

181

181 N. Arroyo Grande Boulevard, Henderson, NV 89074

For Lease

New Spec Suites
Available



MDL Group

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Leasing Details



New Spec Suites



±425 RSF - ±1,125 RSF

Space Available



Henderson

Submarket

Demographics

	1 mile	3 miles	5 miles
Population			
2024 Population	18,913	135,191	330,067
Average Household Income			
2024 Average Household Income	\$108,917	\$113,812	\$102,897

Property Highlights

- New spec suites ranging from ±425 RSF to ±1,125 RSF
- Henderson submarket
- Zoning: Neighborhood Commercial (C-N)
- Close proximity to the I-215 / I-515 interchange
- Covered parking available
- Many dining establishments by Wigwam Parkway including Popeyes Louisiana Kitchen, Raising Cane's, Carl's Jr., Wendy's, Starbucks, and more



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Property Overview

MDL Group is pleased to present the **181** at 181 N. Arroyo Grande Blvd., Henderson, NV 89074 (the “Property”), a ±19,731 RSF single-story professional office building with new spec suites located in Henderson, NV. The property is situated in the Green Valley South area, at the hard corner of N. Arroyo Grande Blvd. and Windmill Pkwy., in the center of Henderson. The location offers convenient access to the I-215, I-11, and US-95 Freeways, The Legacy Golf Club, along with many dining establishments and other advantageous amenities that run along W. Sunset Rd. and N. Stephanie St.

Area Overview

The City of Henderson has experienced a development boom in recent years with new developments in the area that include the Raiders Headquarters & Practice Facility, HAAS Automation, Amazon Fulfillment Center, St. Rose Dominican Hospital, and Costco. Universal Health Services (UHS) is currently developing a ±300,000 SF hospital on the southwest corner of St. Rose Pkwy. and Raiders Way with plans to expand the project in the future.

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Property Details

+ Parcel Number	178-16-102-002
+ Submarket	Henderson
+ Building Size	±19,731 RSF
+ Land Size	±1.98 AC
+ Zoning	Neighborhood Commercial (C-N)
+ Signage	Suite and Pylon signage available
+ Year Built	2000
+ Traffic Counts	Arroyo Grande Blvd. // 10,600 VPD Warm Springs Rd. // 25,200 VPD

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Excellent accessibility to multiple existing and future technology, manufacturing, mixed-use, medical facilities and sporting venues.



Well Maintained

The property is professionally managed with building systems routinely maintained, replaced, or upgraded.



Airport Proximity

Approximately 6.9 miles from the Harry Reid International Airport and car rentals.



High Net Worth Demographics

The property is surrounded by dense residential neighborhoods, attracting residents with higher incomes and education levels. The average household income is \$113,812 and a total population of ±135,191 residents within 3-miles of the Property.



Excellent Accessibility

The property is easily accessed with two (2) points of ingress / egress on Windmill Parkway and N. Arroyo Grande Boulevard with nearby proximity to the I-215, N. Stephanie Street, and N. Valle Verde Drive.



Nearby Amenities

Large variety of amenities in close-proximity, inclusive of Galleria Mall at Sunset, Sunset Station Hotel and Casino, Valley AutoMall, Green Valley Ranch Resort Spa and Casino, and an array of dine-in restaurants, QSRs, shopping, goods & services, automotive, and recreational parks.

