

# 876

## SEVEN HILLS DRIVE

HENDERSON, NV 89052



**SURGERY CENTER  
FOR SALE OR FOR LEASE**

**±16,696 SF**

**SURGERY CENTER | FOR SALE OR FOR LEASE**

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Real Estate for the Modern Age



# EXECUTIVE SUMMARY

## *For Lease or Owner-User Sale - Seven Hills Surgery Center, Henderson, Nevada*

Seven Hills Surgery Center is located in the prestigious Seven Hills area of Henderson, Nevada – Las Vegas Metro.

The location of the Seven Hills Surgery Center offers unparalleled advantages. With fast access to major highways like the I-15 and I-215, connections to the Las Vegas Strip, Summerlin, Green Valley and other significant submarkets within the Valley are seamless. Strategically located within a vibrant community hub, surrounded by sought-after neighborhoods such as Anthem, Southern Highlands, McDonald Ranch/Highlands, and Seven Hills. This area is well served with amenities – retail outlets, dining options, business services, and more, all just minutes away from bustling Eastern Avenue, world-famous Las Vegas Boulevard and key airports – Henderson Executive and Harry Reid International.

Architecturally, the center stands out with its contemporary design, adorned with high-end finishes that complement the stunning yet water-conserving landscape and areas for outdoor reflection that surrounds it. Residing within the Seven Hills Medical Office business park, it naturally becomes a coveted spot for medical professionals, this area near St. Rose Siena is quite possibly the most vital healthcare corridor in the Las Vegas metro area. The property doesn't just bank on its aesthetics; meticulous maintenance ensures it remains in pristine condition.





# PROPERTY OVERVIEW

## FOR LEASE

RATE ASKING \$3.14 NNN

CAM CHARGE \$0.45 CAM



BUILDING SIZE  
±16,696 SF



NO. OF STORIES  
1 (ONE)



YEAR MAJORLY IMPROVED  
2020



PRICE  
\$10,000,000



STAND-ALONE FACILITY



MOST RECENTLY  
OCCUPIED BY US CARDIO





# AERIAL MAP



- Enjoy a high identity location - approximately 1.4 Miles from the 328,078 SF - 219 bed St. Rose Dominican Hospital Siena Campus, a medical market driver in the area, and servicing more than 1,300 physicians.
- Superb access to the I-15 via St. Rose, connecting to the Las Vegas Strip and Downtown Las Vegas, and I-215 via Eastern Avenue, connecting Henderson to the all other submarkets within the Valley.
- Located near the prestigious communities of Seven Hills, Anthem, McDonald Ranch, Southern Highlands, Silverado Ranch, & Green Valley while servicing over 216,995 residents and more than 83,897 households within a 5 mile radius.



# FLOOR PLAN





# DETAILS



**FIRST FLOOR**  
Surgery Center



**ROOF SYSTEM**  
Single-ply Roofing Membrane



**FIRE/LIFE/SAFETY**  
Wet sprinkler system throughout,  
with off-site monitoring



**PARKING RATIO**  
5.0 : 1,000



**INGRESS/EGRESS**  
Two entrances / exits



**WALLS**  
The exterior walls consist of glass  
windows, stone veneer and Exterior  
Insulation and Finish Systems



**HVAC SYSTEM**  
High efficiency AC units





# MARKET HIGHLIGHTS



## RECESSION-PROOF NATURE

The Seven Hills Surgery Center benefits from being in the medical office space, which has proven to be recession-proof due to the essential and growing nature of healthcare services.



## STABLE ASSET CATEGORY

Seven Hills Surgery Center is part of the medical office asset category, known for its stability, driven by the increasing demand for medical services. Quality and well-located assets like surgery centers command the highest pricing.



## INVESTOR INTEREST

The demand for healthcare development is increasing, attracting institutional investors who are investing equity into the medical office market. They are also involved in mergers and acquisitions to diversify portfolios and secure property funding.



## SOUTHERN NEVADA MARKET

Located in Southern Nevada, Seven Hills Surgery Center is part of a market with 29 Ambulatory Surgery Centers. Notably, we made it into the top 10 metros for medical office growth, according to Revista.



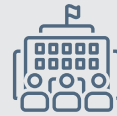
## HIGH LEASE RATES

As an Ambulatory Surgery Center, Seven Hills Surgery Center enjoys the advantage of retaining high lease rates, a trend observed in the market for such medical office sub-types.



