

# 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:

##### JOSEPH DESIMONE

Developer & Broker  
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cell: (702) 592-2211  
jdesimone@desimonecompanies.com  
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## LOCATION OVERVIEW

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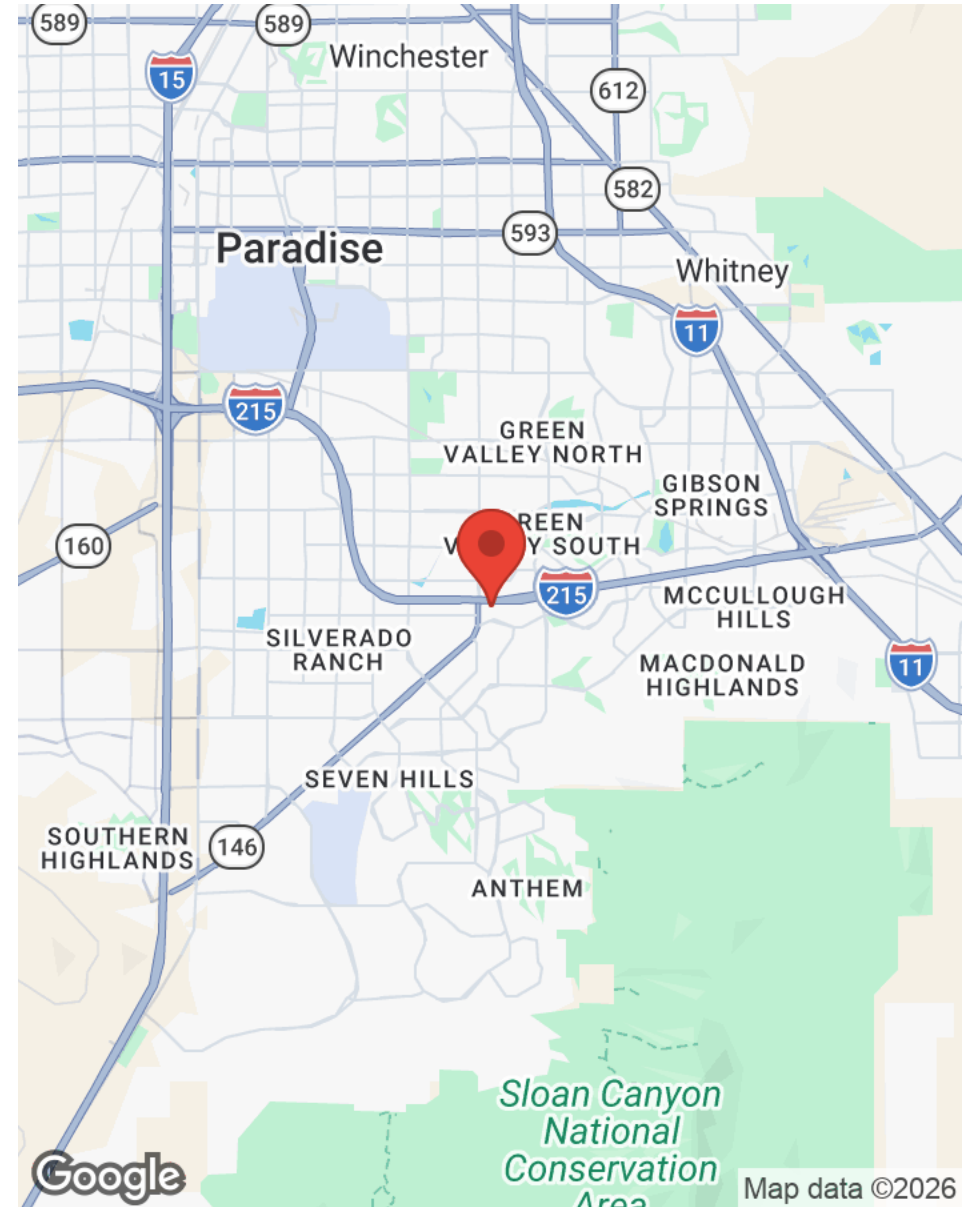
First Federal Realty is pleased to announce the development of a new class A two-story 19,800 SF medical and professional office building situated within Green Valley Ranch.