Fast Facts



316,599
Daytime Population



12,680
Businesses in Area



77.7%
Employees Drive to Work



62.1%
White Collar Employees



0.77%
2020-2023 Growth Rate

5-Mile Radius

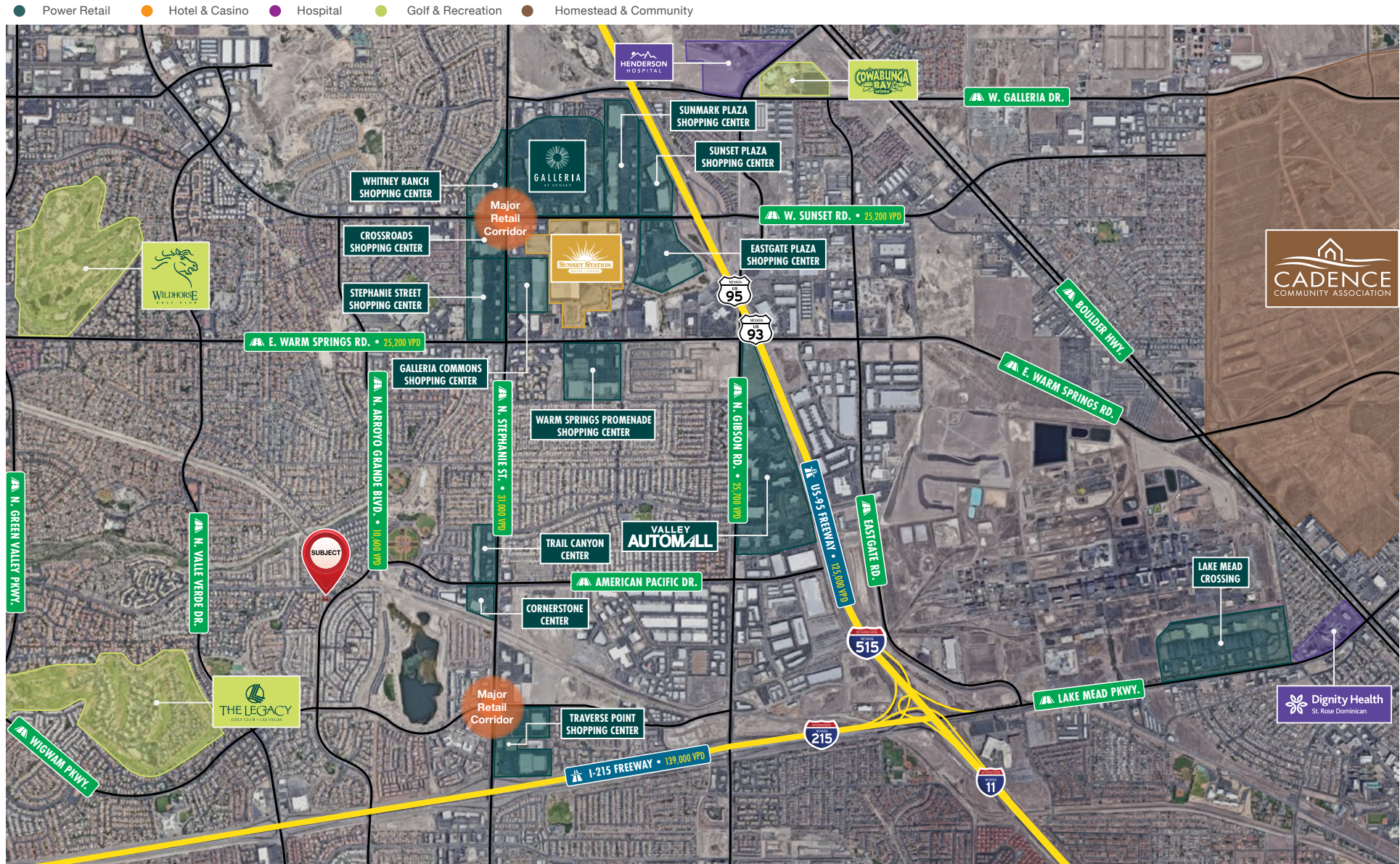
Population	1 mile	3 miles	5 miles
2010 Population	15,562	114,722	286,326
2020 Population	18,868	133,149	321,946
2023 Population	18,913	135,191	330,067
2028 Population	19,316	138,770	338,421
2020-2023 Annual Rate	0.07%	0.47%	0.77%
2023-2028 Annual Rate	0.42%	0.52%	0.50%
2023 Median Age	42.6	40.4	39.4

