

SERENE VIEW PROFESSIONAL CENTER - FOR SALE OR LEASE

NEW DEVELOPMENT | TWO STORY CLASS A MEDICAL & OFFICE BUILDING

2480 VILLAGE VIEW DRIVE | HENDERSON, NV 89074



FIRST FEDERAL REALTY



PRE- LEASING | 3,000 SF - 9,687 SF

FIRST FEDERAL REALTY
50 S Stephanie Street Suite 101
Henderson, NV 89012



FIRST FEDERAL REALTY

PRESENTED BY:

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LOCATION OVERVIEW

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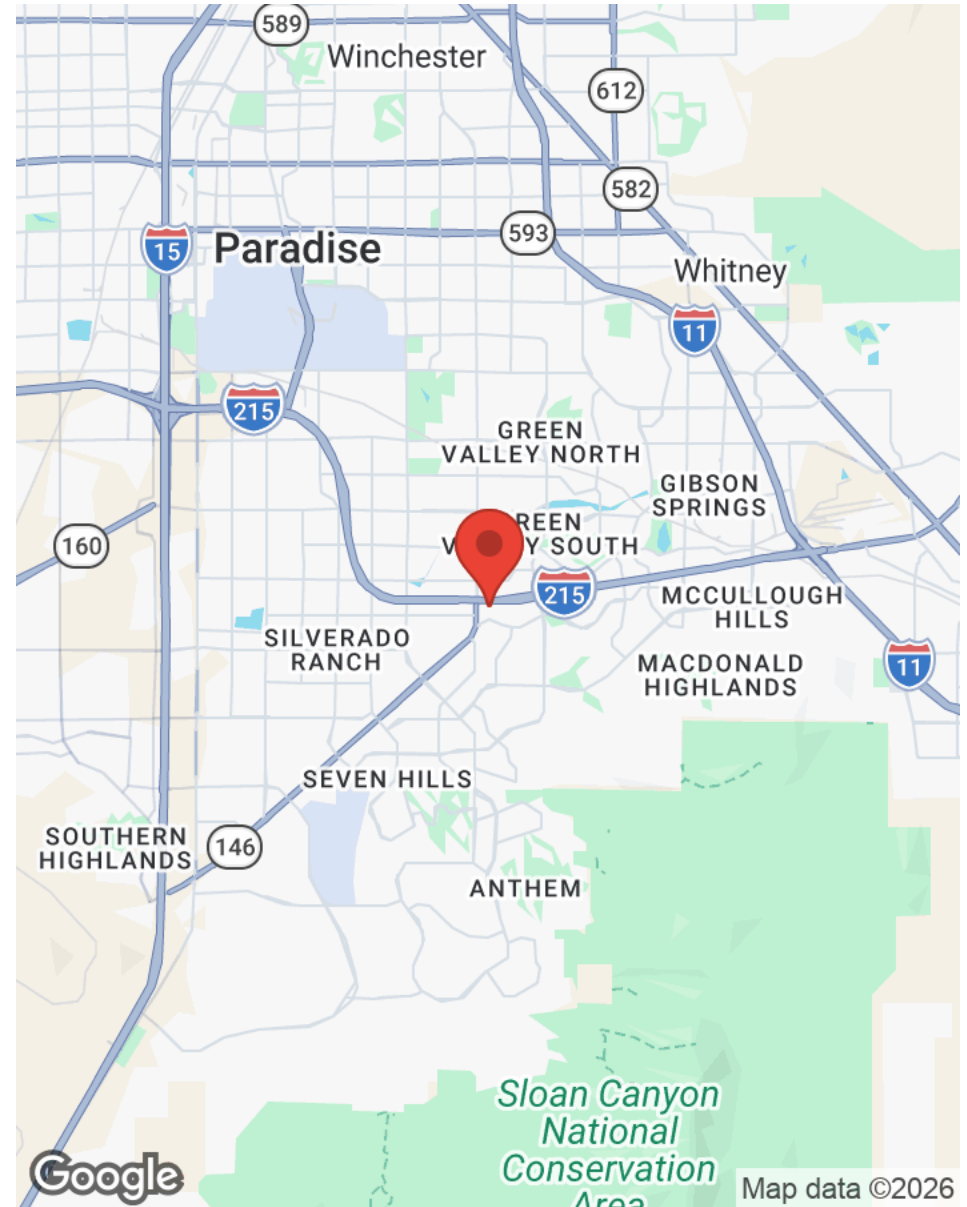
First Federal Realty is pleased to announce the development of a new class A two-story 19,800 SF medical and professional office building situated within Green Valley Ranch.