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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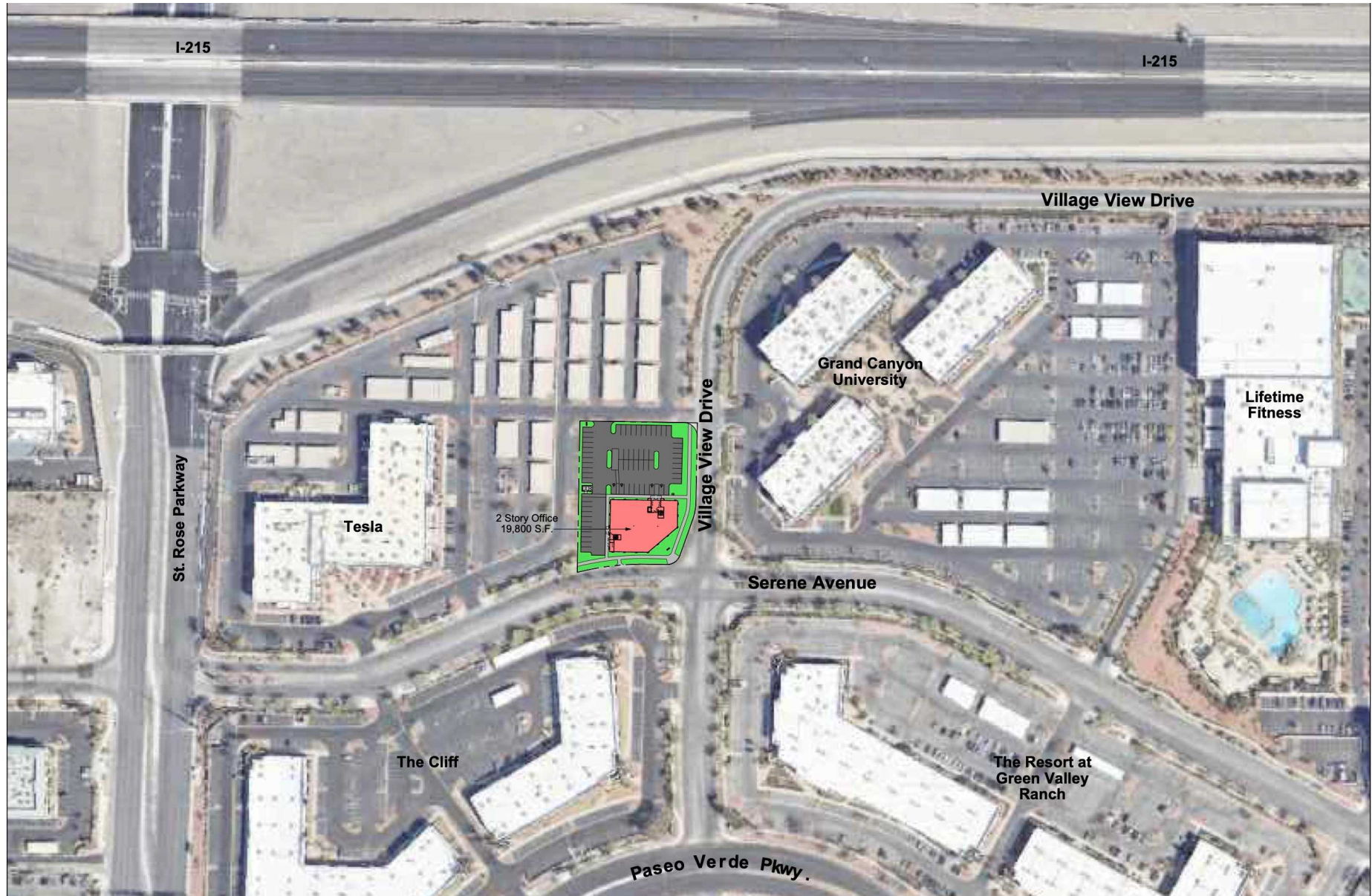


# AERIAL LOCATION

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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 | \$3.00/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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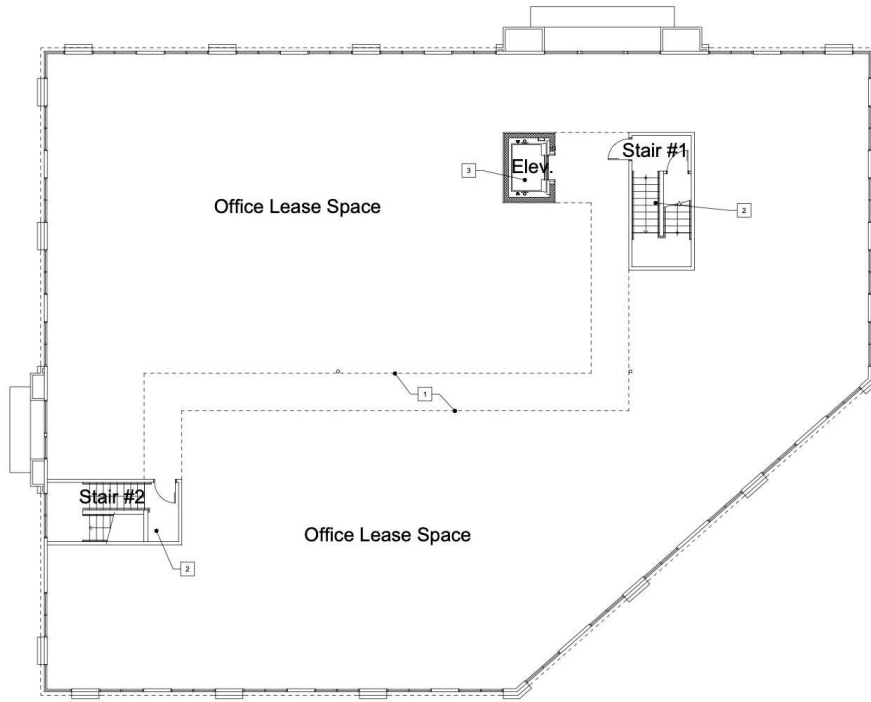
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# FLOOR PLAN