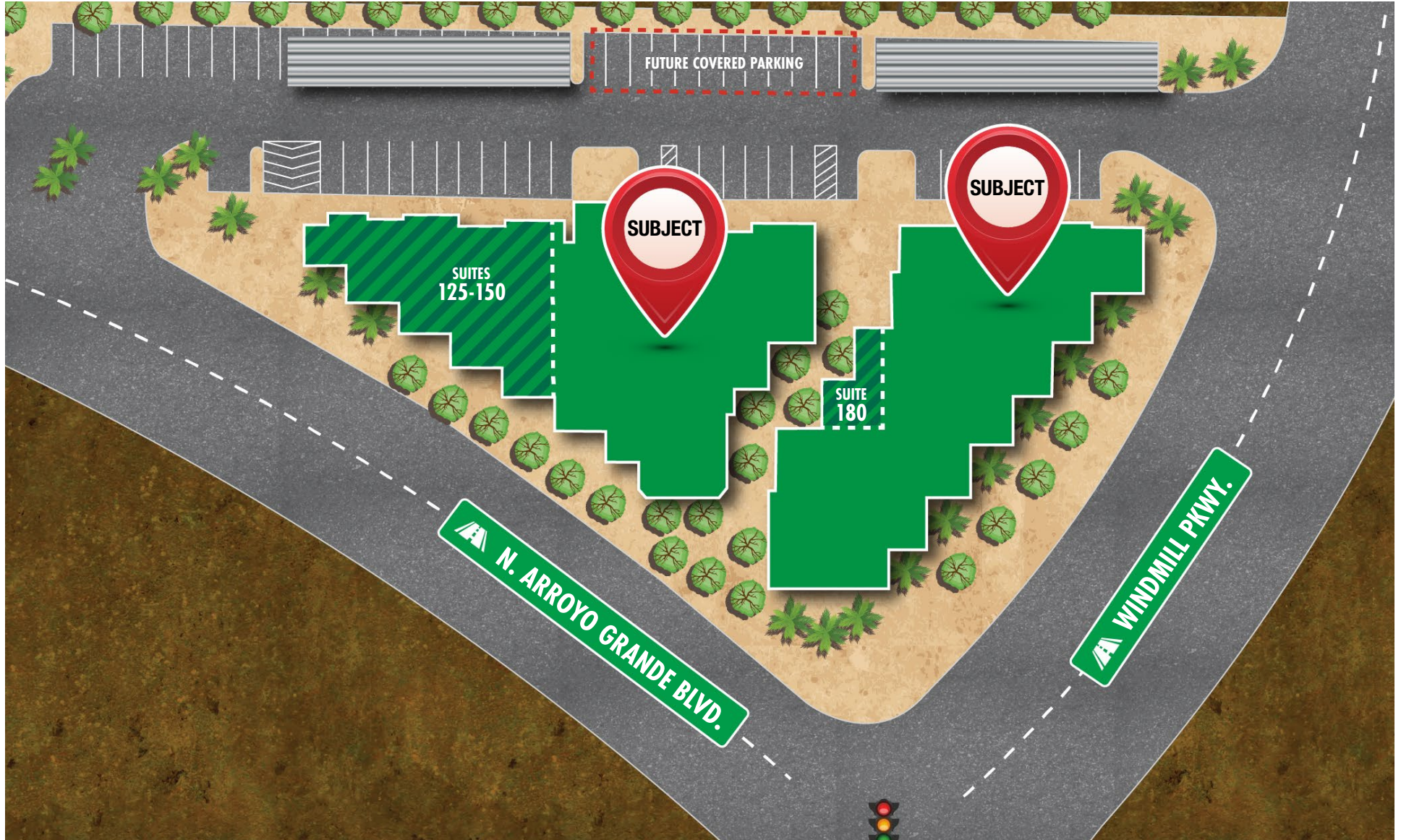
Households	1 mile	3 miles	5 miles
2010 Households	6,143	46,338	111,439
2020 Households	7,840	54,570	127,531
2023 Total Households	8,011	56,120	132,055
2028 Total Households	8,320	58,304	137,214
2020-2023 Annual Rate	0.67%	0.87%	1.08%
2023-2028 Annual Rate	0.76%	0.77%	0.77%

