

ANTHEM VILLAGE

2500 Anthem Village Drive | Henderson, Nevada 89052

- National Credit, Healthcare Tenancy
- High Image & Recently Remodeled
- Strategically Located
- Fully Leased Investment Sale Option



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2500 Anthem Village Drive, Henderson, NV 89052

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ANTHEM VILLAGE

2500 Anthem Village Drive, Henderson, NV 89052

ANTHEM VILLAGE

03

Executive Summary

- + Property Highlights & Overview
- + Investment Highlights
- + Submarket Information



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Executive Summary

ANTHEM VILLAGE
2500 Anthem Village Drive, Henderson, NV 89052

Listing Snapshot



\$5,250,000
Sale Price



±16,746
Building SF



Henderson
Submarket

Key Demographics (within a 3-mile radius)



±102,018
Population Size



\$139,656
Ave. Household Income

APN 190-06-214-004

Zoning Community Commercial (C-C)

Year Built 2006 (2nd floor suites renovated 2022)

Land Size ±1.08 AC

Property Highlights

- Free-standing, high image building offered as a potentially fully leased investment sale
- Low risk profile with national credit, healthcare tenancy
- Exceptional location in the heart of Anthem Village at Seven Hills
- Zoning: Community Commercial (CC)
- 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)

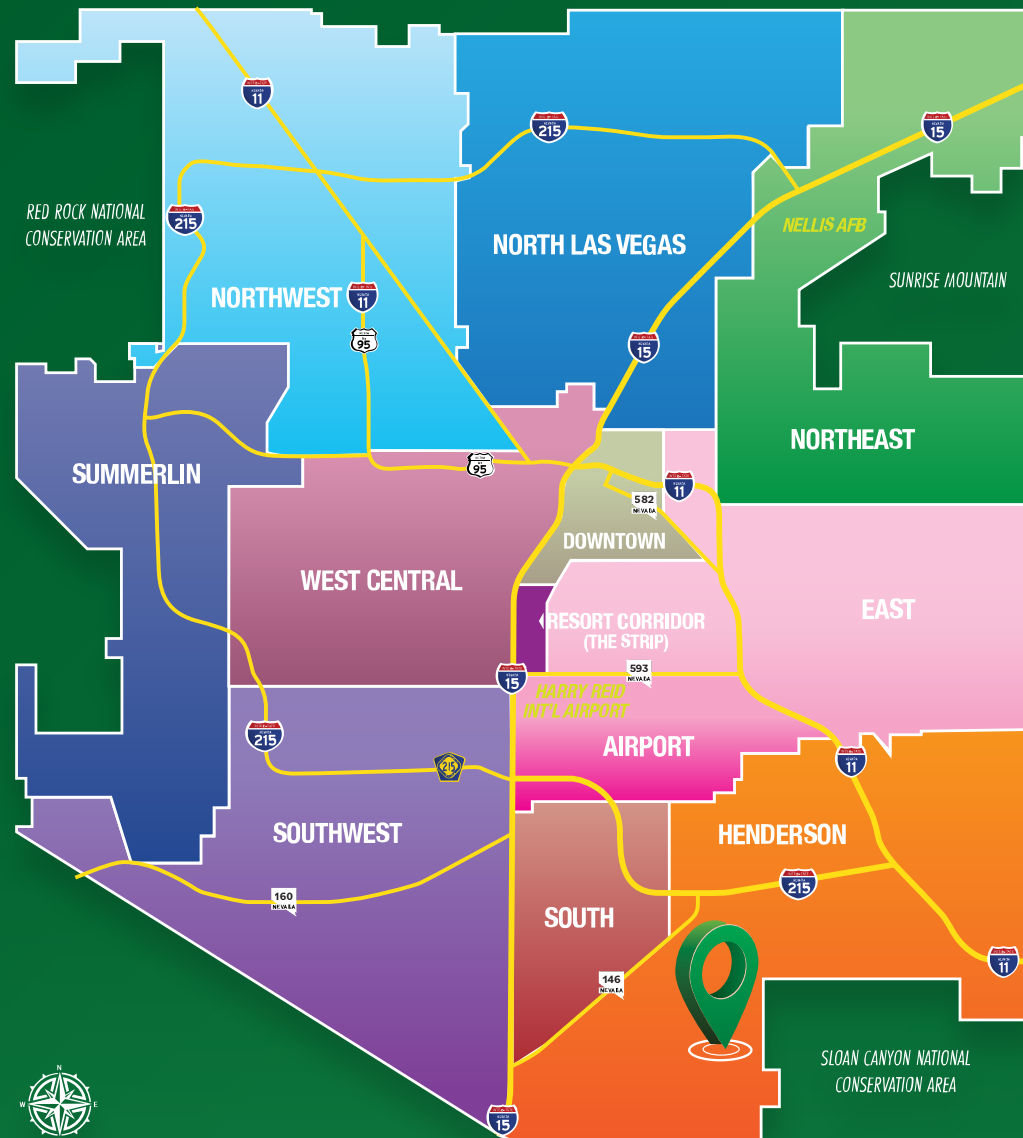
Property Overview

MDL Group is pleased to present a ±16,746 SF building nestled within the Anthem Village complex. The first floor spans ±7,450 SF, with a built-out and remodeled ±2,750 SF retail space, and ±4,700 SF office space occupied by a national credit, healthcare tenant. The second floor, spanning approximately ±9,296 SF, boasts a stunning, high-end office designed for law firms or professional service providers. This floor features a welcoming lobby, reception area, fifteen (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.



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Low Risk Profile with a National Credit Tenant

The Property is offered as an option for a fully leased investment sale opportunity that includes a national credit, healthcare tenancy.



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 3-mile radius of the property is \$139,656.



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 high visibility and accessibility. Strategically situated near St. Rose Parkway and the I-215, the area benefits from Henderson's robust logistics infrastructure and economic growth. The location balances productivity with lifestyle, flanked by Sloan Canyon and premier golf courses like Anthem Country Club. Proximity to The District at Green Valley Ranch and the Henderson Executive Airport ensures a steady flow of customers and convenient travel. This well-connected hub is a compelling opportunity for any growing business.

