

2920

NORTH GREEN VALLEY PARKWAY | BUILDING 5

OFFERING MEMORANDUM



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FINANCIAL ANALYSIS



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01

EXECUTIVE SUMMARY

- Property Overview
- Property Details
- Investment Highlights



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N GREEN VALLEY PARKWAY - BLDG. 5, HENDERSON, NV 89014

SALE OFFERING

Built in 1997, Building 5 is a two-story professional office building encompassing $\pm 27,584$ square feet. Currently 80% leased, the property offers flexibility to accommodate a fully owner-occupied use or maintain partial occupancy, depending on the buyer's needs. Strategically located just 3.5 miles from Harry Reid International Airport, the property enjoys excellent visibility along North Green Valley Parkway. Building 5 is one of nine buildings within a well-established professional office park at 2920 N Green Valley Parkway. It features a professional, modern façade, abundant parking, and easy access for both tenants and visitors. While situated within the Henderson city limits, its central Las Vegas Valley location places it near a wide range of amenities, including medical facilities, retail centers, and established residential neighborhoods—making it highly attractive to professional service providers. The building's high occupancy rate is a testament to the strong demand for quality office space in this submarket. For investors, the property presents a turnkey opportunity with established tenants and significant potential for rental income growth as the surrounding area continues to expand and evolve.



\$3,950,000
Offering Price



\$143 PSF
PSF

PROPERTY HIGHLIGHTS

- $\pm 27,584$ SF building on ± 1.91 acres
- Seller carry/financing available
- APN: 161-32-301-006 & 161-32-310-010
- Built in 1997
- Zoned CC/CN, City of Henderson
- 4.6:1,000 / 125 parking spaces, abundance of parking
- 31 covered parking spaces
- 80% occupancy, however possible buyer/owner flexible occupancy to 100%

INVESTMENT HIGHLIGHTS

PRIME LOCATON

Strategically positioned in the highly desirable Southeast submarket within the Green Valley master-planned community, with excellent visibility and access.

PROFESSIONAL OFFIC COMPLEX

Located within the Sunset Ridge Professional Plaza, an established 9-building office complex with CC&Rs in place, providing a stable and professional business environment.

DIVERSE TENANT MIX

Building layout accommodates multiple professional and traditional office tenants, allowing for diversification of tenant base and income streams.

STRATEGIC GROWTH AREA

Central Las Vegas location with numerous medical headquarters and housing developments nearby, plus future development opportunities within Henderson.

HIGH TRAFFIC LOCATION

Located near the signalized intersection of Green Valley Parkway and Sunset Road, with traffic counts exceeding 42,000 cars per day.

UPSIDE POTENTIAL

Opportunity to increase value through strategic leasing at market rates in a submarket with historically strong rental demand



