

**PRESENTING:  
THE PARK AT HORIZON  
RIDGE**

**NEW SINGLE STORY  
OFFICE/MEDICAL BUILDING  
FOR LEASE**

**±6,162 RSF**

**Within minutes of the St. Rose Dominican  
Hospital, Siena Campus & New West Henderson  
Medical Campus**

**CUSTOM BUILD OUT AVAILABLE**

**2980 W. HORIZON RIDGE PKWY.,  
HENDERSON, NV 89052**



**FIRST FEDERAL REALTY**

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## PROPERTY DESCRIPTION

Building B at The Park at Horizon Ridge Pkwy  
2980 West Horizon Ridge Parkway | Henderson, NV 89052



FIRST FEDERAL REALTY



## Summary

The Park at Horizon Ridge, a medical and office complex in West Henderson fronting Horizon Ridge Pkwy., just west of Eastern Ave.

The office park consists of six freestanding, single-story office and medical buildings ranging in size from  $\pm 4,750$  to  $\pm 14,950$  square feet. The developer is offering a generous, \$100 PSF tenant improvement allowance for qualified tenants.

The Park at Horizon Ridge is within close proximity to several medical facilities including St. Rose Dominican Hospital which is two blocks from the location. The site offers quick and easy access to the 215 Beltway, I-15, and is close to several large retail centers, restaurants, and abundant amenities in the West Henderson submarket.

The Park at Horizon Ridge is located just east of Dundee Jones Park. The location boasts heavy traffic and high visibility and is surrounded by high-income master-planned communities including Green Valley, Anthem, Seven Hills, and Inspirada.

The developer is experienced and well known in the community, having developed 80+/- professional office buildings. Recently completed commercial developments in Las Vegas and Henderson include Horizon Ridge Professional Park, Fort Apache Point, Fort Apache Professional Park, Railroad Pass Truck Stop and Travel Center, and Holiday Inn Express.

# FOR LEASE

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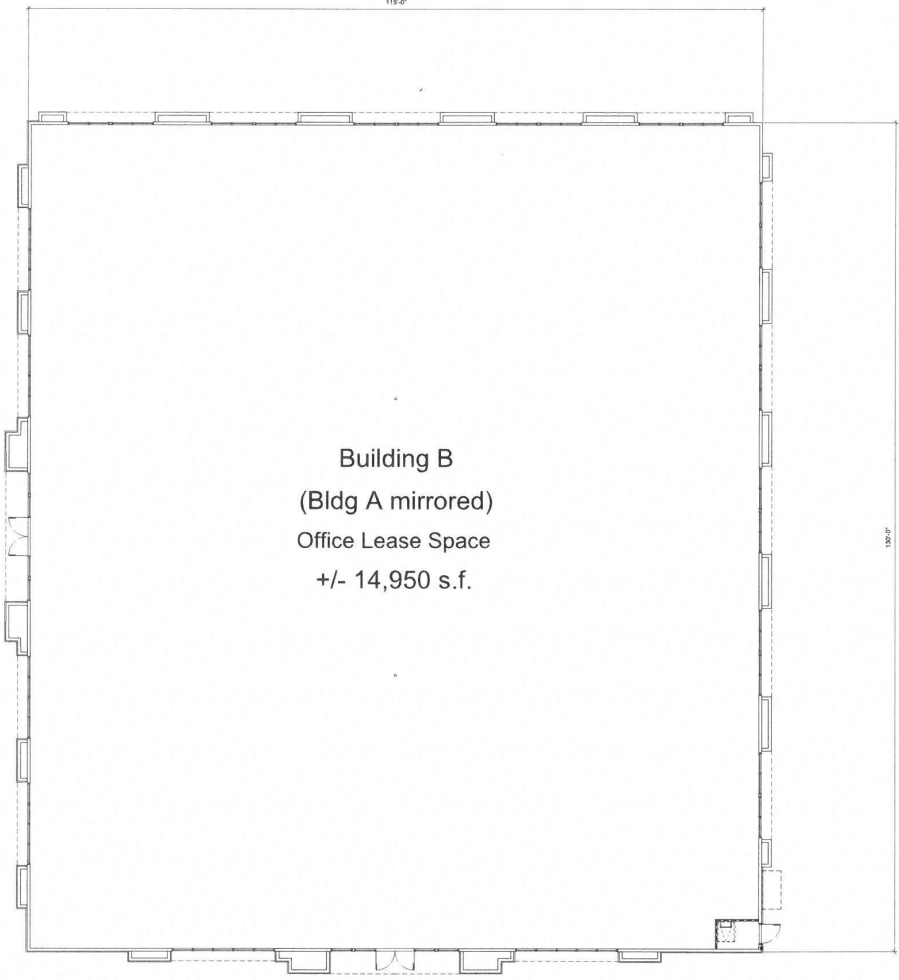


