FEDERAL REALTY / +/- 2,446 SF
Floor plan - 2990 W. Horizon Ridge Pkwy., Ste 120

DATE: 08-22-23
SCALE: 1/8" = 1'-0"

atwood
DESIGN

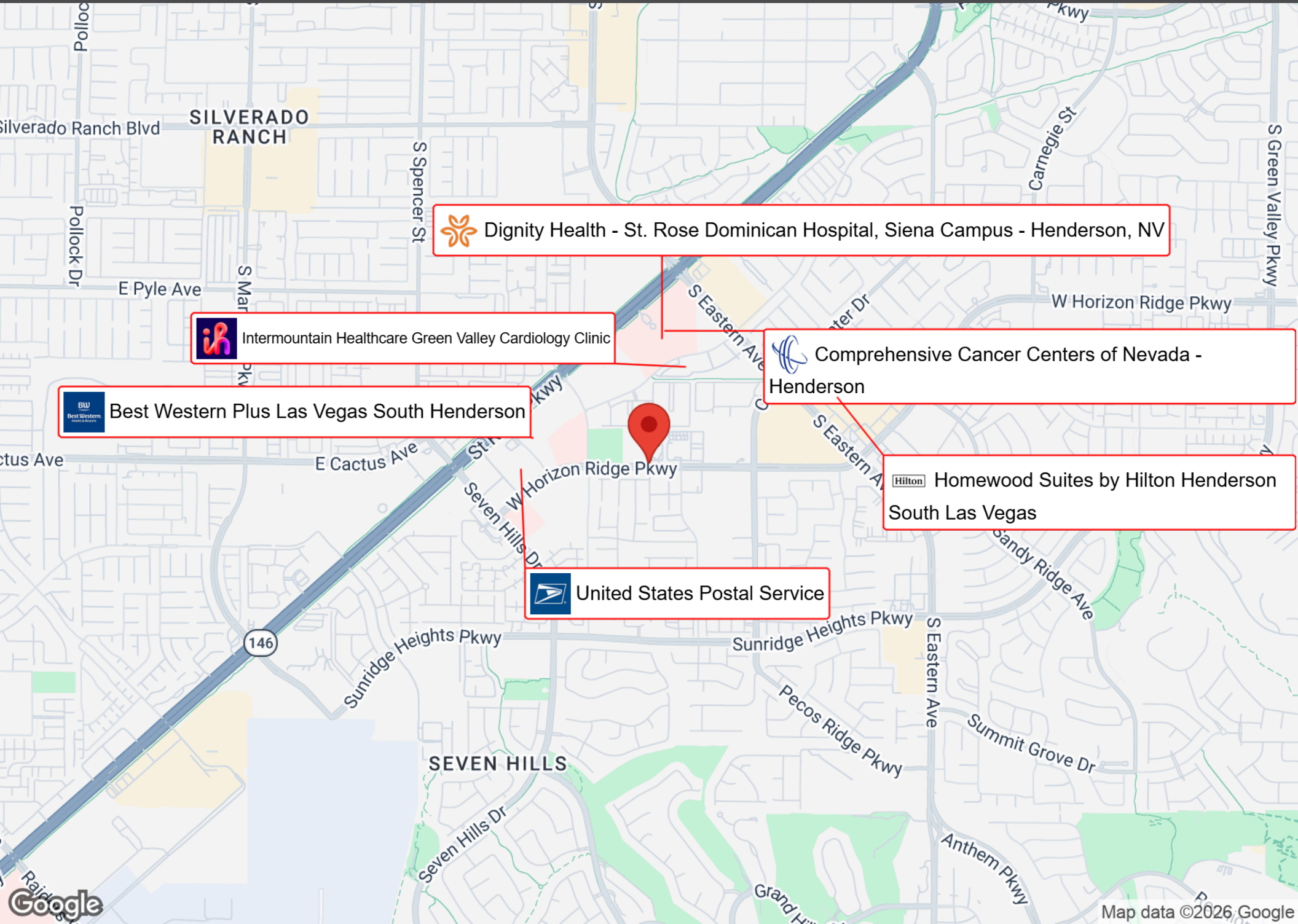
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BUSINESS MAP