04

AERIALS & PLANS

- Site Plan
- Floor Plans
- Aerials
- Demographics



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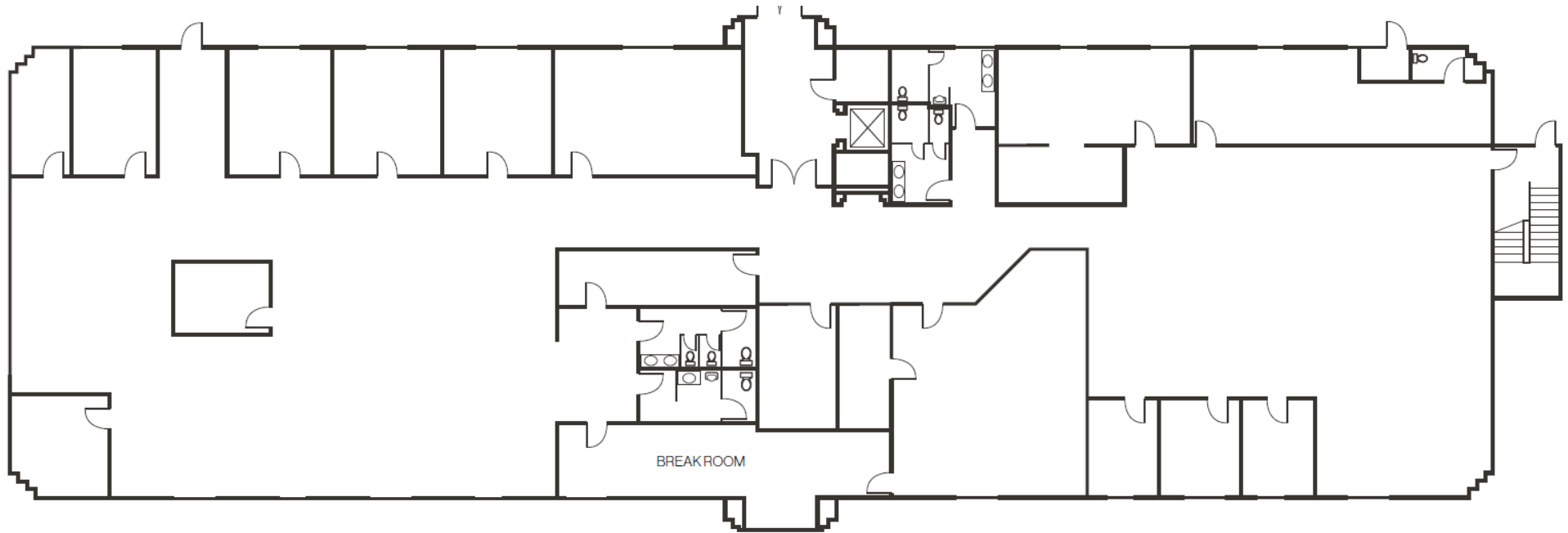
N GREEN VALLEY PARKWAY - BLDG. 5, HENDERSON, NV 89014



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N GREEN VALLEY PARKWAY - BLDG. 5, HENDERSON, NV 89014

First Floor



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N GREEN VALLEY PARKWAY - BLDG. 5, HENDERSON, NV 89014