ANTHEM VILLAGE

06

Maps & Photos

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

Fast Facts



219,001
Daytime Population



105,615
Households



71.5%
Employees Drive to Work



66.9%
White Collar Employees



1.0%
2025-2030 Growth Rate

5-Mile Radius

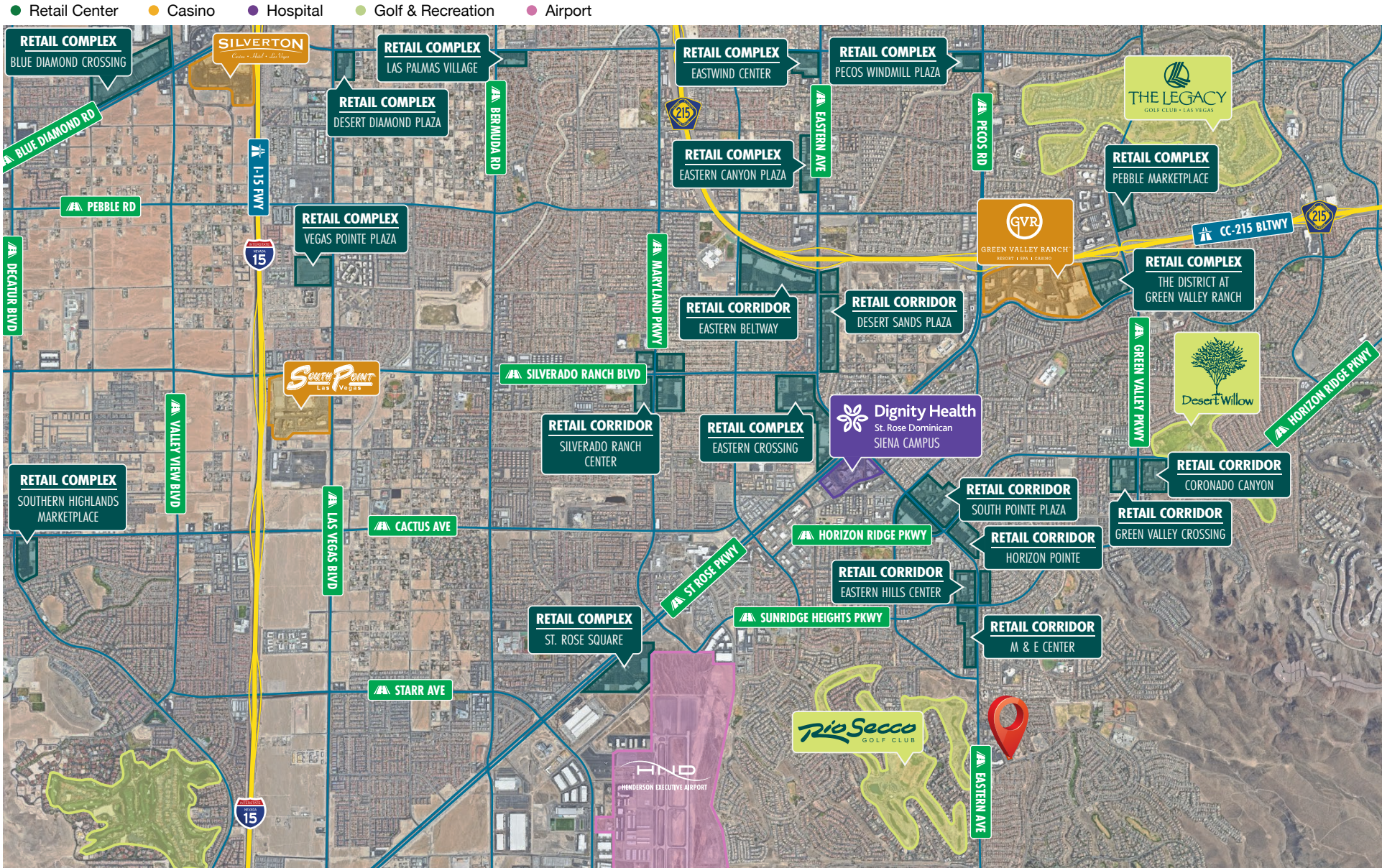
Population	1 mile	3 miles	5 miles
2010 Population	8,795	79,031	195,035
2020 Population	9,264	96,825	234,552
2025 Population	9,414	102,018	258,870
2030 Population	9,664	107,054	271,810
2010-2020 Annual Rate	0.52%	2.05%	1.86%
2020-2025 Annual Rate	0.31%	1.00%	1.90%
2025-2030 Annual Rate	0.53%	0.97%	0.98%
2025 Median Age	48.3	46.9	42.8

Households	1 mile	3 miles	5 miles
2010 Households	3,313	33,521	77,380
2020 Households	3,549	41,082	94,642
2025 Households	3,655	43,771	105,615
2030 Households	3,792	46,322	111,742
2010-2020 Annual Rate	0.69%	2.05%	2.03%
2020-2025 Annual Rate	0.56%	1.21%	2.11%
2025-2030 Annual Rate	0.74%	1.14%	1.13%

