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NORTH GREEN VALLEY PARKWAY | BUILDING 7 & 8

FOR SALE OR LEASE



2920

N GREEN VALLEY PARKWAY - BLDG. 7-8, HENDERSON, NV 89014

01

SALE OFFERING

07

LEASE OFFERING

11

LOCATION OVERVIEW



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SALE OFFERING

- Property Overview
- Property Details
- Investment Highlights
- Current Tenants

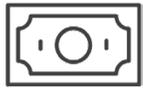


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SALE OFFERING

2920 N. Green Valley Parkway was built in 1995 and features two-story buildings within a master-planned business park consisting of eight total structures. Building 7 offers $\pm 10,089$ square feet and Building 8 includes $\pm 13,394$ square feet, with one suite currently available in each. The property is conveniently located just ± 3.5 miles from Harry Reid International Airport and ± 7.3 miles from the Las Vegas Strip.



\$4,000,000

Sale Price



\$170.33

PSF



5.76%

CAP Rate

PROPERTY DETAILS

- Built in 1995
- Zoned CC
- Shared parking available

BUILDING 7

- $\pm 10,089$ SF
- APN: 161-310-002
- 72% occupied

BUILDING 8

- $\pm 13,394$ SF
- APN: 161-32-310-004
- 80% occupied



INVESTMENT HIGHLIGHTS

RARE OPPORTUNITY

Multi-tenant office product

IDEAL LOCATION

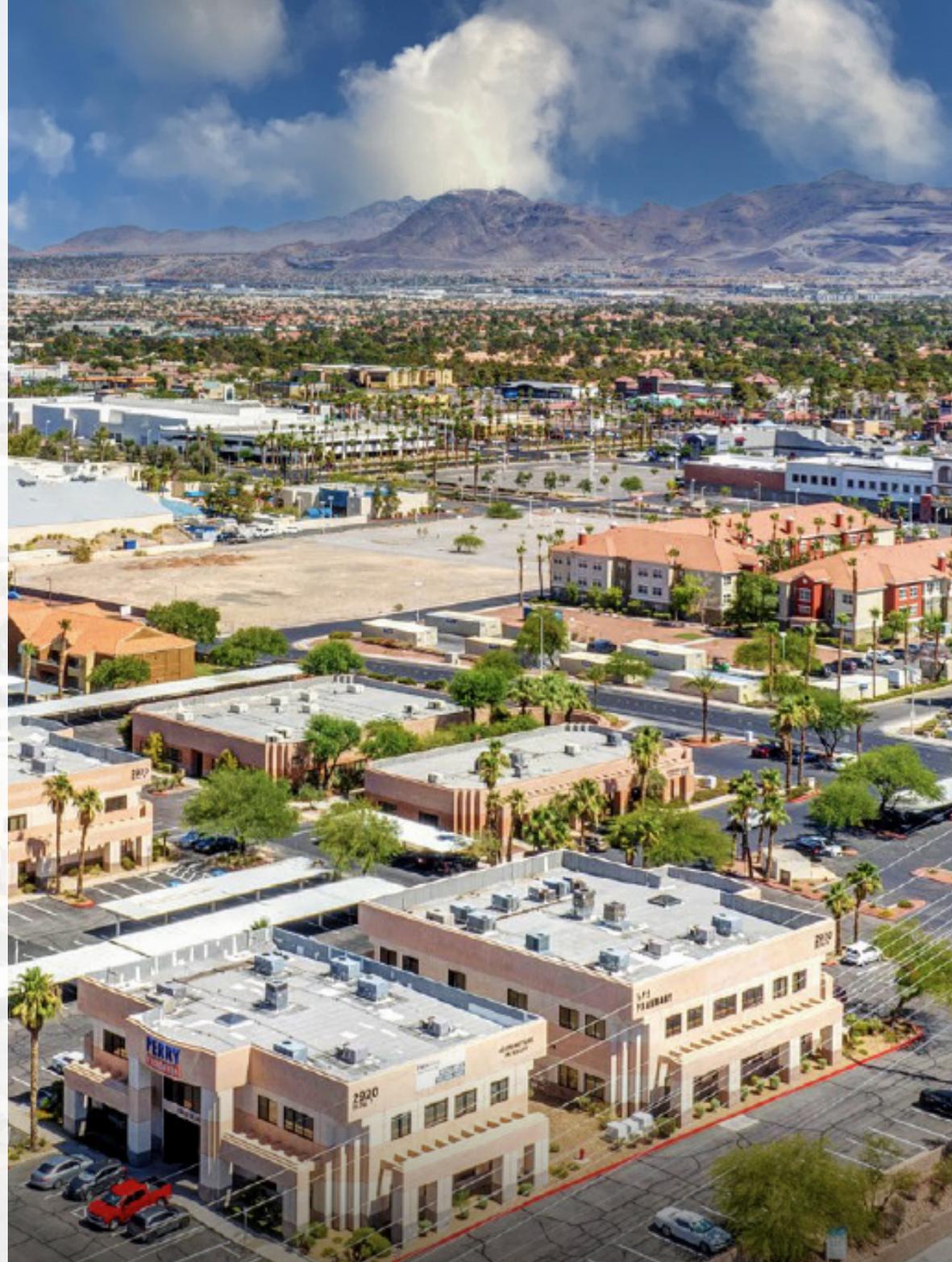
Building 7 & 8 are situated just east of Sunset Road, less than 4 miles from Harry Reid International Airport. Central location with numerous medical headquarters and housing, new construction and future development opportunities nearby