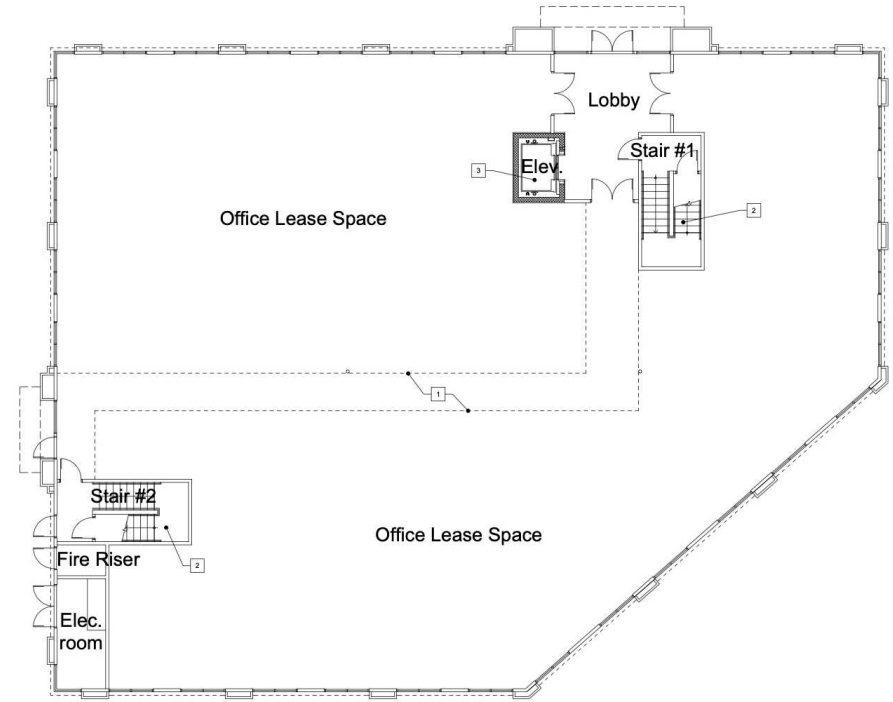
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2nd Floor



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

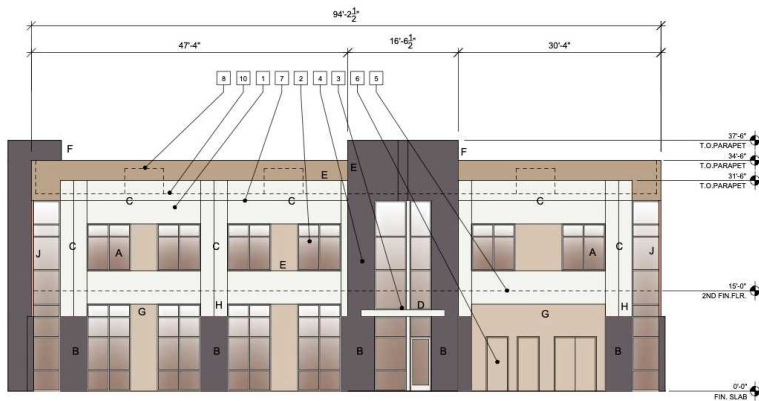
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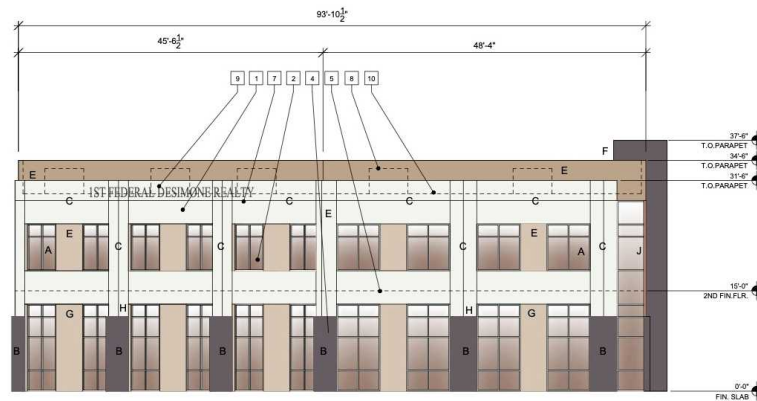
FIRST FEDERAL REALTY