| Suite          | Size  | Rate         | Status    | Use        | Condition                | Tenant             |
|----------------|-------|--------------|-----------|------------|--------------------------|--------------------|
| Building A-100 | 6,100 | \$0 /mo      | Leased    | Medical    |                          | Cosmetic Surgery   |
| Building A-110 | 6,389 | \$0/mo       | Leased    | Office     |                          | HR & Payroll Svcs  |
| Building A-120 | 2,446 | \$0/mo       | Leased    | Office     |                          | Mortgage Broker    |
| Building B     | 6,162 | \$3.00 sf/mo | Available | Office/Med | Shell Under Construction | Available          |
| Building C     | 4,750 | \$0 /mo      | Sold      | Medical    |                          | Pulmonology Clinic |
| Building D     | 4,750 | \$0 /mo      | Leased    | Medical    |                          | Psychiatry Clinic  |
| Building E     | 8,450 | \$0 /mo      | Sold      | Medical    |                          | Fertility Clinic   |

- Custom build out available for tenant's specifications.
- Generous \$100 PSF TI allowance for qualified tenants.
- Easy access to 215 Beltway and Harry Reid Int'l airport.

# PROPERTY PHOTOS

Building B at The Park at Horizon Ridge Pkwy  
2980 West Horizon Ridge Parkway | Henderson, NV 89052



2980 W. Horizon Ridge Parkway

1 Floor Plan - Building B (Building A - mirror image)

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

Building Area = 14,950 s.f.

### Keynotes

| # | Description  |
|---|--|
| 1 | NEW WALL CONSTRUCTION - SEE WALL LEGEND BELOW                      |
| 2 | ADJACENT ACCESSIBLE ALUMINUM THRESHOLD - SEE DETAIL 4 ON SHEET B72 |
| 3 | ALUMINUM STOREFRONT DOOR OR WINDOW - SEE SCHEDULE SHEET            |
| 4 | DASHED LINE OF EXTERIOR SOFFIT ABOVE                               |
| 5 | ROOF ACCESS LADDER AND HATCH - SEE DETAIL 1 ON SHEET D72           |
| 6 | LOCATION OF ELECTRICAL SWITCHGEAR - SEE ELECTRICAL DRAWINGS        |
| 7 | STRUCTURAL STEEL COLUMN - SEE STRUCTURAL DRAWINGS                  |

### General Notes

- ALL DIMENSIONS ARE SHOWN TO FACE OF STUD UNLESS NOTED OTHERWISE.
- REFER TO EXTERIOR ELEVATIONS FOR EXTERIOR COLORS AND MATERIALS.
- VERIFY WITH OWNER ALL INTERIOR SIGNAGE, OUTLETS (AREAS WITH POWER) FOR J-BOX LOCATIONS WITH OWNER PRIOR TO CLOSING IN WALLS.