INVESTMENT OPPORTUNITY

An investor will benefit from the upside potential of below-market rents in a high-growth area of Las Vegas that is known for its historically strong rental demand

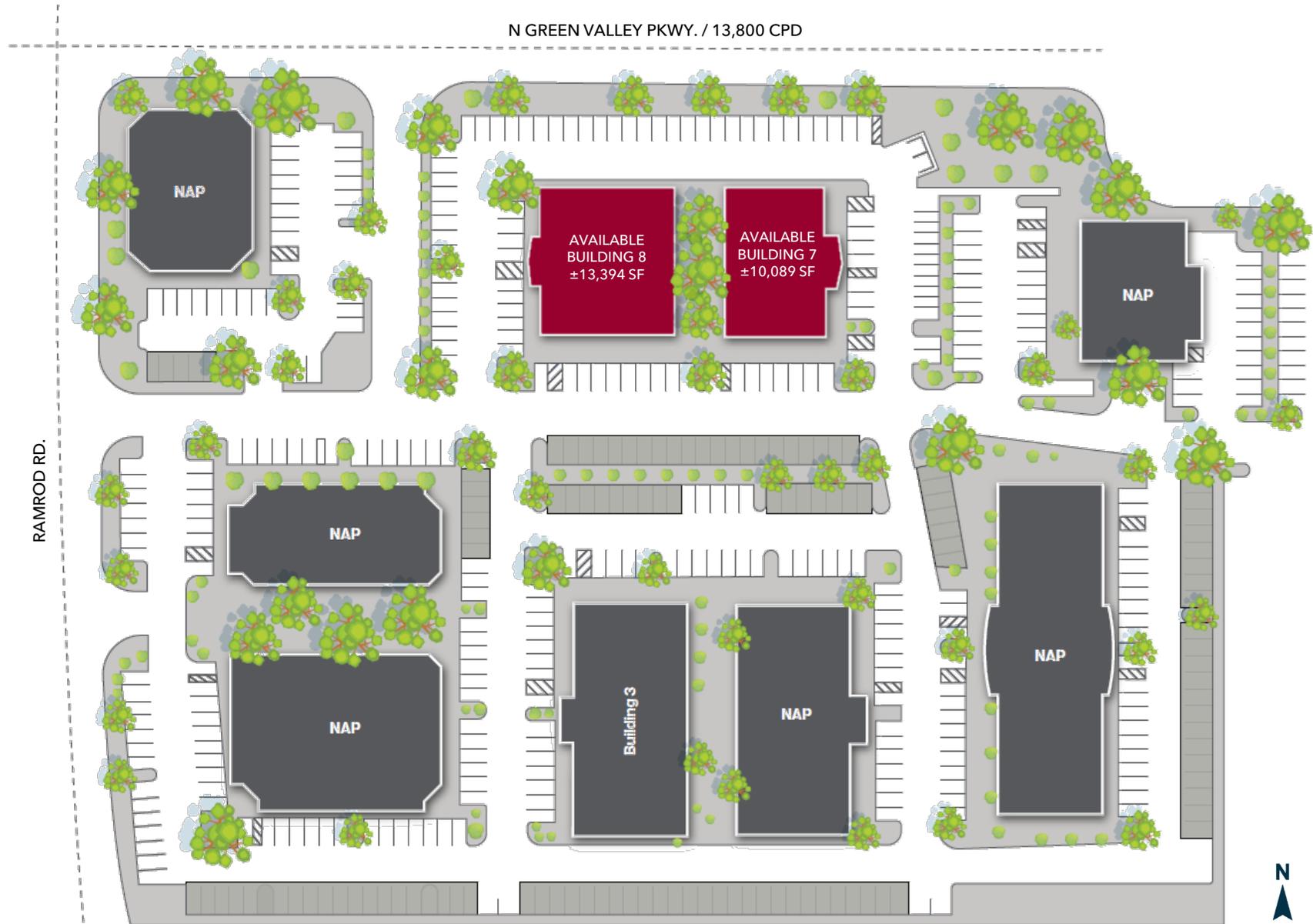
PROPERTY FEATURES

Both buildings benefit from CC&Rs and shared parking and are surrounded by six other properties with medical and professional tenants



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CURRENT TENANTS

BUILDING 7

- Nvhca Perry Foundation, Inc.
- Dr. Fiona Kelley

BUILDING 8

- Viable Research Management
- Fibonacci Services, LLC
- Saturna Trust Company
- Integrity Based Management



	SUITE	SIZE	BUILDING SHARE %	EXP. DATE
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BUILDING 7

Nvhca Perry Foundation	711-713	4,877 SF	48.34%	09/30/2028
Dr. Fiona Kelley	723	1,178 SF	11.68%	02/28/2026

BUILDING 8

Fibonacci Services, LLC	812	1,295 SF	9.67%	12/31/2030
Saturna Trust Company	814	2,376 SF	17.74%	05/31/2026
Integrity Based Management, LLC	800	3,118 SF	30.1%	12/31/2025
Viable Research Management	822	1,279 SF	9.55%	12/31/2027



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RENT ROLL

	SUITE	SIZE	START DATE	EXP. DATE	RENT/MO	RENT PSF	ANNUAL
BUILDING 7							
Nvhca Perry Foundation	711-713	4,877 SF	10/1/2020	09/30/2028	\$5,579.32	\$1.14	\$66,951.84
Vacant	721	2,843 SF	-----	-----	\$0.00	\$0.00	\$0.00
Vacant	722	1,191 SF	-----	-----	\$0.00	\$0.00	\$0.00
Dr. Fiona Kelley	723	1,178 SF	2/14/2016	02/28/2026	\$1,060.68	\$0.90	\$12,728.16
BUILDING 8							
Integrity Based Management	800	3,118 SF	1/1/2026	12/31/2026	\$3,118.00	\$1.00	\$37,416.00
Fibanacci Services, LLC	812	1,295 SF	7/1/2025	12/31/2030	\$1,295.00	\$1.00	\$15,540.00
Saturna Trust Company	814	2,376 SF	6/1/2023	5/31/2026	\$2,772.77	\$1.17	\$33,273.24
Vacant	821	5,326 SF	-----	-----	\$0.00	\$0.00	\$0.00
Viable Research Mgmt.	822	1,279 SF	11/15/2024	12/31/2027	\$1,790.60	\$1.40	\$21,127.20
TOTALS		23,483 SF			\$15,616.37		\$187,036.44

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LEASE OFFERING

- Lease Information
- Property Highlights
- Available Floorplans



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 **\$1.00 PSF NNN**
starting lease rate