This prestigious location offers a prime location for businesses looking for convenient access, professional surroundings, and nearby amenities. Its location ensures seamless connectivity to the greater Las Vegas area and its minutes from the I-215 beltway, I-15 freeway, and Harry Reid International Airport.

The site delivers easy access to premier amenities, including retail, dining, and entertainment. It is within walking distance to Green Valley Ranch Resort, The District at Green Valley Ranch, Lee's Family Forum, Life Time Fitness, and the proposed multi-use 100k sf redevelopment project, The Cliff coming Q2 2026, located just across the street.

The location is a five-minute drive to St. Rose Hospital—Siena Campus, West Henderson Hospital and is surrounded by prestigious, high-income master-planned communities, including Green Valley Ranch, MacDonald Highlands, Ascaya, Anthem, and Seven Hills.

The developer is experienced and well known in the community having ±80 professional medical and office buildings. Recently completed commercial developments in Las Vegas and Henderson including The Park at Horizon Ridge and Fort Apache Professional Park.



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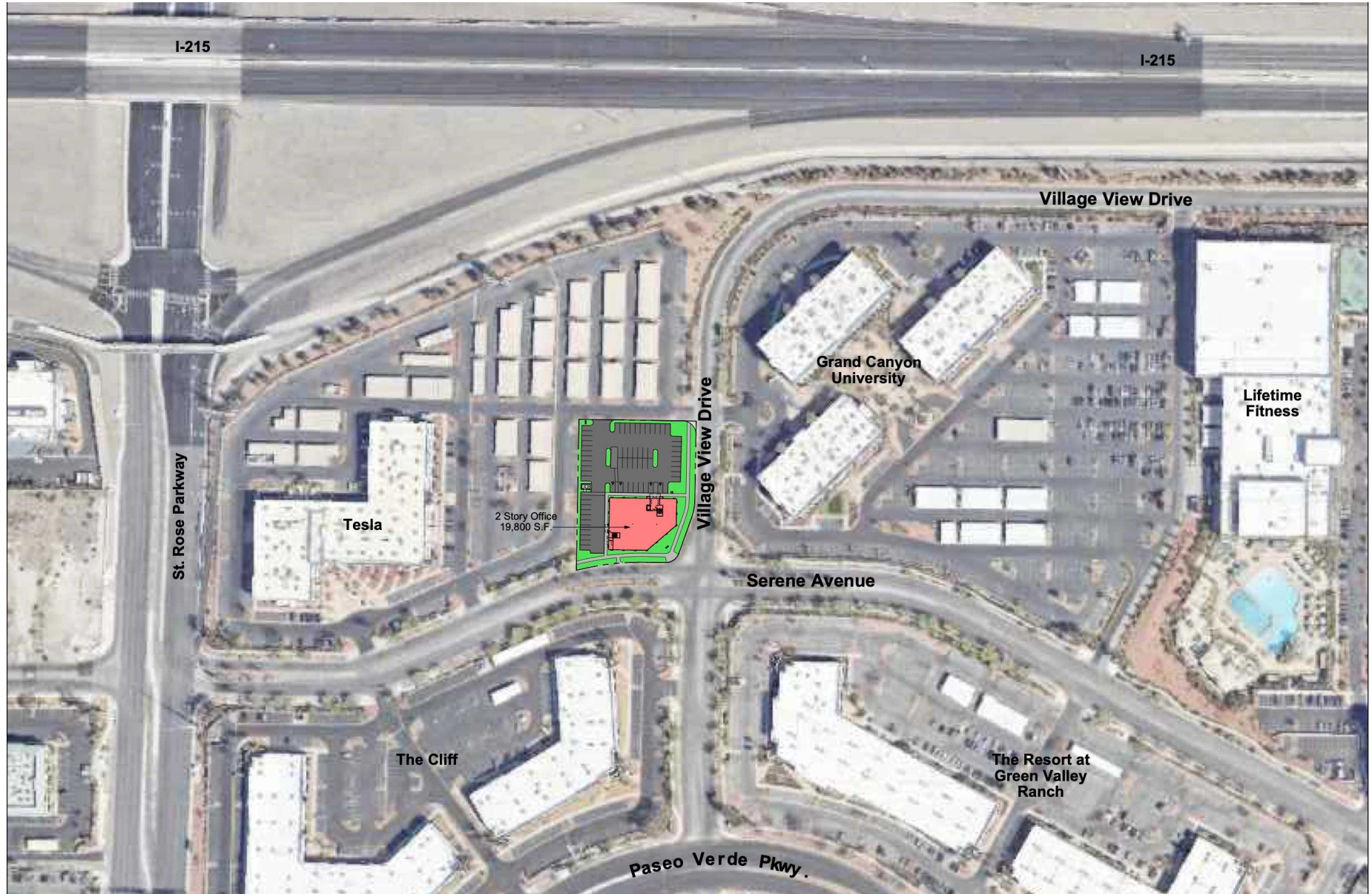
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AERIAL LOCATION