Second Floor



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MARKET OVERVIEW

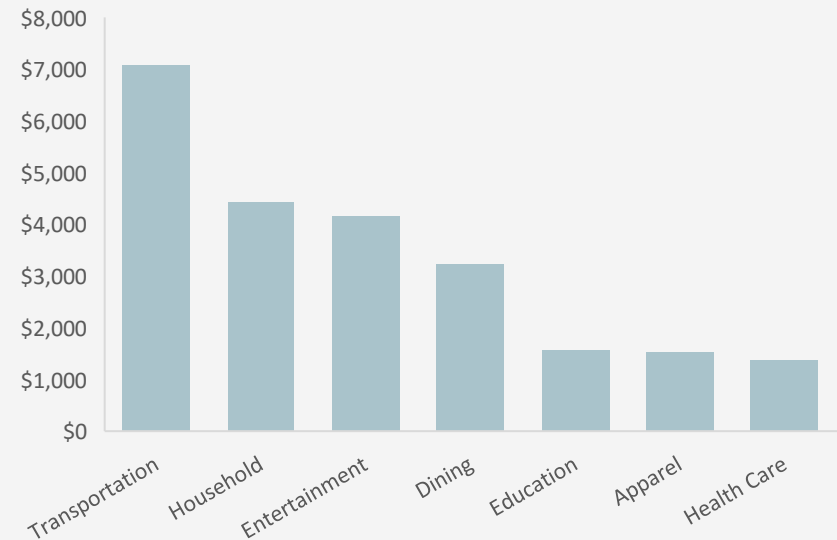
DEMOGRAPHIC REPORT

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



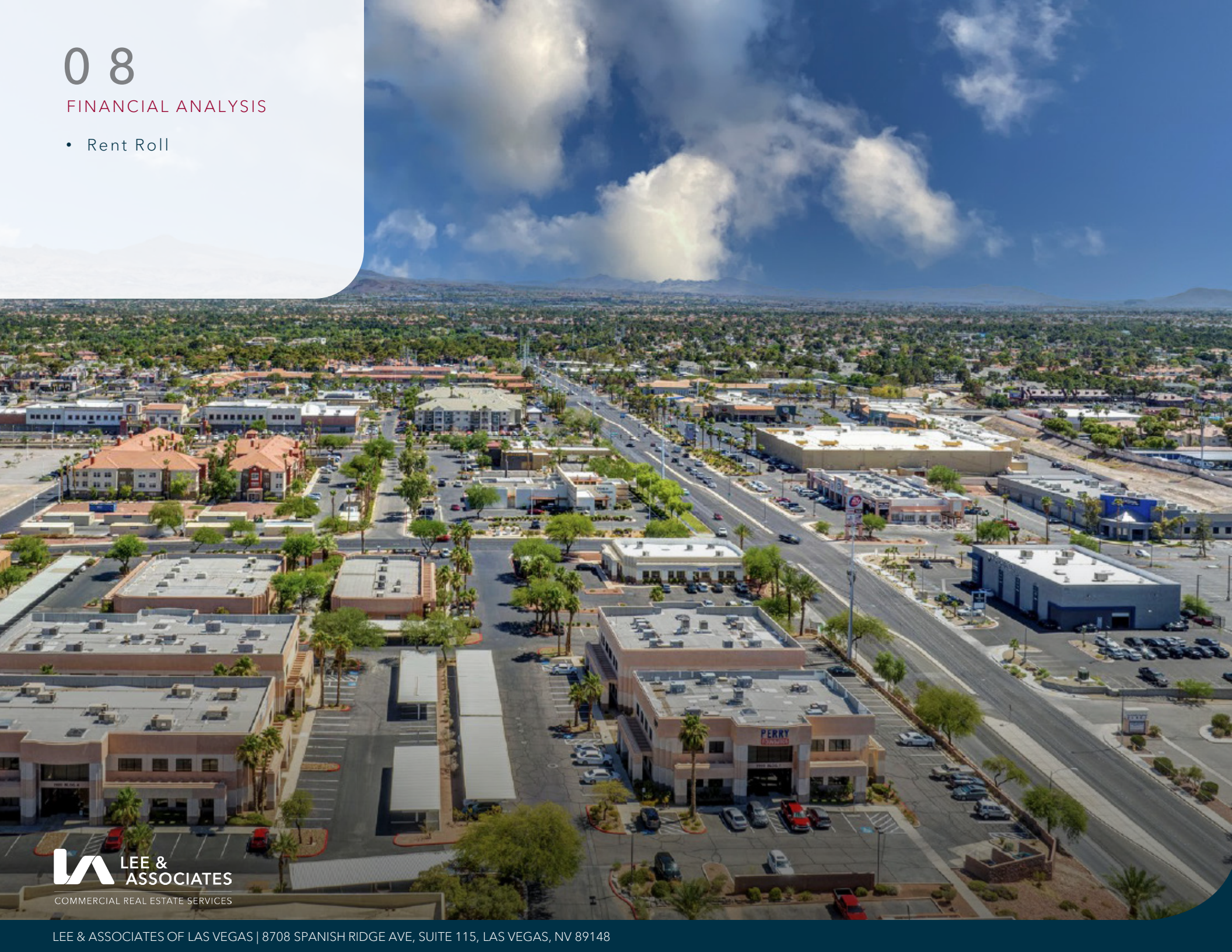
CONSUMER SPENDING WITHIN A 5-MILE RADIUS



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FINANCIAL ANALYSIS

- Rent Roll



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N GREEN VALLEY PARKWAY - BLDG. 5, HENDERSON, NV 89014

RENT ROLL

TENANT	SUITE	SIZE (SF)	EXP. DATE
First Legal Network (6 separate leases)	Multiple offices & open areas throughout first and second floors	±22,067 SF	12/31/2028
Purpose Pools LLC	562	±750 SF	Month-to-Month
Flying Locksmiths	527	±748	Month-to-Month
Vacant	521/ 521A/ 522	±4,019	-----
TOTAL		±27,584 SF	



LEE & ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES

FOR MORE INFORMATION, PLEASE REACH OUT TO OUR TEAM.

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