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

 Intermountain Healthcare Green Valley Cardiology Clinic

 Best Western Plus Las Vegas South Henderson

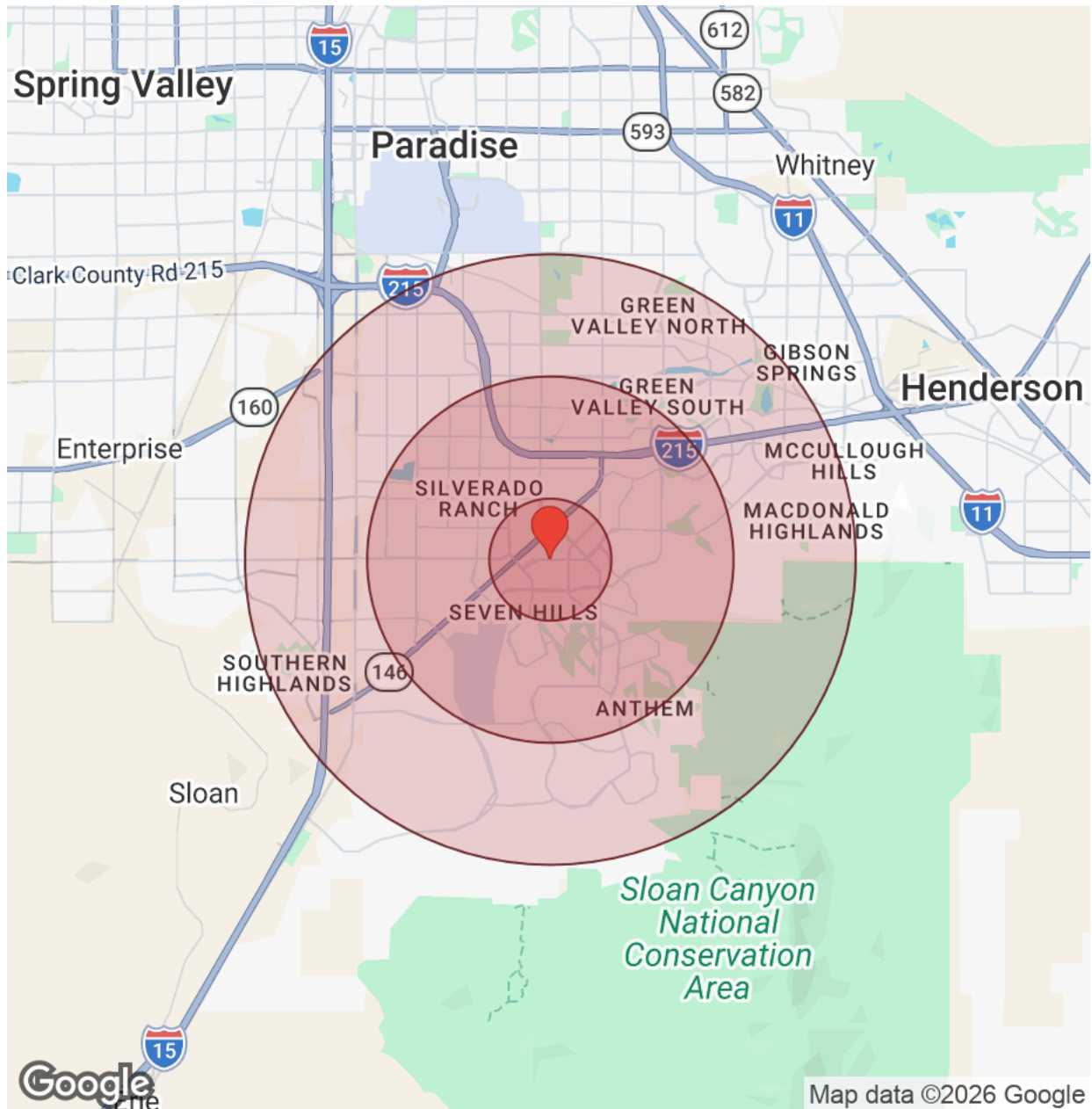
 Comprehensive Cancer Centers of Nevada - Henderson

 Homewood Suites by Hilton Henderson South Las Vegas

 United States Postal Service

DEMOGRAPHICS

Building A at The Park at Horizon Ridge
2990 West Horizon Ridge Parkway | Henderson, NV 89052



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	10,689	69,784	158,577
Female	11,029	72,599	162,241
Total Population	21,718	142,383	320,818
Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	9,584	67,176	153,832
Black	2,200	11,960	28,168
Am In/AK Nat	59	342	802
Hawaiian	243	1,438	2,727
Hispanic	4,971	31,880	70,355
Asian	3,453	21,927	47,738
Multiracial	1,166	7,333	16,426
Other	41	327	770
Housing	1 Mile	3 Miles	5 Miles
Total Units	9,865	62,773	143,210
Occupied	9,258	58,825	133,663
Owner Occupied	3,670	33,481	78,152
Renter Occupied	5,588	25,344	55,511
Vacant	607	3,948	9,547
Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	3,586	21,793	49,148
Ages 15 - 24	2,773	15,601	32,891
Ages 25 - 54	9,658	57,730	130,741
Ages 55 - 64	2,370	17,857	41,122
Ages 65+	3,330	29,405	66,917
Income	1 Mile	3 Miles	5 Miles
Median	\$81,546	\$92,106	\$94,541
Under \$15k	713	3,830	8,380
\$15k - \$25k	425	2,087	5,082
\$25k - \$35k	639	3,044	6,811
\$35k - \$50k	1,231	5,517	11,416
\$50k - \$75k	1,319	9,169	20,833
\$75k - \$100k	1,149	8,426	18,307
\$100k - \$150k	1,615	10,922	24,877
\$150k - \$200k	691	6,263	15,589
Over \$200k	1,474	9,567	22,369

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