 **\$0.52 PSF**
CAM

 **±1,178 - 5,326 SF**
spaces available

PROPERTY HIGHLIGHTS

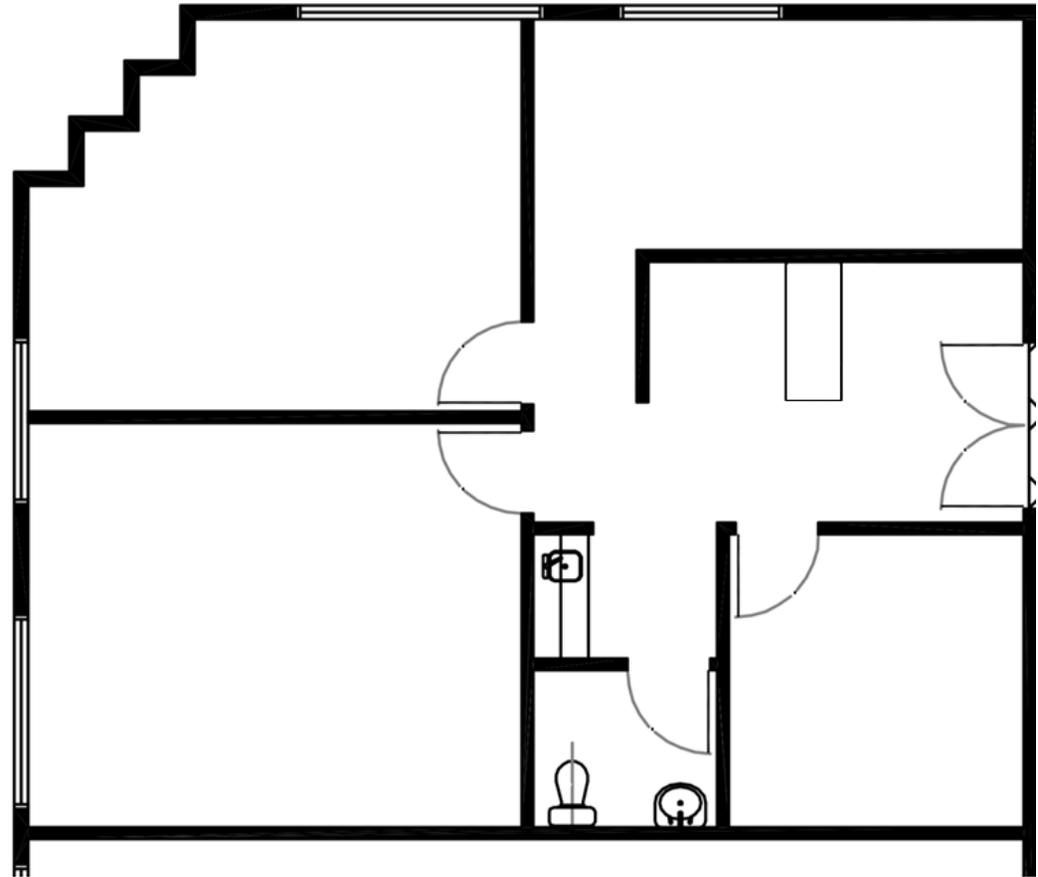
- Professional and medical suites available for lease
- Fully improved spec suites ready for move-in
- Great visibility on Green Valley Parkway
- Ample surface and covered parking available