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AVAILABLE SPACES

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Available Spaces

Space	Size	Term	Rate	Space Use	Condition	Available
1st Floor	10,113	SOLD		Office/Medical	Grey-Shell	Q4 2026
2nd Floor	9,687	5 -10 years	\$3.25/sf/mo	Office/Medical	Grey-Shell	Q4 2026

FOR SALE

- \$425/SF for 9,687 SF 2nd floor grey shell.
- 277/480V, 3 phase
- Zoning: CC
- High-potential commercial real estate opportunity

FOR LEASE

- Custom build-out options are available for tenant's specifications.
- Available space 3,000 SF up to 9,687 SF - 2nd floor.
- \$100/SF tenant improvement allowance for qualified tenants.
- Monument signage available
- Triple Net (NNN) lease.

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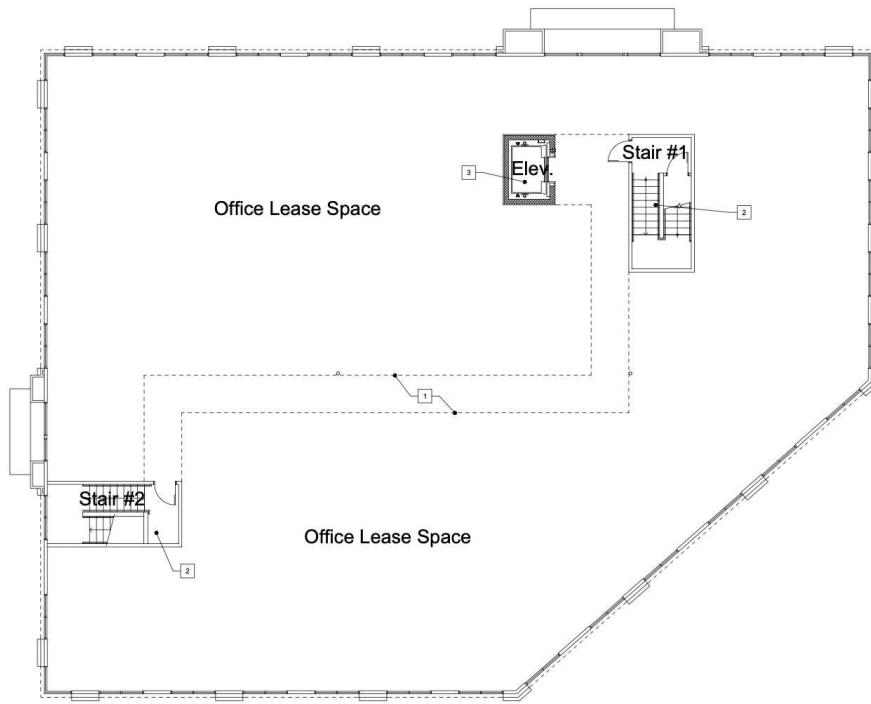
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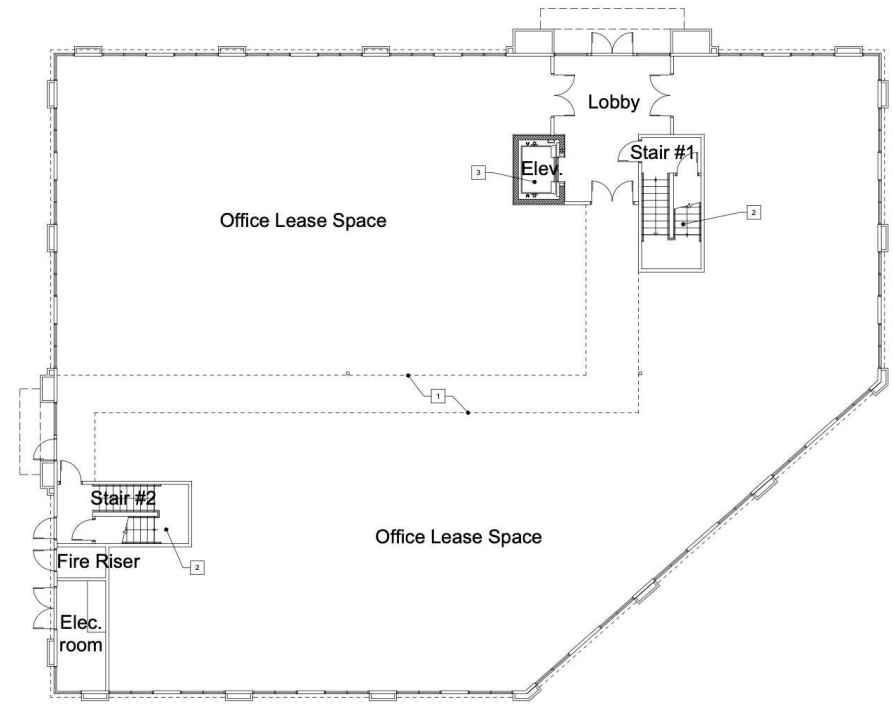
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FLOOR PLAN

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2nd Floor



1st Floor

1 Floor Plans

Scale: 1/8" = 1'-0"

1st Floor = 10,113 s.f.
 2nd Floor = 9,687 s.f.
 Total Bldg. = 19,800 s.f.