Average Household Income	1 mile	3 miles	5 miles
2023 Average Household Income	\$108,917	\$113,812	\$102,897
2028 Average Household Income	\$125,282	\$132,048	\$119,705
2023-2028 Annual Rate	2.84%	3.02%	3.07%

Housing	1 mile	3 miles	5 miles
2020 Total Housing Units	8,396	58,462	135,935
2023 Total Housing Units	8,469	59,740	139,628
2023 Owner Occupied Housing Units	4,820	31,827	76,284
2023 Renter Occupied Housing Units	3,191	24,293	55,771
2023 Vacant Housing Units	458	3,620	7,573
2028 Total Housing Units	8,774	61,765	144,320
2028 Owner Occupied Housing Units	5,105	33,895	80,827
2028 Renter Occupied Housing Units	3,215	24,409	56,388
2028 Vacant Housing Units	454	3,461	7,106

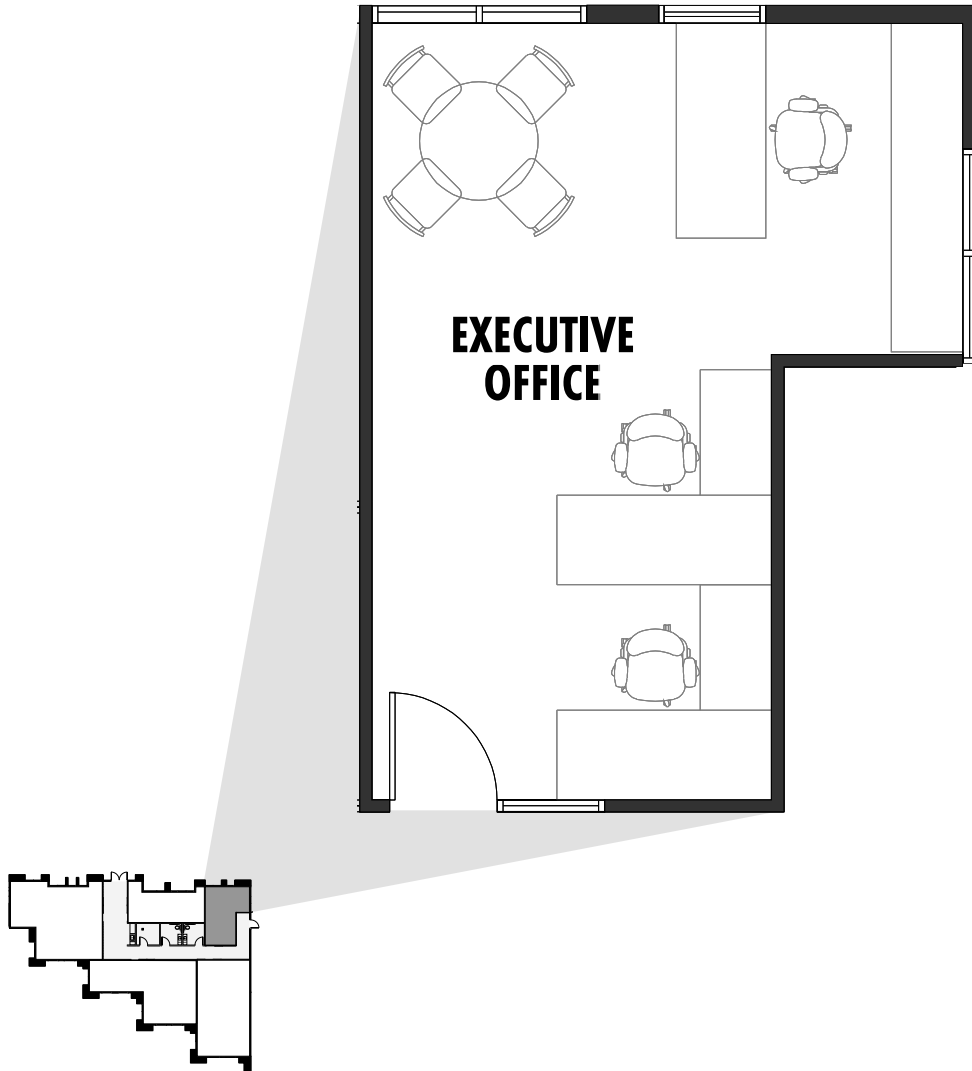
Source: ESRI





New Spec Suites

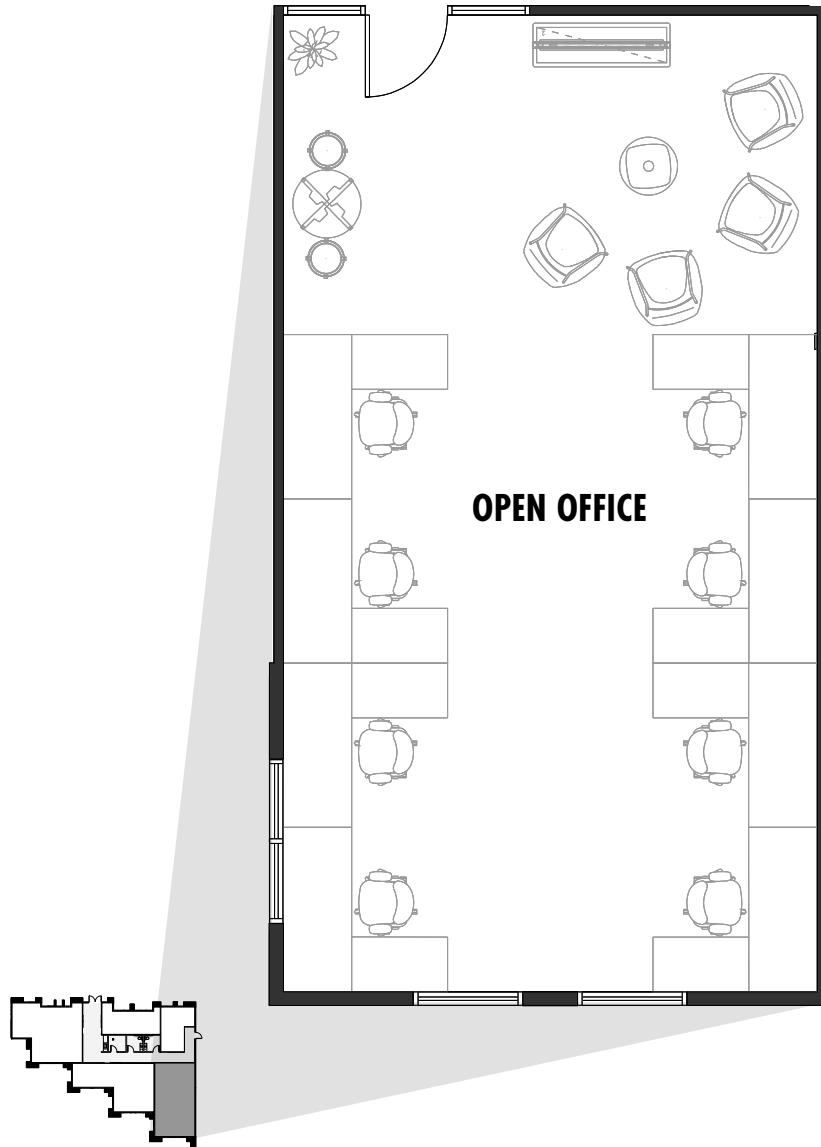




Suite 125 Details

- + **Total RSF:** ±425
- + **Monthly Base Rent:** \$950.00
- + **Available:** Immediately