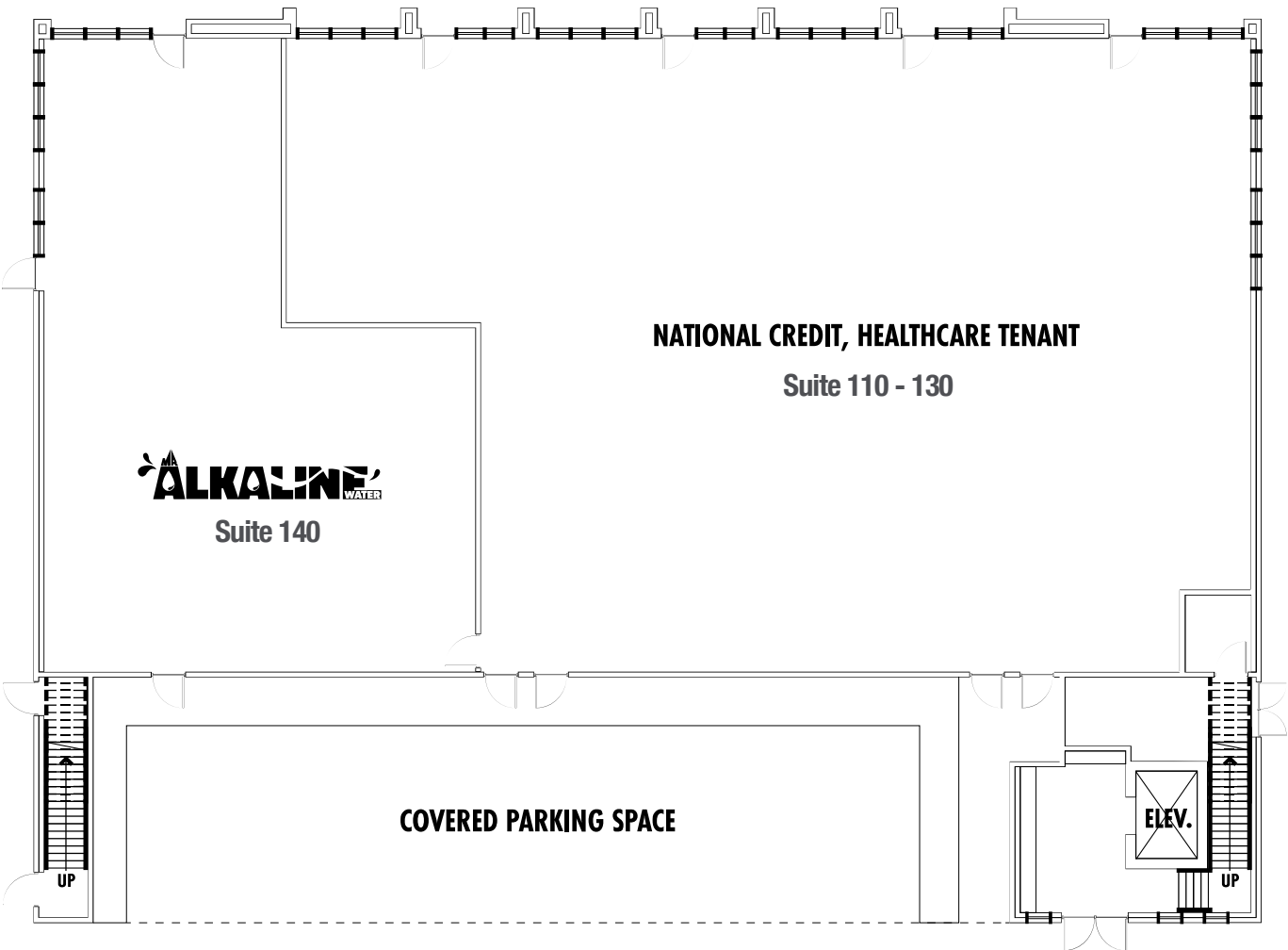
Average Household Income	1 mile	3 miles	5 miles
2025 Average Household Income	\$167,562	\$139,656	\$138,546
2030 Average Household Income	\$180,736	\$153,190	\$154,277
2025-2030 Annual Rate	1.53%	1.87%	2.17%