### Wall Legend

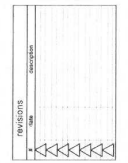
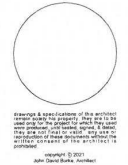
NOTE: STRUCTURAL INFORMATION SUPERSEDES ARCHITECTURAL DETAILS

**1** (1 HR. RATED) 2" X 4" WOOD STUDS @ 24" O.C. FULL HEIGHT TO BOTTOM OF ROOF SHEATHING W/ SF. 0"9" BOARD EACH SIDE PER ITEM 14.1.3 TABLE F11.103 OF THE 2018 I.B.C. - SEE DETAIL 1 ON SHEET D72

**2** PORCELAIN TILE VENEER (SEE EXTERIOR ELEVATIONS) INSTALLED PER SECTION 1404.10.2 OF THE 2018 I.B.C. (1)TYPE 1" MORTAR AND SCRATCH COAT (2) COAT STUCCO WIRE MESH OVER LAYERS OF GRADE 1" BUILDING PAPER (3) 1/2" AIRSPACE (4) 1/2" BATT INSULATION W/ SF. 0"9" (5) INTERIOR GYPSUM BOARD TO BE INSTALLED BY FUTURE TENANT. WALL ABOVE PORCELAIN TILE VENEER TO BE 1" STUCCO (2) COAT STUCCO WIRE MESH OVER LAYERS OF GRADE 1" BUILDING PAPER (3) 1/2" AIRSPACE (4) 1/2" BATT INSULATION W/ SF. 0"9" (5) INTERIOR GYPSUM BOARD TO BE INSTALLED BY FUTURE TENANT.

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Park at Horizon Ridge  
for DeSimone Companies  
N.E.C. Horizon Ridge Pkwy. & Jeffreys  
Henderson  
Nevada

|           |           |
|-----------|-----------|
| date      | 7/20/2021 |
| proj. no. | 2021-1    |
| drawn by  |           |
| chd. by   |           |
| sheet no. | A2        |

# FLOOR PLAN

The Park at Horizon Ridge Pkwy  
2980 West Horizon Ridge Parkway | Henderson, NV 89052



FIRST FEDERAL REALTY

NORTH

FIRE RISER ROOM  
35 SQ FT

LEASABLE AREA  
6,148 SQ FT USABLE  
6,162 SQ FT RENTABLE

AVAILABLE SUITE

53'-1 1/2"

114'-1"

WEST

EAST

NOT A PART

OVERALL BUILDING  
14,950 SQ FT

SOUTH

THE PARK AT HORIZON RIDGE

10-04-24



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# SITE PLAN

Building B at The Park at Horizon Ridge Pkwy  
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1 Site Plan  
Scale: 1" = 30'-0"

## Keynotes

| #  | Description  |
|----|--|
| 1  | 8" P HIGH SPLIT FACE C.M.U. TRANSPARENT CYCLING ENCLOSURE W/ TRILLIS   |
| 2  | AS PAVING - SEE CIVIL DRAWINGS   |
| 3  | LANDSCAPING - SEE LANDSCAPE PLAN   |
| 4  | HANDICAP ACCESSIBLE ASBLE  |
| 5  | 10' X 30' LOADING ZONE   |
| 6  | 4" CONCRETE SIDEWALK W/ ROCK SALT FINISH   |
| 7  | NEW UNDERGROUND RCES - SEE CIVIL DRAWINGS  |
| 8  | EXISTING C.M.U. HALL TO REMAIN   |
| 9  | NEW DECORATIVE WROUGHT IRON FENCING TO MATCH ADJACENT PARK DESIGN W/ 16" SQUARE SPLIT-FACE C.M.U. PLASTERS AT 20" O.C. WITH DECORATIVE CAP SEE SHEET S070.43 |
| 10 | COVERED PARKING - SEPARATE PERMIT BY OTHERS  |
| 11 | 12' X 30' LOADING ZONE   |
| 12 | DASHED LINE OF ADJACENT PROPERTY - NOT A PART  |
| 13 | FIRE TRUCK TURNING RADI - 20' INSIDE & 52' OUTSIDE   |
| 14 | CRASH GATE SUBJECT TO COH FD APPROVAL  |
| 15 | SHORT TERM BIKE RACKS PER DETAIL 113 (LONG TERM LOCATED INSIDE OFFICES)  |
| 16 | ZERO CURB FACE   |
| 17 | HANDICAP CURB RAMP   |
| 18 | ENHANCED PAVING AT CROSSWALK   |
| 19 | 48" X 12" PEDESTRIAN ACCESS GATE   |
| 20 | CONCRETE AUTO STOP AT ZERO CURB FACE   |