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ELEVATION

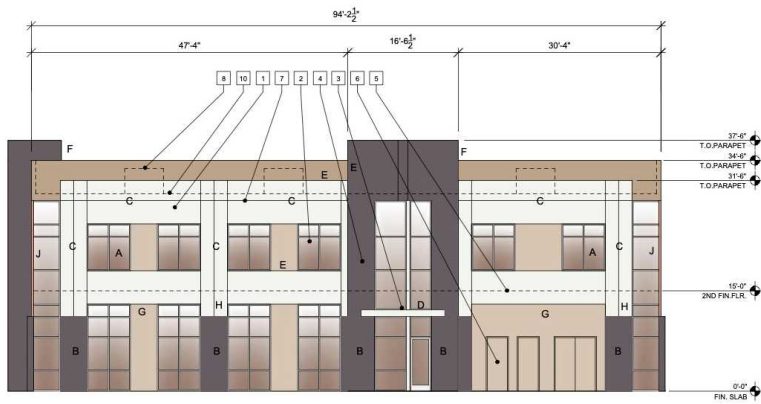
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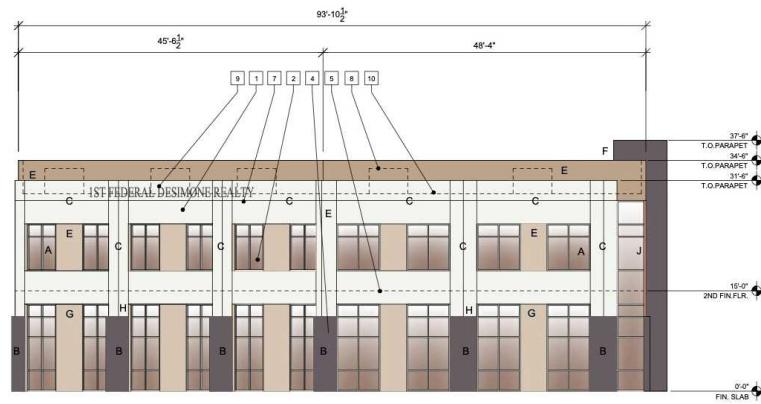
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Color & Materials

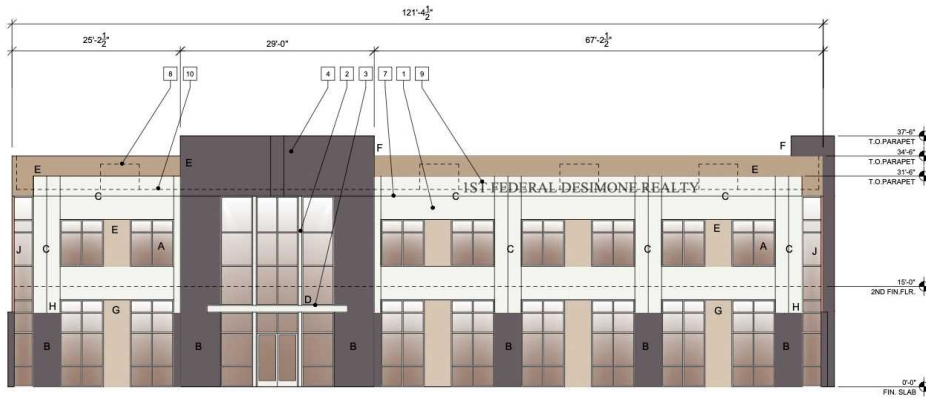
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SHELL WHITE, SW 8917
RGB CODE: 240, 235, 224
COLOR INTEGRAL @ EFS
- (EF2) STUCCO FIELD:
SAND DOLLAR, SW 6099
RGB CODE: 240, 235, 224
COLOR INTEGRAL @ EFS
- (EF3) STUCCO FIELD:
SANDS OF TIME, SW 6101
RGB CODE: 188, 163, 139
COLOR INTEGRAL @ EFS
- (EFA) DAL-TILE POLISHED GRANITE
ABSOLUTE BLACK
- (SFS1) STOREFRONT SYSTEM
CLEAR ANODIZED ALUMINUM
- (SFS2) GLAZING:
PPG
SOLARBAN 90 SOLARBRONZE



