



FOR
SALE

1669 W Horizon Ridge Pkwy
Suite 100
Henderson, NV 89012

- Highly Affluent Submarket (\$166k HH Income)
- Convenient Access to I-215
- Nice Reception Area w/ High-End Finishes
- Glass-walled Conference Room
- Multiple Private Offices / Consult Rooms
- Beautifully Maintained Office Park
- Rare Owner/User Opportunity in Green Valley Ranch

±3,040 SF | OFFICE

Offering Details

1669 W Horizon Ridge Pkwy Suite 100 | Henderson, NV 89012

SALE PRICE	\$1,150,000
PRICE PSF	\$378
BUILDING SF	±3,040 SF
YEAR BUILT	2007
OWNERSHIP	Fee Simple
USE	Medical/Professional Office
ASSOCIATION	Highland Plaza
ZONING	CN, Neighborhood Commercial
APN	178-21-420-001
FLOOD ZONE	Parcel is NOT in a 100-year Flood Zone

Financing Estimate

LENDER:	Bank of America	AMORTIZATION:	25 years
LOAN TYPE:	SBA 504	FIXED TERM:	25 years
DOWN PMT:	\$115,000 (10%)	MATURITY:	25 years
INTEREST RATE:	6.375%	MONTHLY PMT:	\$6,906

Disclaimer: The rate and terms above are hypothetical scenarios and are for discussion purposes only. The actual rate and terms you may be offered may differ. Please contact Tamie Heiss (tamie.l.heiss@bofa.com; 702.539.6912) at Bank of America for more information.