## Parking Analysis

**VEHICLE PARKING ANALYSIS**

| Building              | Use            | Area               | Ratio | Pkgs. Rqd. | Pkgs. Pvd. |
|-----------------------|----------------|--------------------|-------|------------|------------|
| Pad 'A'               | Medical Office | 14,950 s.f.        |       |            |            |
| Pad 'B'               | Mixed Office   | 14,950 s.f.        |       |            |            |
| Pad 'C'               | Mixed Office   | 4,750 s.f.         |       |            |            |
| Pad 'D'               | Medical Office | 4,750 s.f.         |       |            |            |
| Pad 'E'               | Medical Office | 8,450 s.f.         |       |            |            |
| Pad 'F'               | Medical Office | 13,660 s.f.        |       |            |            |
| <b>Total Building</b> |                | <b>61,510 s.f.</b> |       |            |            |
| Medical               |                | 41,810 s.f.        | 1/200 | 210        | 210        |
| Mixed Office          |                | 19,700 s.f.        | 1/250 | 78         | 80         |
| <b>Total Parking</b>  |                |                    |       | <b>288</b> | <b>290</b> |

Covered Parking: 48 spaces  
Accessible Parking Spaces Required: 7 Spaces  
Accessible Parking Spaces Provided: 15 Spaces

## BICYCLE PARKING ANALYSIS

| BICYCLE PARKING | AREA        | RATIO      | Pkgs. REQ. | Pkgs. PROV. |
|-----------------|-------------|------------|------------|-------------|
| LONG TERM       | 61,510 S.F. | 0.30/1,000 | 18         | 24          |
| SHORT TERM      | 61,510 S.F. | 0.50/1,000 | 31         | 42          |

## LOADING SPACE ANALYSIS

| TOTAL BLDG S.F. | AREA        | LOADING GROUP # REQUIRED    | LOADING GROUP # PROVIDED |
|-----------------|-------------|-----------------------------|--------------------------|
| 61,510 S.F.     | 61,510 S.F. | GROUP 2 (1) ZONE A (1/2X30) | (1) ZONE A (1/2X30)      |
|                 |             | (1) ZONE B (1/2X30)         | (1) ZONE B (1/2X30)      |

## Zoning/Land Use

|                 |                           |
|-----------------|---------------------------|
| EXISTING ZONING | CO                        |
| REQUIRED ZONING | CO                        |
| EXISTING USE    | UNDEVELOPED               |
| PROPOSED USE    | MIXED OFFICE PARK         |
| PROPERTY SIZE   | 227,824 S.F. (5.23 ACRES) |
| LOT COVERAGE    | 26.5%                     |
| APN#            | 177-25-431-007            |

## Location Map

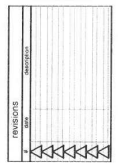


## Site Notes

- SEE CIVIL FOR ALL FINAL GRADES UTILITY HOOKUPS OFF SITE IMPROVEMENTS, MEETS & BOUNDS, DIMENSIONS ETC.
- ALL ACCESSIBLE ROUTES, LANDINGS, PARKING SPACES, PARKING TRAYS, SLOPE 1/4" PER FOOT
- MAXIMUM SLOPE IN ANY DIRECTION FOR HANDICAPPED PARKING SPACES & ACCESSIBLE IS TO BE 2%
- ACCESSIBLE ROUTE IS REQUIRED TO HAVE A RUNNING SLOPE OF LESS THAN 1% AND A CROSS SLOPE NO MORE THAN 1/4" PER SECTION 403.3 OF ICC A117.1-05
- PATTERN IN CONCRETE SIDEWALKS TO BE TOOLED JOINTS FOR RUNNING & 2% FOR CROSS SLOPES
- SEE SOILS REPORT & STRUCTURAL FOUNDATION PLAN FOR STRUCTURAL INFORMATION
- PARKING LOT LIGHTING (IF SHOWN) - REQUIRES SEPARATE PERMIT SEE DRAWINGS BY ELECTRICAL ENGINEER
- A MINIMUM 5 MMFC SHALL BE MAINTAINED AT ALL ENTRIES AND EXITS AND 2 MMFC AT ALL PARKING AREAS AND SEE THROUGH DOORWAYS
- POLE LIGHTING & BASE - COMBINED OVERALL HEIGHT NOT TO EXCEED 20' SEE SHEET ELEC. FOR LIGHT POLE LOCATIONS AND LIGHT POLE BASE DETAIL
- ALL SIGNAGE TO BE UNDER A SEPARATE PERMIT