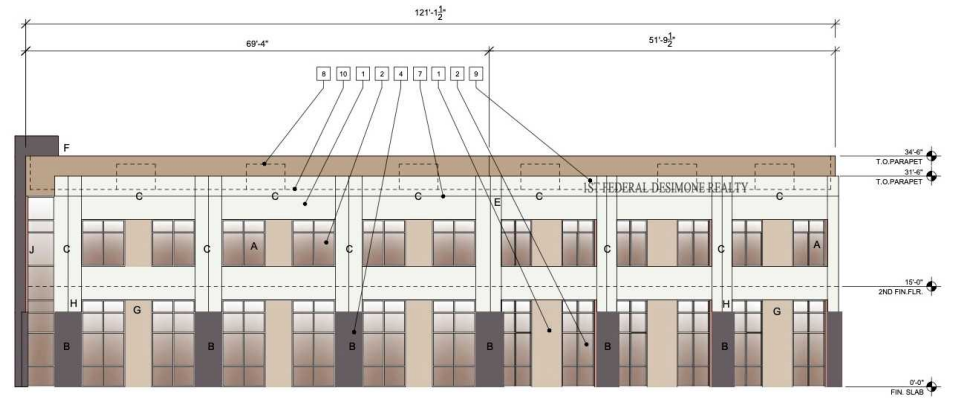
West



East



North



South

1 Exterior elevations

scale: 1/8" = 1'-0"

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CONCEPT PHOTO

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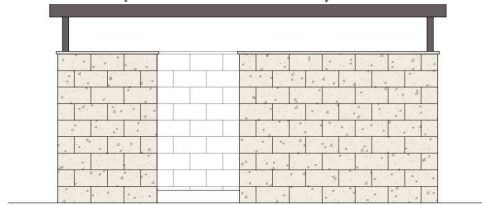
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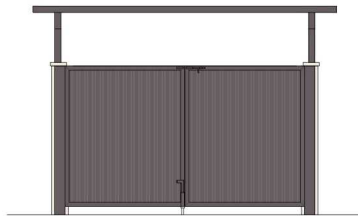
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MONUMENT SIGN

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Left Side (right side & rear similar)