- Close proximity to the Harry Reid International Airport
- Direct access to US-95 freeway



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Building 7 | Suite 723
±1,178 SF



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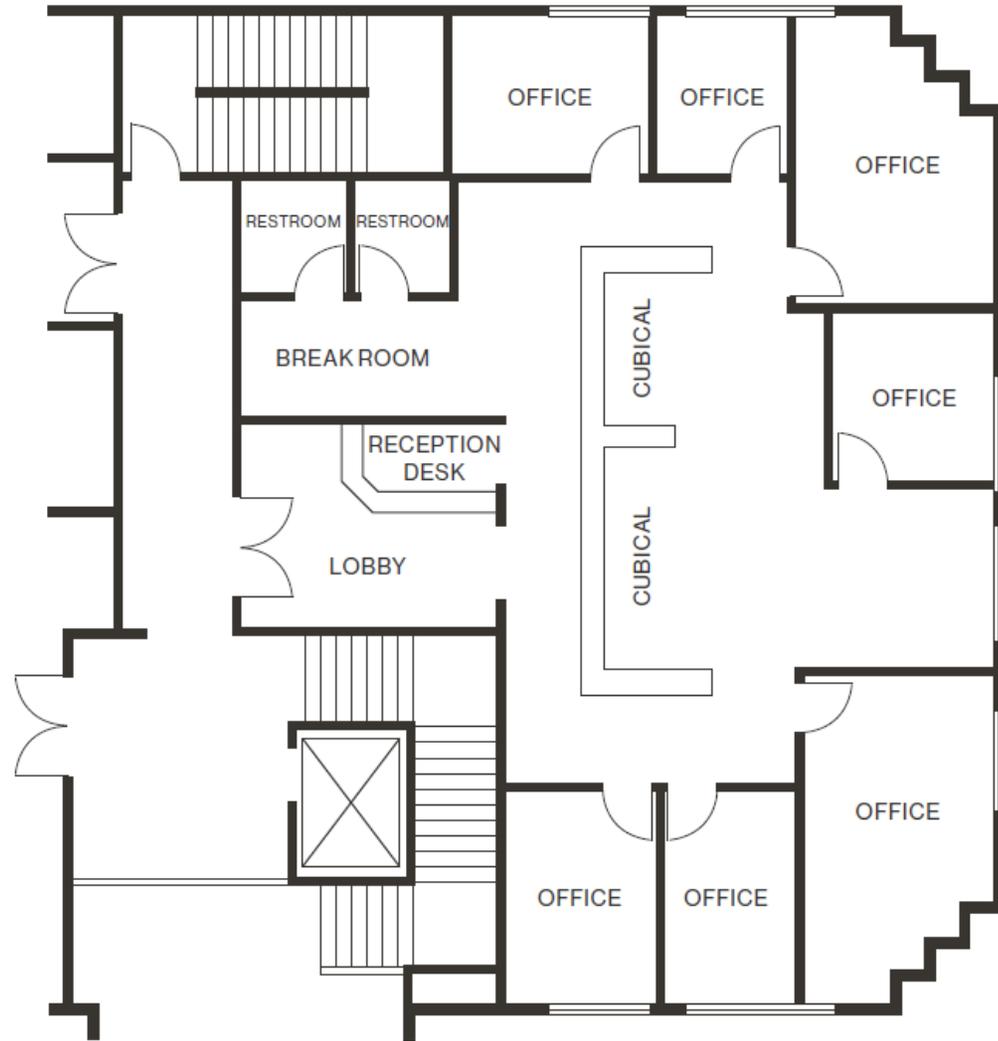
Building 7 | Suite 722
±1,191 SF