Design & Construction of the building shown on this plan is in accordance with the applicable provisions of the Nevada Building Code and the applicable provisions of the Nevada State Building Code. The design and construction of the building shown on this plan is in accordance with the applicable provisions of the Nevada Building Code and the applicable provisions of the Nevada State Building Code.



**jdB architect**

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**Park at Horizon Ridge**

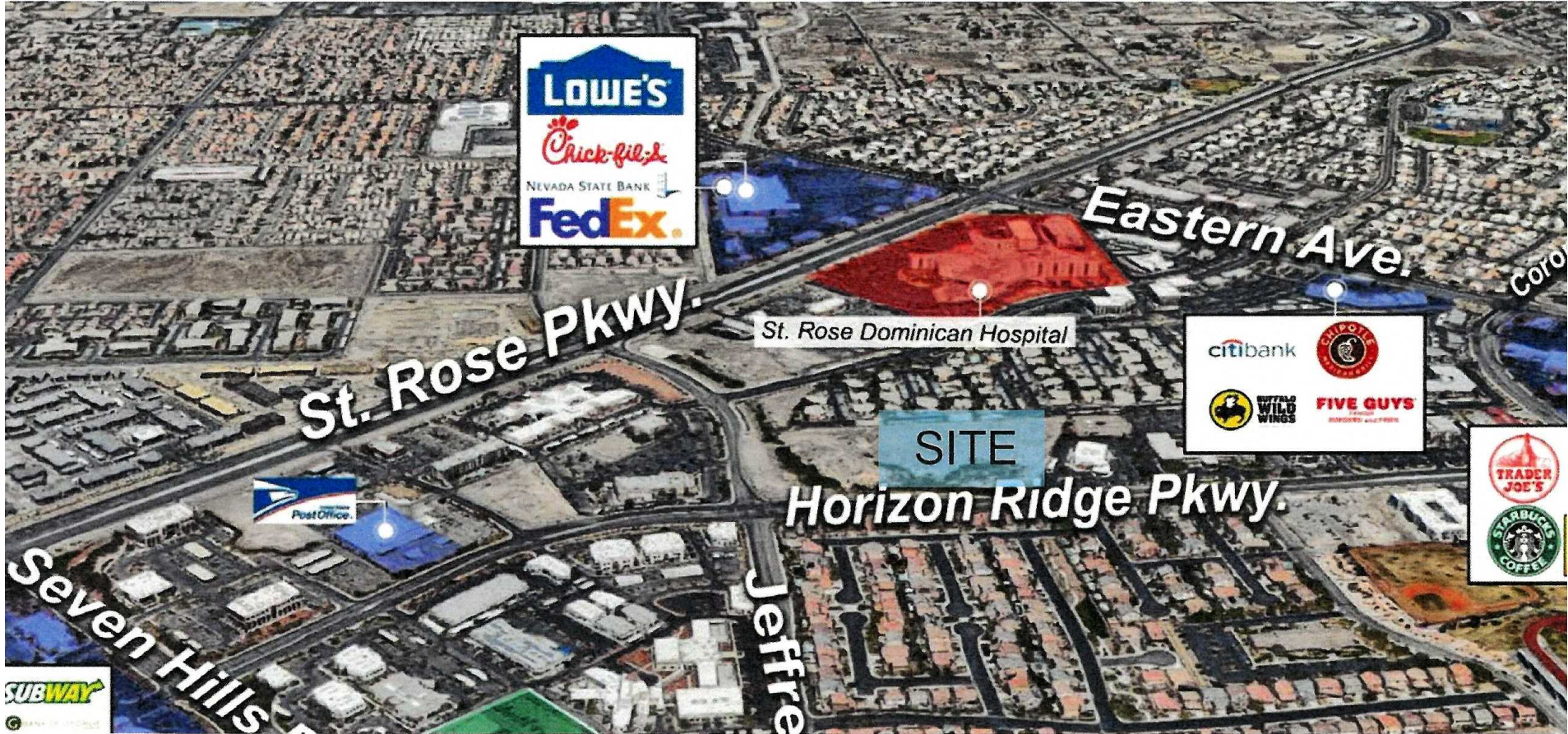
Building A  
for:  
DeSimone Companies  
N.E.C. Horizon Ridge Pkwy. & Jeffreys  
Henderson  
Nevada