Housing	1 mile	3 miles	5 miles
2010 Total Housing Units	3,645	38,012	87,013
2020 Total Housing Units	3,761	44,608	102,366
2025 Total Housing Units	3,828	46,953	113,836
2025 Owner Occupied Housing Units	2,817	28,572	67,812
2025 Renter Occupied Housing Units	838	15,199	37,803
2025 Vacant Housing Units	173	3,182	8,221
2030 Total Housing Units	3,996	49,400	119,667
2030 Owner Occupied Housing Units	2,962	30,196	71,873
2030 Renter Occupied Housing Units	830	16,127	39,869
2030 Vacant Housing Units	204	3,078	7,925

Source: ESRI







First Floor

Building For Sale

 **\$5,250,000**
Sale Price

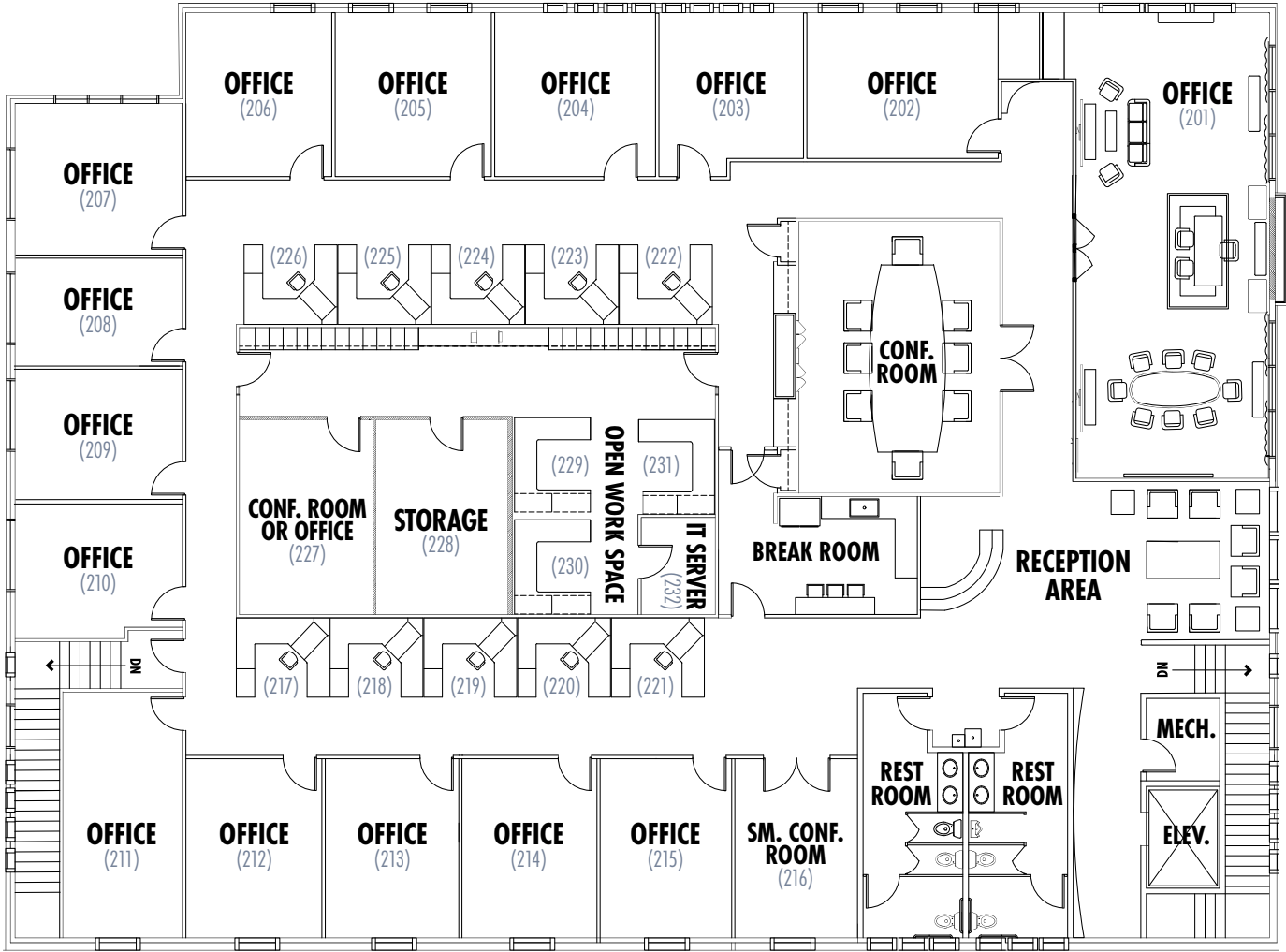
 **±16,746**
Building SF

 **Henderson**
Submarket

First Floor Details

Floor SF	±7,450
Suite 100 - 130 SF	±4,700
Suite 140 SF	±2,740
Covered Parking	Attached (9' covered stalls)
Note	One stall is a dedicated Tesla Destination Charging Station

Drawings & 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.



Second Floor

Building For Sale

 **\$5,250,000**
Sale Price

 **±16,746**
Building SF

 **Henderson**
Submarket

Second Floor Details

Floor SF	±9,296
Private Offices	15
Cubicles / Stations	13
Conference Rooms	3
Restrooms	2
Break Rooms	1
Reception / Lobby	1

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ANTHEM VILLAGE

14 Financial Overview

- + Investment Sale Assumptions
- + Owner-User with Income Valuations

Contact Broker