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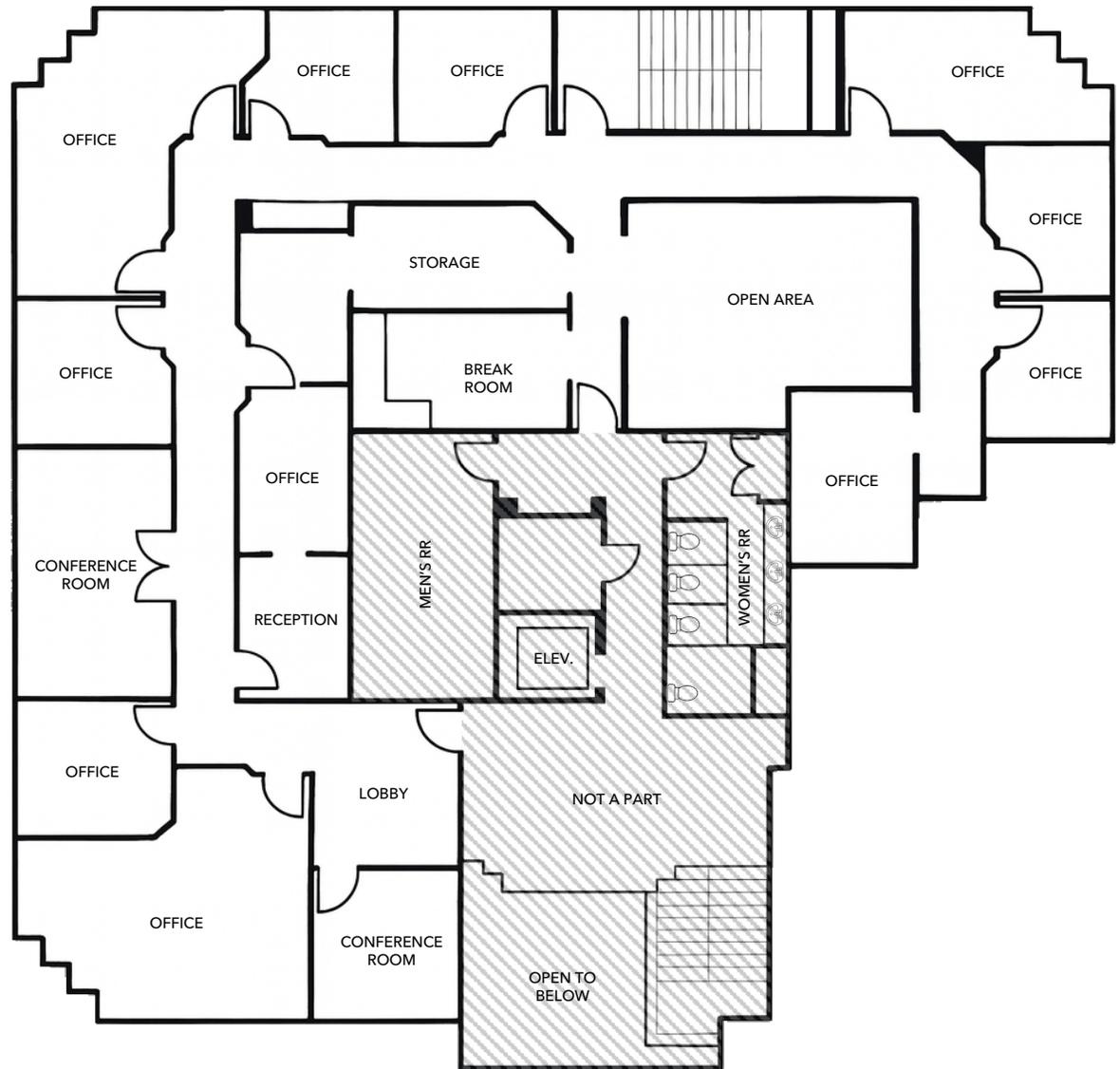
Building 7 | Suite 721
±2,843 SF