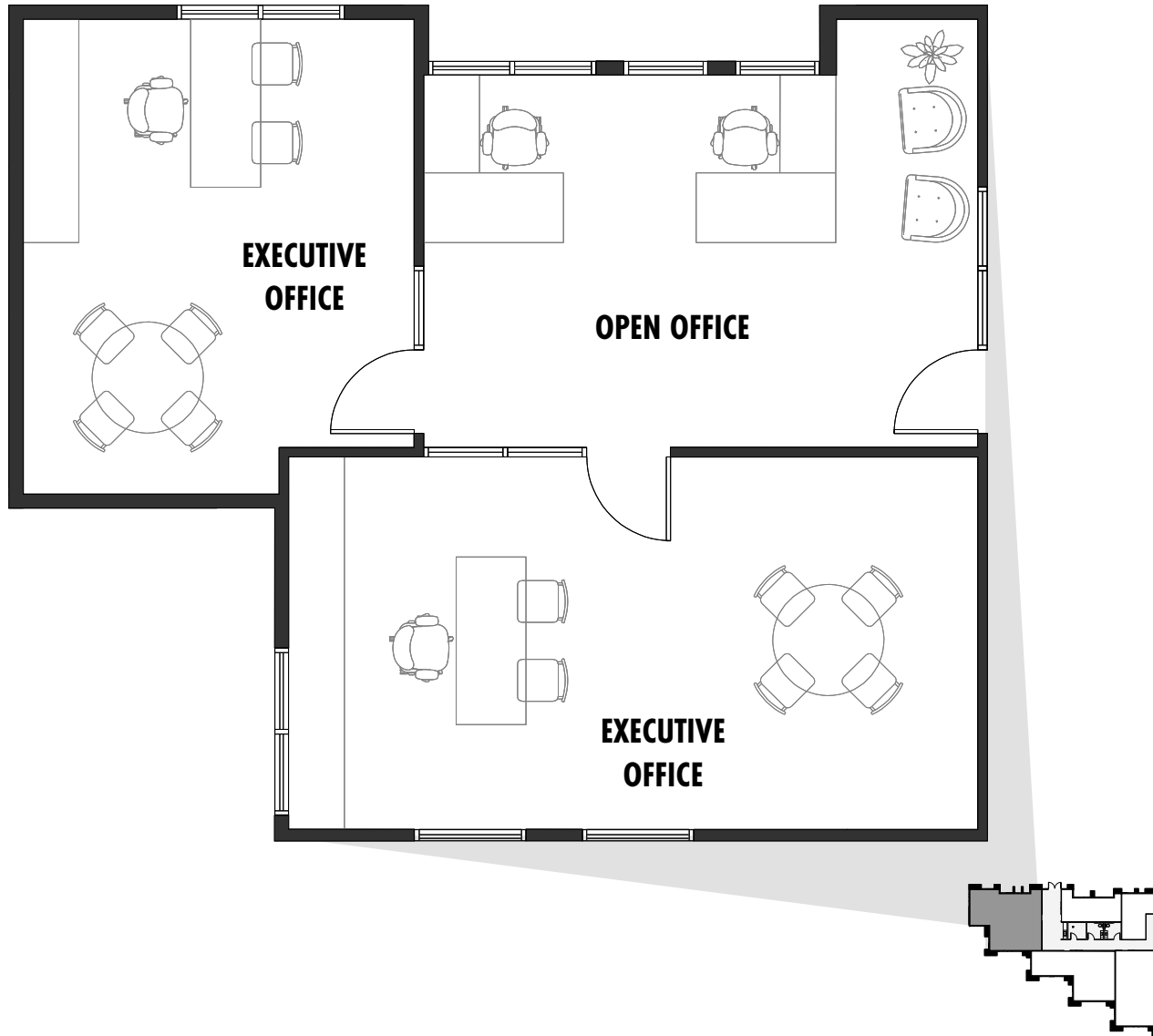
Drawings and plans are not to scale. Any measurements are approximate and are for illustrative purposes only. There is no guarantee, warranty or representation as to the accuracy or completeness of any plans or designs.