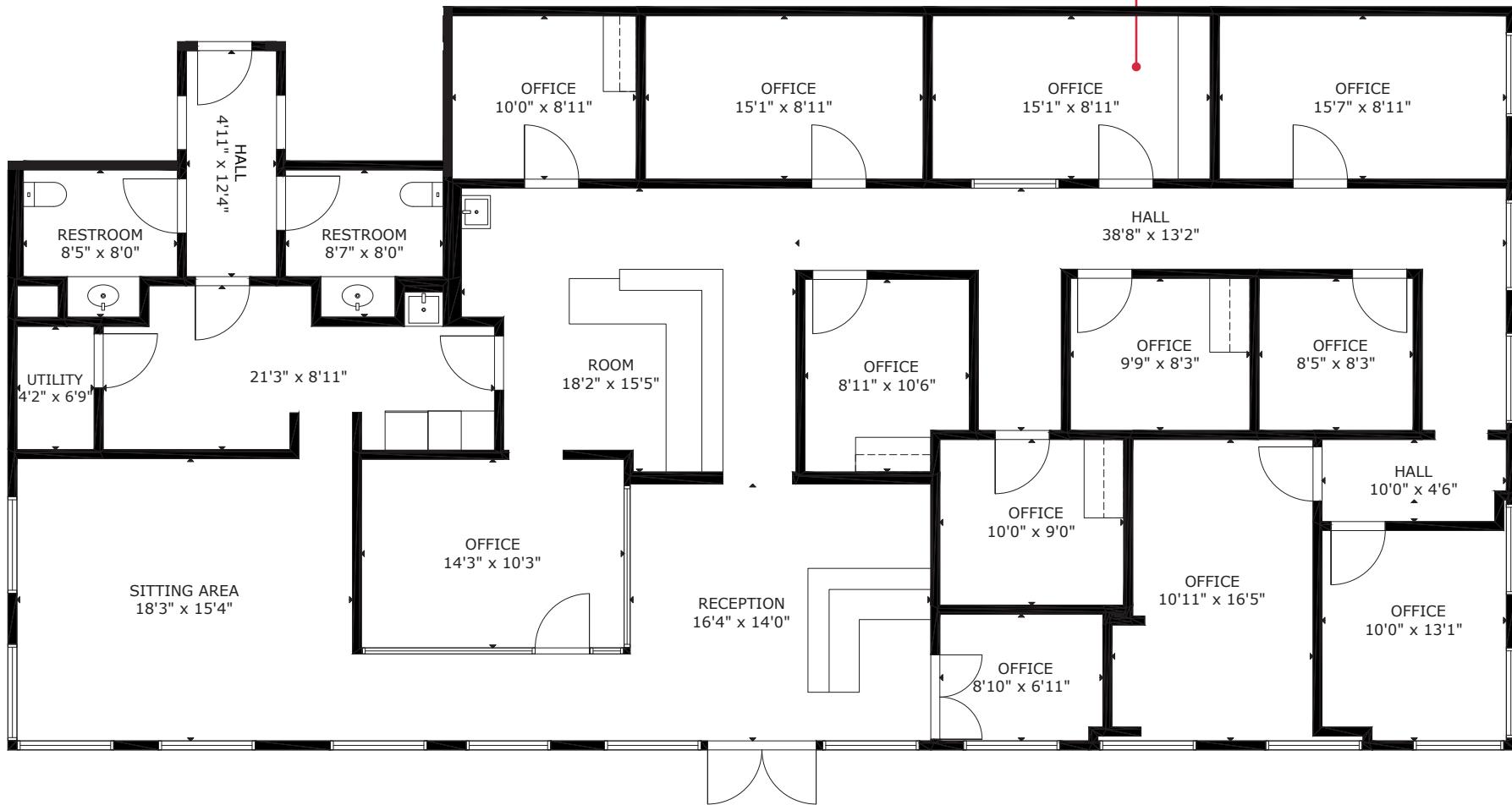
OR TEXT 23240 TO 39200

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FLOOR PLAN



CLICK HERE
FOR A 3D TOUR

SUITE	TOTAL SF	ZONING
100	±3,040 SF	CN

Photo



PHOTOS



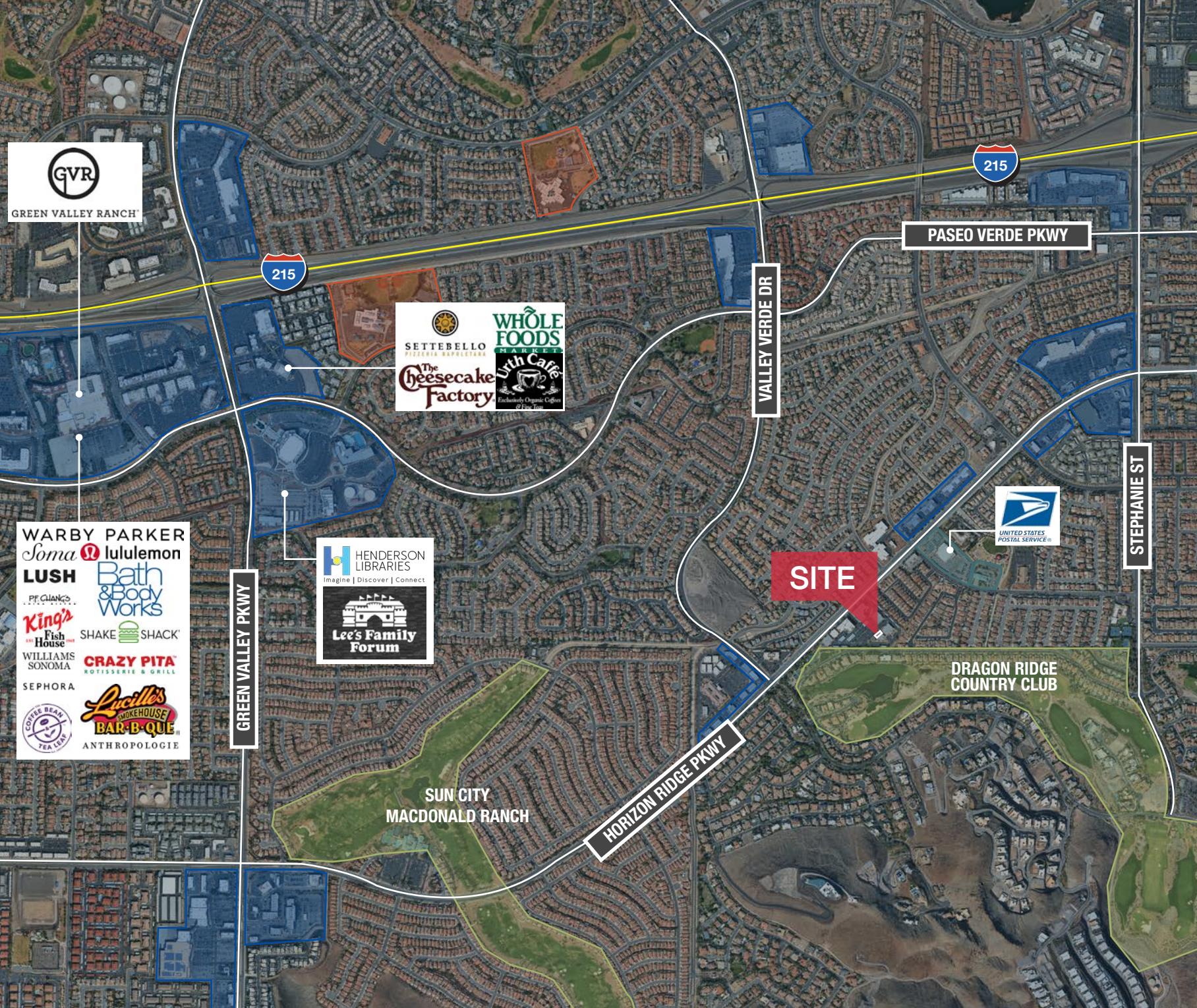
South



PHOTO



AREA MAP





DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2025 Population	13,901	105,679	286,111
HOUSEHOLDS	1-mile	3-mile	5-mile
2025 Households	5,601	44,216	117,349
INCOME	1-mile	3-mile	5-mile
2025 Average HH Income	\$166,642	\$140,180	\$125,320

Traffic Counts

STREET	AADT
West Horizon Ridge Parkway	23,600
Paseo Verde Parkway	22,000

Cities Nearby

Reno, Nevada	441 miles
Los Angeles, California	270 miles
Salt Lake City, Utah	420 miles
Denver, Colorado	748 miles
Phoenix, Arizona	301 miles
San Antonio, Texas	1,280 miles

TERMS & CONDITIONS

Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

Financial Information

Any and all financial projections and information are provided for general reference purposes only and have been gathered from sources deemed reliable. Certain assumptions have been made relating to the general economy, market conditions, competition and other factors beyond the control of seller and NAI Excel. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation.

Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being "as built", and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Non-Warranty

Neither the seller or NAI Excel, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, as to the financial performance of the property, or as to the condition of the Property, malfunctions or mechanical defects on the Property or to any improvements thereon, including but not limited to the material, workmanship or mechanical