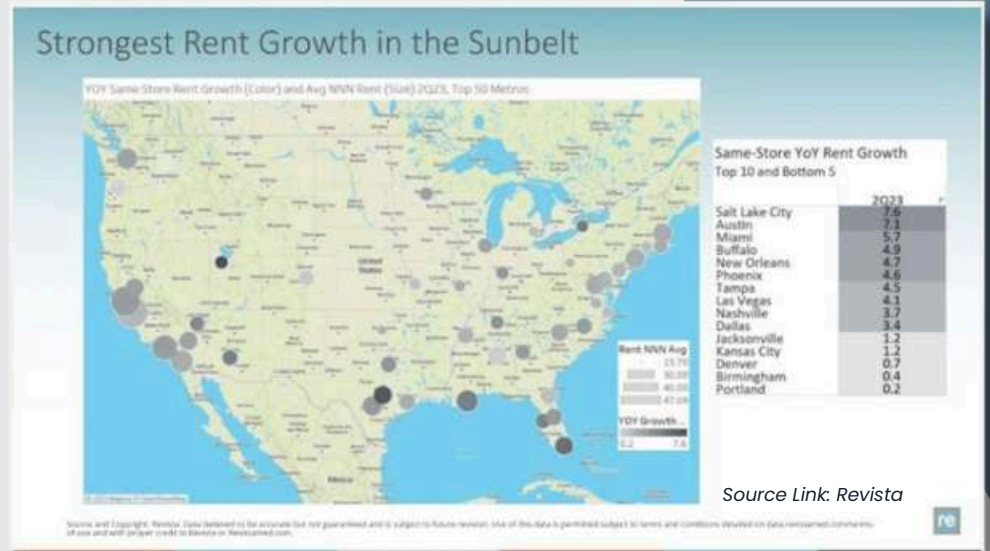
## POPULARITY OF MEDICAL OFFICE BUILDINGS

Seven Hills Surgery Center, as a medical office building, is part of a segment that has enjoyed increased popularity among institutional investors, especially during economic recessions, due to their steady yields.



## INSTITUTIONAL OWNERSHIP

Institutional investors play a significant role in the healthcare real estate market, owning approximately 9% of healthcare real estate in the U.S., which is estimated to be a \$1 trillion market.





# PROPERTY FEATURES



## STRATEGIC LOCATION:

Situated just a mile from the prominent Dignity Health - St. Rose Dominican Siena Campus, the property is strategically nestled to offer medical synergies. The campus itself holds:

- 326 beds
- Over 3,400 employees across all campuses
- An association with 1,300+ physicians



## STUNNING ARCHITECTURE:

The property stands out with its modern architecture, luxe finishes, and drought-resistant yet mature and breathtaking grounds. Its aesthetics play a vital role in its appeal.



## BOOMING GROWTH ZONE:

It's situated in a burgeoning area where the majority of infrastructures sprouted after 2004, indicating a contemporary and vibrant neighborhood.



## PRIME BUSINESS PARK:

Located within the Seven Hills Medical Office business park, the site is a coveted spot for medical professionals offering an environment conducive for growth and collaboration.



## METICULOUS MAINTENANCE:

An immaculately maintained facility, both buildings and grounds have been handled with meticulous attention, ensuring the property remains in top-notch condition.



## SOLID EMPLOYMENT BASE:

With its proximity to medical campuses and businesses, it services a vast medical employment base nearby, further enhancing its strategic significance.



## EXCEPTIONAL ACCESSIBILITY:

Enjoying close proximity to the I-15 via St. Rose, it ensures swift connectivity to the Las Vegas Strip and Downtown Las Vegas. The I-215 connection through Eastern Avenue further links Henderson to other major submarkets within the Valley.



## PRESTIGIOUS NEIGHBORHOOD:

The property is neighbored by affluent communities like Anthem, McDonald Ranch, Southern Highlands, Silverado Ranch, and Green Valley. It caters to an expansive audience of over 263,506 residents and 122,034 households within a mere 5-mile radius.



## AMENITIES & ACCESSIBILITY:

Just minutes away from the iconic Las Vegas Boulevard, Henderson Executive Airport, and the 7th busiest U.S. airport, McCarran International, the location is complemented with a plethora of high-quality retail, restaurants, business, banking, medical, and professional services.