Suite 130 Details

- + **Total RSF:** ±1,000
- + **Monthly Base Rent:** \$2,000.00
- + **Available:** Immediately

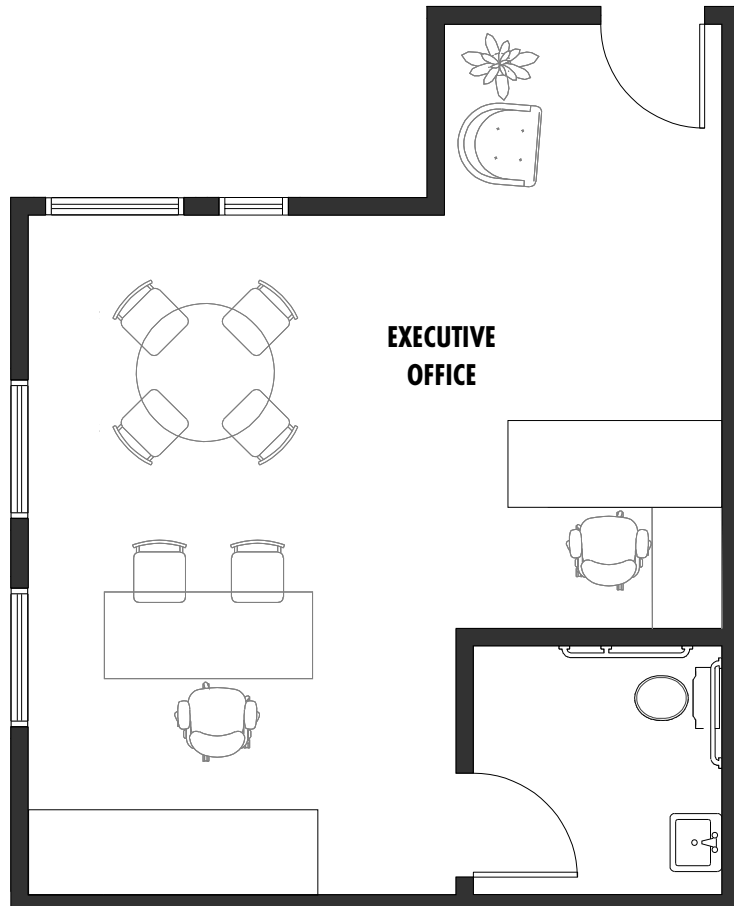
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Suite 150 Details

- + **Total RSF:** ±1,125
- + **Monthly Base Rent:** \$2,250.00
- + **Available:** Immediately

Drawings and 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.



Suite 180 Details

- + **Total RSF:** ±519
- + **Monthly Base Rent:** \$950.00
- + **Available:** Immediately

Drawings and 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.

New Spec Suite Renderings



New Spec Suite Renderings



New Spec Suite Renderings



New Spec Suite Renderings



Future Courtyard



Clark County Nevada


Synopsis


As of the 2010 census, the population was 1,951,269, with an estimated population of 2,265,461 in 2022. 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 11th-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 \$8.1 billion, which surpasses that of the state government.

Quick Facts

 **±435**
Size (Sq. Mi.)

 **2,265,461**
Population

 **290**
Pop. Density (Per Sq. Mi.)

Source: www.clarkcountynv.gov,
www.wikipedia.com

Market Overview



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.

Discover a wealth of advantages in Henderson, beginning with a culture of opportunity fueling your success with faster access. Lower cost. Higher skills. Greater quality.

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.

Quick Facts

 **±106**

Size (Sq. Mi.)

 **317,610**

Population

 **2,984**

Pop. Density (Per Sq. Mi.)

Source: www.wikipedia.com

Source: www.hendersonnow.com



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Nevada Tax Advantages

Synopsis

Nevada has always been a popular state for businesses. Some of the main reasons for that are low-cost startup, regulatory, licensing and annual fees, taxes and tax structure, privacy of business owners, and competitive utility rates for commercial operations.

The Tax Climate Index comparison to neighboring states is significant: California ranks 48th, Arizona 19th, Idaho 15th, Oregon 24th and Utah 8th.