components of the structures, foundations, roof, heating, plumbing, electrical or sewage system, drainage or moisture conditions, air conditioning, or damage by the presence of pests, mold or other organisms, environmental condition, soils conditions, the zoning of the Property, the suitability of the Property for Interested parties intended use or purpose, or for any other use or purpose.

No Obligation

No legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; Interested Parties are to rely solely on its investigations and inspections of the Property in evaluating a possible purchase or lease of the real property. The seller expressly reserves the right, at its sole discretion, to reject any or all offers to purchase or lease the Property, and/or to terminate discussions with any entity at any time, with or without notice, which may arise as a result of review of this Memorandum.

Confidentiality

By receipt of this Memorandum, you agree that this Memorandum and its contents are confidential in nature, that you will hold and treat such in the strictest confidence and that you will not disclose this Memorandum, or any of its contents, to any other entity without the prior written authorization of the seller or NAI Excel. If after reviewing this Memorandum, you have no further interest in purchasing or leasing the Property, please delete or return this Memorandum to NAI Excel.



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Our professionals leverage decades of experience, industry-leading technology, and a leading global network to help you excel in your real estate goals.

325+

OFFICES

1.1 BIL

SF MANAGED

5,800+

PROFESSIONALS

TOP 6

2024 LIPSEY RANKING



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