| date      | 10/11/2021 |
|-----------|------------|
| proj. no. | 2021-01    |
| drawn by  |            |
| check by  |            |

Sheet no. **ST1**

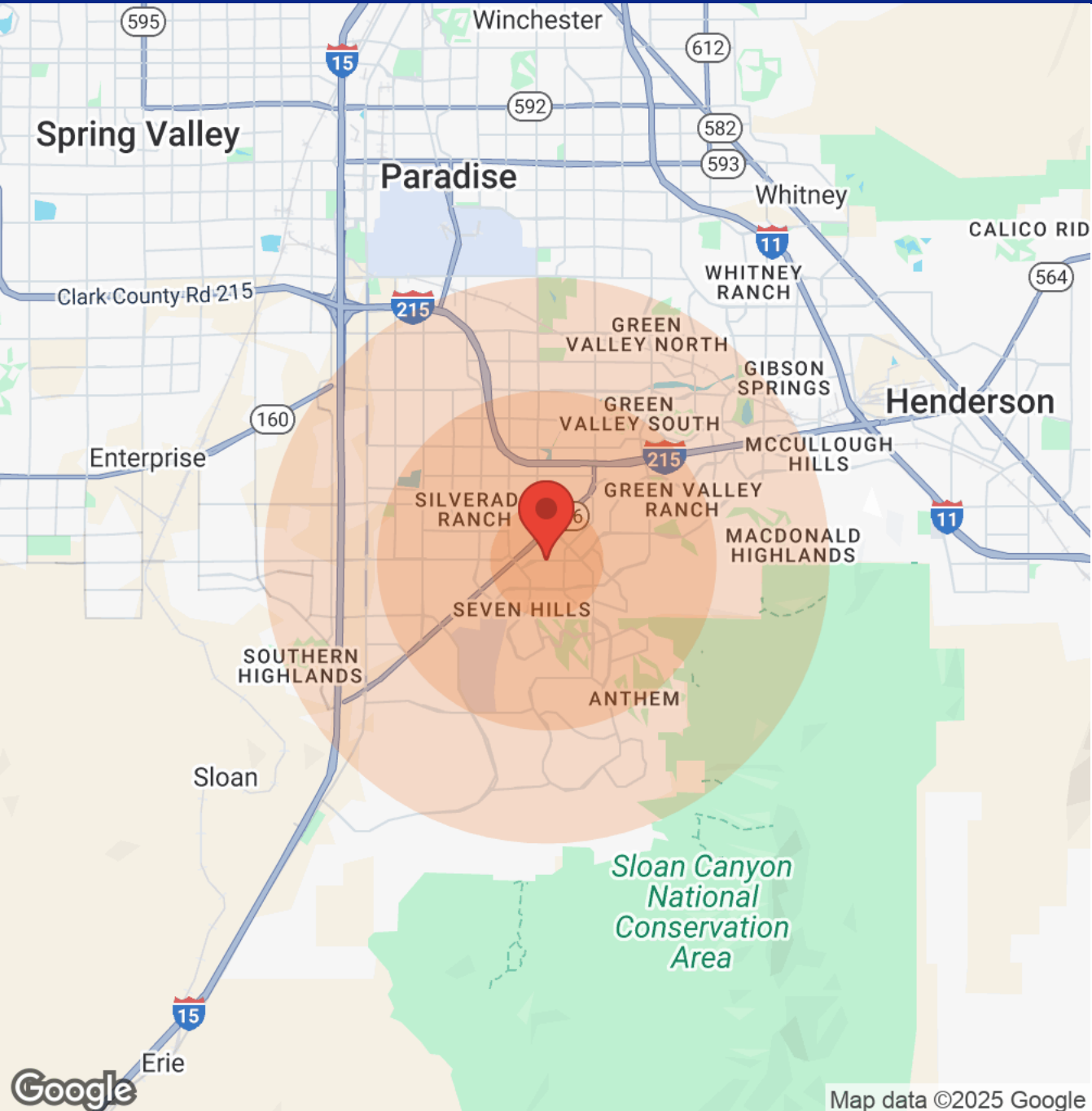
# MAP

Building B at The Park at Horizon Ridge Pkwy  
2980 West Horizon Ridge Parkway | Henderson, NV 89052



# DEMOGRAPHICS

Building B at The Park at Horizon Ridge Pkwy  
2980 West Horizon Ridge Parkway | Henderson, NV 89052



| Population       | 1 Mile | 3 Miles | 5 Miles |
|------------------|--------|---------|---------|
| Male             | 10,163 | 64,541  | 131,075 |
| Female           | 10,905 | 67,663  | 136,822 |
| Total Population | 21,068 | 132,204 | 267,897 |

| Age        | 1 Mile | 3 Miles | 5 Miles |
|------------|--------|---------|---------|
| Ages 0-14  | 4,651  | 26,237  | 50,255  |
| Ages 15-24 | 2,586  | 15,552  | 30,798  |
| Ages 25-54 | 9,286  | 53,335  | 104,390 |
| Ages 55-64 | 2,301  | 16,235  | 35,518  |
| Ages 65+   | 2,244  | 20,845  | 46,936  |

| Race         | 1 Mile | 3 Miles | 5 Miles |
|--------------|--------|---------|---------|
| White        | 14,461 | 93,811  | 193,867 |
| Black        | 1,221  | 6,615   | 13,287  |
| Am In/AK Nat | 40     | 225     | 456     |
| Hawaiian     | 110    | 865     | 1,319   |