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Building 8 | Suite 821
±5,326 SF



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LOCATION OVERVIEW

- Aerials
- Demographics



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MARKET OVERVIEW

DEMOGRAPHIC REPORT

POPULATION	1-MILE	3-MILE	5-MILE
2020 Population	13,356	157,887	400,575
2024 Population	13,646	159,074	403,920
2029 Population Projection	13,730	161,524	414,695
Annual Growth 2020-2024	0.51%	0.18%	0.20%
Annual Growth 2024-2029	0.12%	0.31%	0.53%
INCOME			
2024 Average Household Income	\$87,487	\$92,662	\$90,234
2029 Average Household Income	\$103,581	\$108,167	\$105,011
2024 Per Capita Income	\$38,734	\$36,847	\$36,542
2029 Per Capita Income	\$46,447	\$43,489	\$43,045
HOUSEHOLDS			
2020 Households	5,701	62,283	160,573
2024 Households	5,928	63,199	163,501
2029 Total Households	6,040	64,860	169,917
HOUSING			
2024 Total Housing Units	6,199	66,791	174,729
2024 Owner Occupied Housing Units	2,265	33,963	82,837
2024 Renter Occupied Housing Units	3,663	29,236	80,664
2024 Vacant Housing Units	271	3,592	11,228
2029 Total Housing Units	6,302	68,476	181,333
2029 Owner Occupied Housing Units	2,386	36,043	88,531
2029 Renter Occupied Housing Units	3,654	28,817	81,385
2029 Vacant Housing Units	262	3,616	11,416

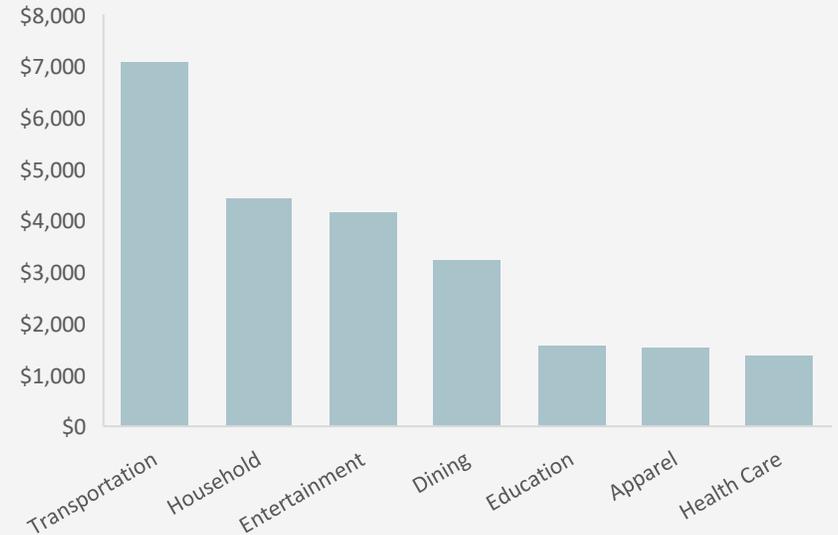
AREA STATISTICS

WITHIN A 5-MILE RADIUS



CONSUMER SPENDING

WITHIN A 5-MILE RADIUS





LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

FOR MORE INFORMATION, PLEASE REACH OUT TO OUR TEAM.

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