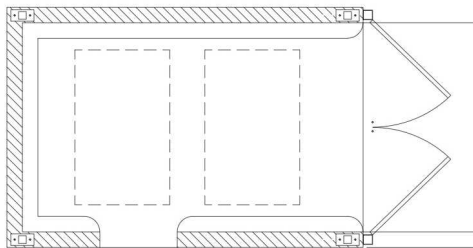
Front



Top View

2 Trash Enclosure Elevations

No Scale



Elevation

2 Trash Enclosure Plan

No Scale

1 Monument Sign

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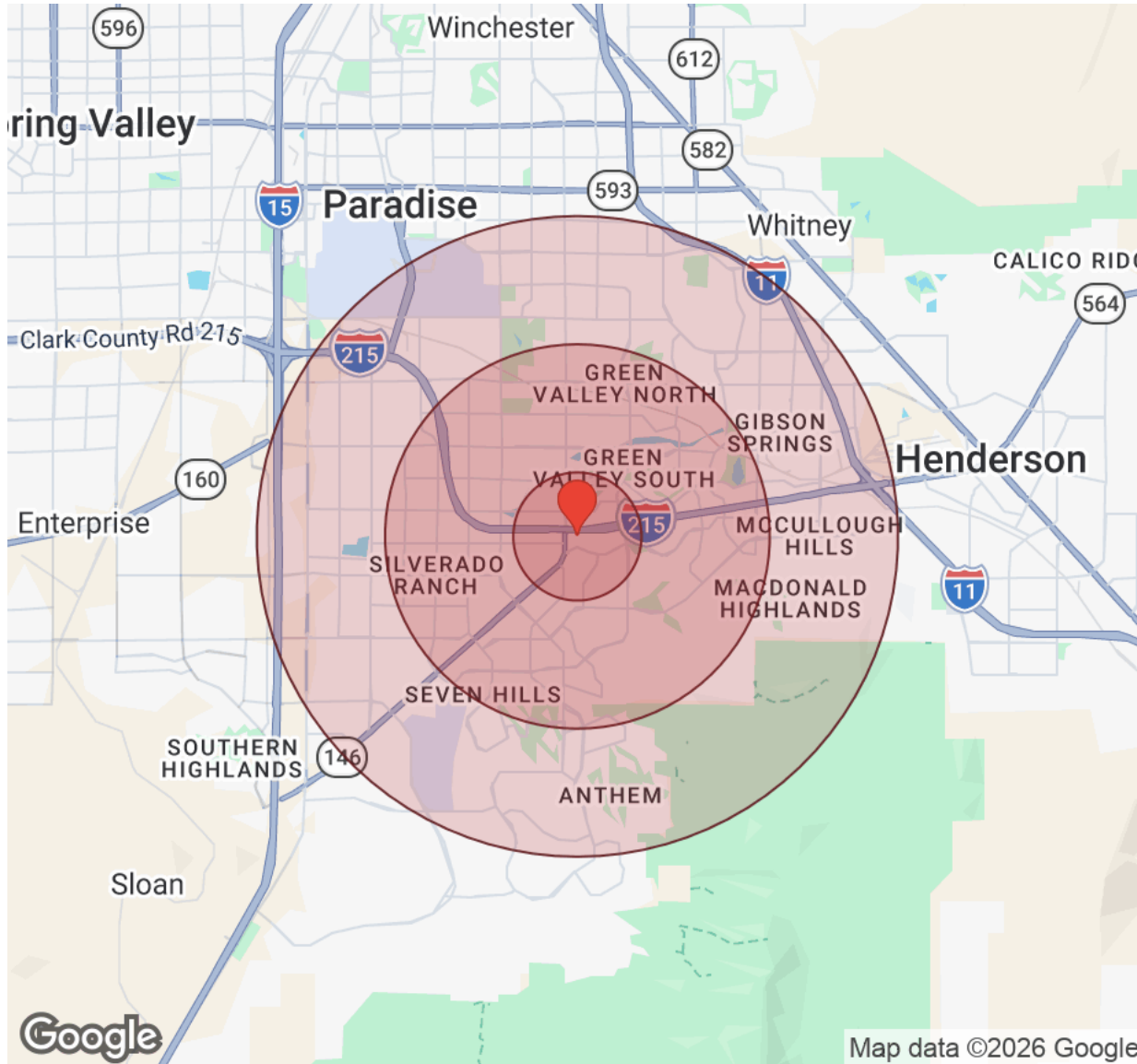
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DEMOGRAPHICS

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Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	6,967	79,182	154,629
Female	7,136	82,191	158,593
Total Population	14,103	161,373	313,222

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	7,624	78,782	146,932
Black	928	13,894	28,691
Am In/AK Nat	45	420	814
Hawaiian	69	1,323	2,788
Hispanic	3,007	37,084	74,641
Asian	1,709	21,463	42,692
Multiracial	694	8,053	15,880
Other	28	339	814

Housing	1 Mile	3 Miles	5 Miles
Total Units	6,228	71,258	139,906
Occupied	5,817	66,833	130,605
Owner Occupied	3,567	37,036	70,084
Renter Occupied	2,250	29,797	60,521
Vacant	411	4,425	9,301

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	2,209	25,065	47,754
Ages 15 - 24	1,368	17,529	34,097
Ages 25 - 54	5,386	65,569	128,942
Ages 55 - 64	2,008	21,199	40,292
Ages 65+	3,132	32,010	62,137

Income	1 Mile	3 Miles	5 Miles
Median	\$102,519	\$91,569	\$88,745
Under \$15k	289	4,124	8,867
\$15k - \$25k	212	2,721	5,730
\$25k - \$35k	326	3,421	7,267
\$35k - \$50k	322	6,269	12,737
\$50k - \$75k	879	10,305	20,664
\$75k - \$100k	818	9,921	18,252
\$100k - \$150k	996	12,113	24,117
\$150k - \$200k	660	7,601	14,297
Over \$200k	1,313	10,357	18,672

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