| Hispanic     | 3,636  | 21,823  | 43,827  |
| Multi-Racial | 5,516  | 29,558  | 58,392  |

| Income              | 1 Mile   | 3 Miles  | 5 Miles  |
|---------------------|----------|----------|----------|
| Median              | \$76,520 | \$75,546 | \$75,974 |
| < \$15,000          | 145      | 2,711    | 6,243    |
| \$15,000-\$24,999   | 617      | 3,182    | 6,116    |
| \$25,000-\$34,999   | 425      | 4,372    | 8,387    |
| \$35,000-\$49,999   | 1,362    | 6,779    | 13,680   |
| \$50,000-\$74,999   | 1,880    | 11,324   | 23,306   |
| \$75,000-\$99,999   | 1,390    | 8,246    | 17,475   |
| \$100,000-\$149,999 | 1,695    | 9,186    | 18,419   |
| \$150,000-\$199,999 | 441      | 3,377    | 6,995    |
| > \$200,000         | 358      | 3,124    | 6,260    |

| Housing         | 1 Mile | 3 Miles | 5 Miles |
|-----------------|--------|---------|---------|
| Total Units     | 8,705  | 57,889  | 122,457 |
| Occupied        | 7,787  | 52,051  | 107,500 |
| Owner Occupied  | 3,784  | 33,095  | 67,771  |
| Renter Occupied | 4,003  | 18,956  | 39,729  |
| Vacant          | 918    | 5,838   | 14,957  |

Map data ©2025 Google

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# DISCLAIMER

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