# MEDICAL OFFICE MARKET

## SCARCITY OF SUPPLY

It is extremely hard to develop from the ground up these days. Increasingly difficult regulatory environment with constantly changing development requirements, staffing shortages and neighborhood politics play a part but the most prohibitive factors are the skyrocketing costs of land and the attention and energy it takes away from a profitable business for its owner to be spending valuable time, sometimes years, managing architects, engineers and contractors. Medical specific - Most on-campus real estate is controlled by the hospital and hospitals tend to negotiate favorable land use agreements with municipalities during early stages of the zoning/planning process sometimes carving out territory near the hospital that has restrictions on future medical office development. They do this to corner the market and force physicians into leasing space from them. This method of the Hospital controlling competition further limits supply of medical office. Limited supply supports long term value in this asset class.



## COST SEGREGATION

Since 2017, federal regulation has made the benefits even more attractive for property owners, allowing both businesses and individuals to accelerate the life of some components and deduct a certain percentage of costs the very first year they're in service. This includes existing as well as new property, and for property purchases made in 2023, the percentage is at 80 percent bonus depreciation. Please note that nothing is lost - 2023 has an 80% bonus of the first-year of the accelerated depreciation, but that extra 20% is still claimed over the useful life. Let's consider an investor who purchases a building with a purchase price of \$10 million this year. Right away they do a cost segregation study, find out that many of the assets have a shorter depreciation schedule, and the investor ends up with 25% in accelerated depreciation. Because of the first year bonus depreciation, the owner gets to write-off up to \$2,500,000 of the purchase price. That means that a taxpayer with a 35% marginal tax rate would end up saving up to \$875,000 in taxes that first year. Any remaining bonus depreciation would be rolled over into subsequent years to be taken to offset income.





# MEDICAL OFFICE MARKET

Southern Nevada's medical office sector continued to improve in the second quarter of 2023. Vacancy fell to 6.4% on strong net absorption and a lack of new completions. The weighted average asking rental rate increased slightly this quarter to \$2.44 PSF. Medical office vacancy is now the lowest it has been in a decade.

## MARKET INDICATORS

> **5.70%**  
UNEMPLOYMENT RATE

> **3.61%**  
GDP - QUARTERLY % CHANGE YR/YR

> **3.858%**  
U.S. 10 YEAR TREASURY NOTE

> **6.4%**  
VACANCY RATE

> **60K SF**  
NET ABSORPTION

> **47K SF**  
UNDER CONSTRUCTION

Source: Colliers International



# FINANCING

## Seven Hills Surgery Center

876 Seven Hills Drive  
Henderson, NV 89052



### Acquisition Finance Guide

	SBA 504	Bank
Max LTV	90%	85%
Loan Term	10 Years	5 Years
Amortization	25 Years	20 Years
Guaranty	Recourse	Recourse
Current Rate	6.36%	6.10%



### Understanding Your Lending Options

#### SBA 504

Pros	Cons
Higher Max leverage	Greater scrutiny
Longer term	Slow approval process
Longer amortization (25 years)	

#### Bank

Pros	Cons
Ability to get aggressive with depository relationship	Limited certainty of execution
Prepayment flexibility	Loan covenants (margin calls, due on death clause, etc.)

### Know Your Trusted Capital Advisor

As your exclusive advisors, CommCap utilizes proprietary systems, market expertise, and years of experience to secure aggressive financing options that best fit your property. Exclusive correspondent and servicing relationships with Life Insurance Company, CMBS, and Agency lenders ensure a broad and in-depth representation of current market conditions. Our team of advisors craft a loan structured to enhance revenue and allow you to focus on increasing cash flow. We do not list, sell, manage, or lease property. We only arrange financing and are the best at what we do.

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# EXTERIOR PHOTOS



876 SEVEN HILLS  
DRIVE





# INTERIOR PHOTOS





# INTERIOR PHOTOS





# UPCOMING

## West Henderson Hospital – Opening later in 2024

### ACUTE AND EMERGENCY CARE IN LAS VEGAS

West Henderson Hospital is currently under construction and is expected to open in late 2024. When it does it will be the seventh acute care hospital in The Valley Health System. It will be located at the southwest corner of Raiders Parkway and St. Rose Parkway, near the Las Vegas Raiders' headquarters. (3 miles from Seven Hills Surgery Center, straight drive down St. Rose Pkwy.)

When the hospital opens it will feature:

- 150 beds
- A 37-bay emergency department



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