Nevada Tax System:

Nevada ranks as the 7th best state in the Tax Foundation's 2020 State Business Tax Climate Index, an independent ranking of states in five areas of taxation: corporate taxes, individual income taxes, sales taxes, unemployment insurance taxes, and taxes on property, including residential and commercial property.

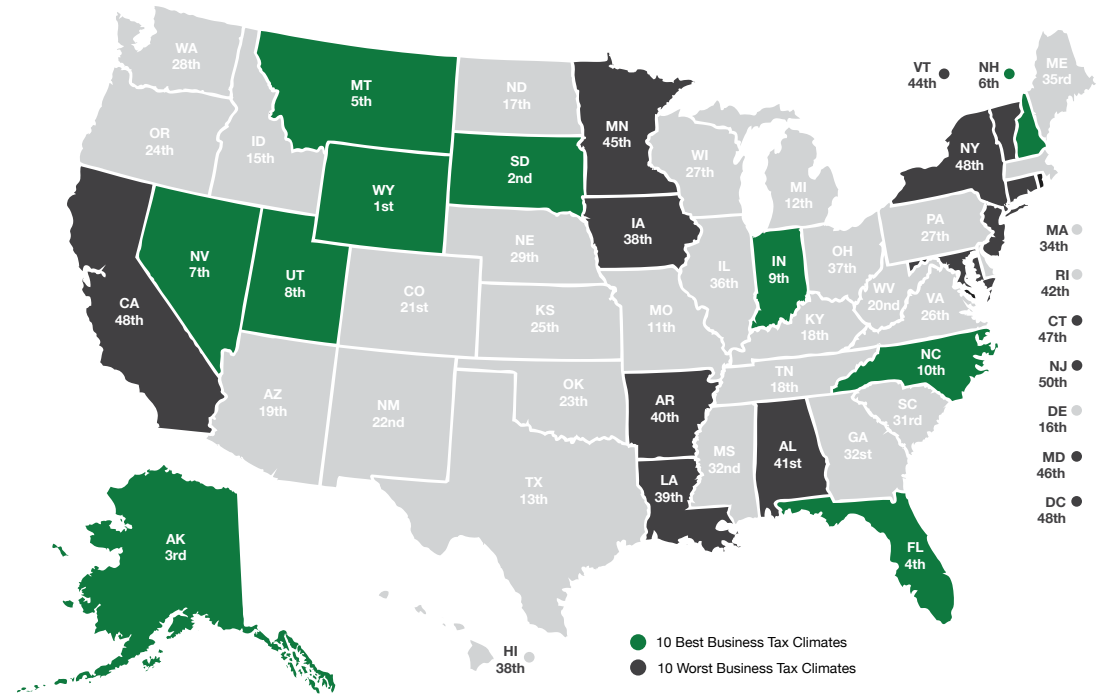
Nevada uses these tax benefits to attract new businesses. There are plenty of taxes you must pay in other states, but not in Nevada.

Here are the main tax advantages:

- 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

Source: Nevada Governor's Office of Economic Development; www.TaxFoundation.org

2022 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, 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 passengers and handling more than 189 million pounds of cargo.

Southern Nevada Growth



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.

The 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 and reducing student achievement gaps.

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)

Professional Sports



Synopsis

The Las Vegas metropolitan area is home to many sports, most of which take place in the unincorporated communities around Las Vegas rather than in the city itself.

The Las Vegas Valley has three major league professional teams: the Vegas Golden Knights of the NHL, which began play in 2017 as the region's first major pro team, the Las Vegas Raiders of the NFL which began play in 2020, and the Las Vegas Aces of the WNBA, which began play in 2018.

Las Vegas is home to three minor league sports teams: the Las Vegas Aviators of Minor League Baseball, the Las Vegas Lights FC of the USL Championship, the league at the second of US men soccer league system, and the Henderson Silver Knights of the American Hockey league of the NHL. The Las Vegas Lights are currently the only team playing in the city of Las Vegas, at the city-owned Cashman Field.

Source: www.wikipedia.com



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