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16 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 2,506,458 in 2025. 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 11th 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
(County Data per Census)

298
Pop. Density
(Per Square Mile)

Sources: clarkcountynv.gov, data.census.gov, lvgea.org, wikipedia.com

City of Henderson

Quick Facts

 **359,000**

Est. Population
(as of 2025)

 **2,984**

Pop. Density
(per square mile)

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. 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.

In 2024, Henderson was awarded the prestigious Malcon Baldrige National Quality Award.

This is one of the highest recognition for performance excellence in the United States, bestowed by the President. This award highlights Henderson's exceptional commitment to resilience and long-term success, evaluating its processes, data-driven decision-making, and overall excellence.


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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 rankings: California ranks 48th, Arizona 14th, Idaho 9th, Oregon 35th, and Utah 15th.

Here are the main tax advantages of this state:

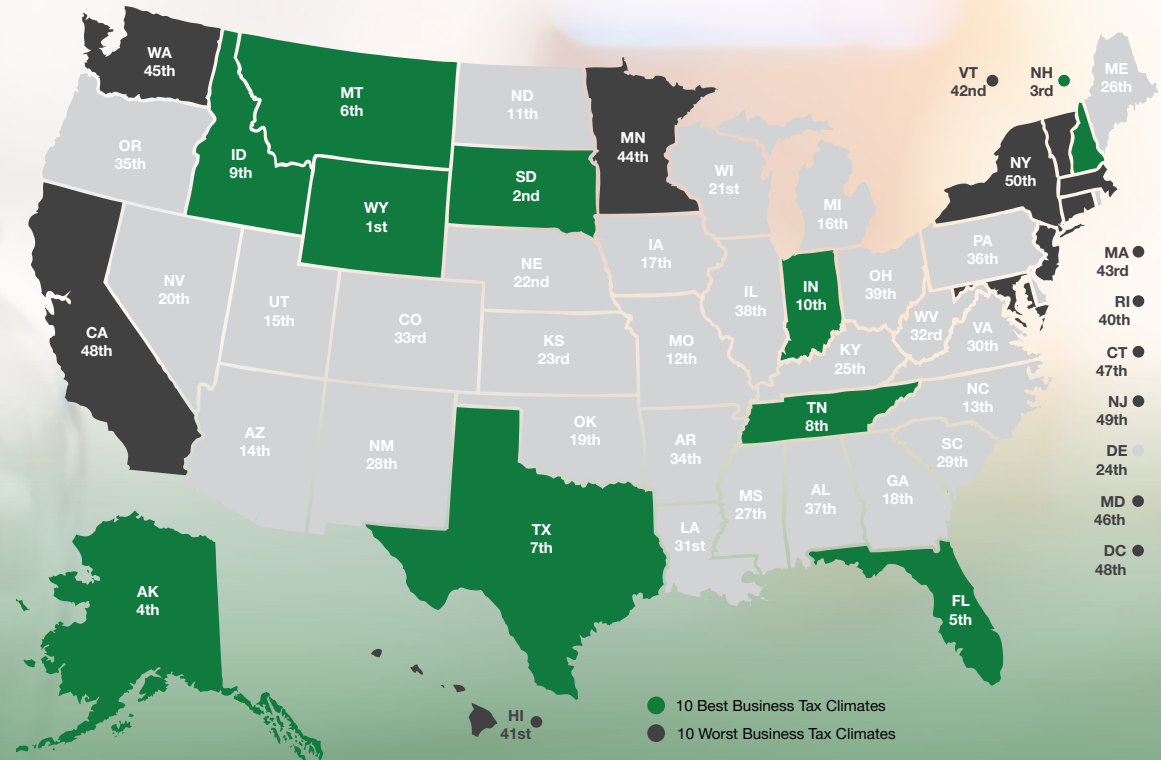
- No income tax
- No tax on pensions
- No tax on social security
- No tax on estate or inheritance
- Low property taxes
- No gross receipts tax
- No franchise tax
- No inventory tax
- No tax on issuance of corporate shares
- No tax on sale or transfer of shares

Nevada Tax System:

Nevada is ranked 20th in the Tax Foundation's 2025 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*

2025 State Business Tax Climate Index



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.

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)



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.
- **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 & reducing student achievement gaps.

Professional Sports

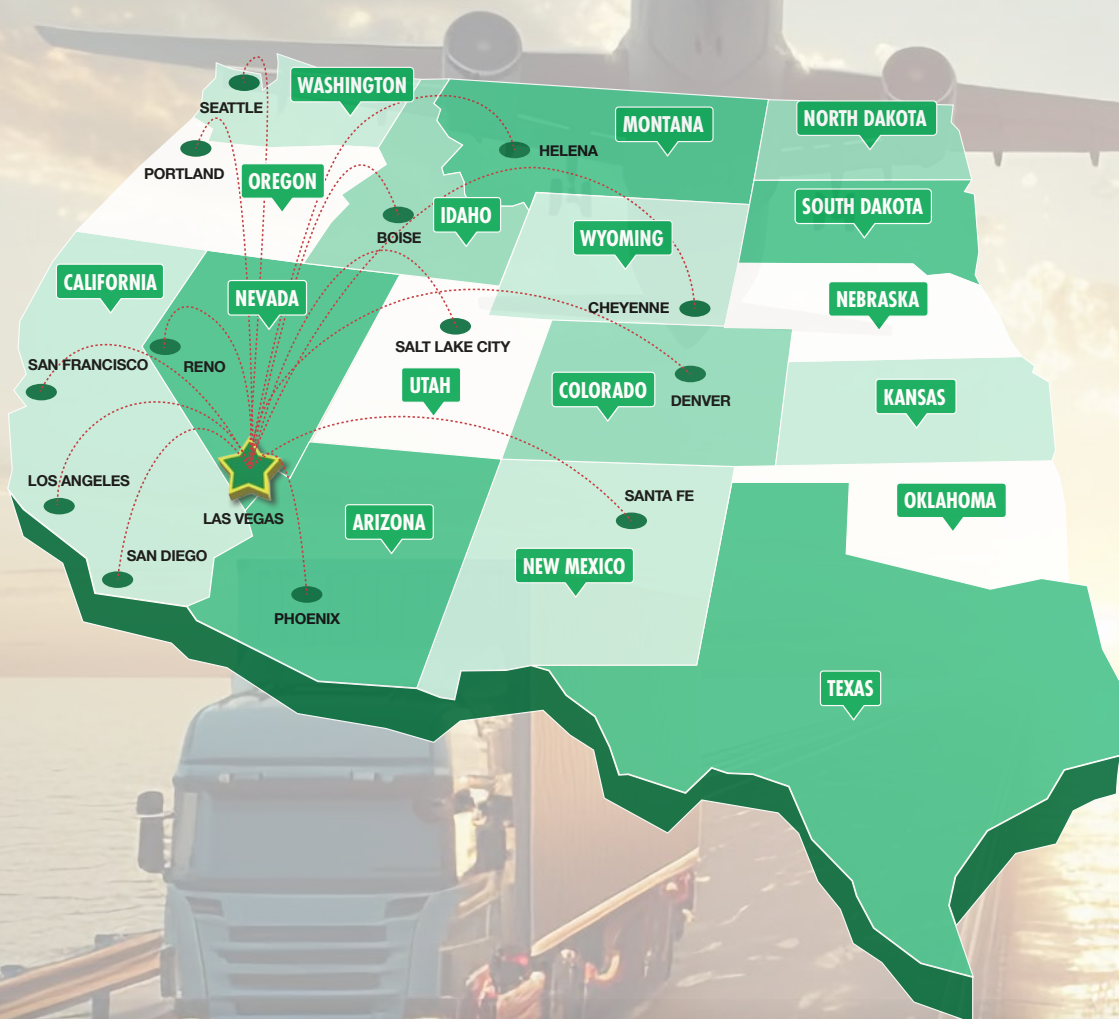
Synopsis

The Las Vegas Valley is home to many sports, most of which take place in the unincorporated communities around Las Vegas rather than in the city itself. It has rapidly established itself as a premier sports city, hosting a lineup of major professional teams that have brought home championships. These successful teams not only foster fan interest and growth but also play a significant role in strengthening the local economy.

The Vegas Golden Knights, the city's first major league franchise, wasted no time making their mark by winning the Stanley Cup in 2023. The Las Vegas Aces have dominated the WNBA, securing back-to-back championships in 2022 and 2023. The Las Vegas Raiders, while having their championship triumphs tied to their time in Oakland and Los Angeles, have a storied history that includes three world championship victories (XI, XV, and XVIII). The Las Vegas Athletics brings a legacy of 9 world championships and are looking to add more at their new home. These teams have not only captivated local fans but have also helped solidify reputation of the city as a major player in the world of professional sports.

Las Vegas is also a great place for minor league sports, with the Las Vegas Aviators (Minor League Baseball, Triple-A affiliate of the Las Vegas Athletics), the Henderson Silver Knights (American Hockey League, affiliate of the Vegas Golden Knights), and the Las Vegas Lights FC (USL Championship soccer) all calling the area home. The city also has indoor football and box lacrosse teams, the Vegas Knight Hawks and the Las Vegas Desert Dogs, respectively, who share a venue in Henderson.

Logistics



Transit From Las Vegas

DESTINATION	EST. TRAVEL TIME	DISTANCE (MILES)
Los Angeles, CA	3 hrs, 55 min	±265
Phoenix, AZ	4 hrs, 40 min	±300
San Diego, CA	4 hrs, 45 min	±327
Salt Lake City, UT	5 hrs, 50 min	±424
Reno, NV	6 hrs, 55 min	±452
San Francisco, CA	8 hrs, 15 min	±565
Boise, ID	9 hrs, 30 min	±634
Santa Fe, NM	9 hrs, 10 min	±634
Denver, CO	10 hrs, 45 min	±752
Cheyenne, WY	11 hrs, 50 min	±837
Helena, MT	12 hrs, 55 min	±907
Portland, OR	15 hrs, 45 min	±982
Seattle, WA	16 hrs, 50 min	±1,129

SHIPPING & MAILING SERVICES



Freight Service Center
(3 miles)

Distribution Center
(10 miles)

UPS Air Cargo
(18 miles)



Freight Center
(3 miles)

Ship Center
(8 miles)

Air Cargo
(20 miles)



Customer Service Center
(5 miles)

Cargo Center
(3 miles)

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