## Color & Materials

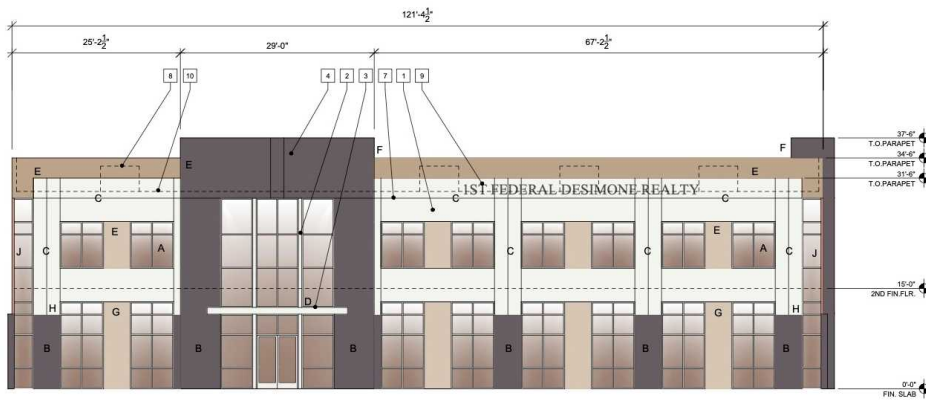
- (EF1) STUCCO FIELD:  
SHELL WHITE, SW 8917  
RGB CODE: 240, 235, 224  
COLOR INTEGRAL @ EFS
- (EF2) STUCCO FIELD:  
SAND DOLLAR, SW 6099  
RGB CODE: 215, 197, 179  
COLOR INTEGRAL @ EFS
- (EF3) STUCCO FIELD:  
SANDS OF TIME, SW 6101  
RGB CODE: 188, 163, 139  
COLOR INTEGRAL @ EFS
- (EFA) DAL-TILE POLISHED GRANITE  
ABSOLUTE BLACK
- (SF1) STOREFRONT SYSTEM  
CLEAR ANODIZED ALUMINUM
- (SF2) GLAZING  
PPG SOLARBAN 90 SOLARBRONZE



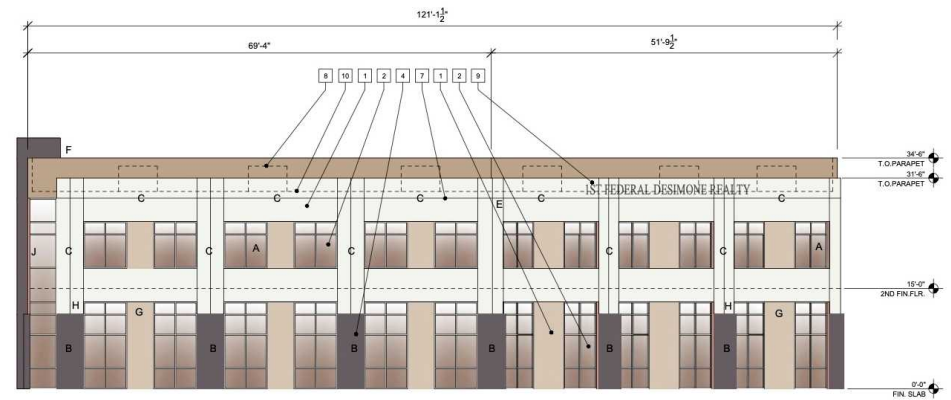
West



East



North



South

## 1 Exterior elevations

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

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# CONCEPT PHOTO

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**1 Site plan (showing site signage)**  
scale: 1" = 20'-0"

|    |                                                               |
|----|---------------------------------------------------------------|
| 13 | LINE OF OVERHANG ABOVE                                        |
| 13 | ELECTRICAL ROOM                                               |
| 14 | FIRE RISER ROOM                                               |
| 15 | MONUMENT SIGN - NOT A PART. MASTER SIGN APPLICATION BY OTHERS |
| 16 | BIKE RACK - SEE DETAIL.                                       |

## Project Data

|                    |                        |  |  |
|--------------------|------------------------|--|--|
| EXISTING USE:      | UNDEVELOPED OFFICE PAD |  |  |
| PROPOSED USE:      | MEDICAL OFFICE         |  |  |
| EXISTING ZONING:   | CC-MP                  |  |  |
| PROPOSED ZONING:   | CC-MP                  |  |  |
| EXISTING LAND USE: | COM                    |  |  |
| PROPOSED LAND USE: | COM                    |  |  |

| AREA/PARKING SUMMARY |             |            |                  |                  |
|----------------------|-------------|------------|------------------|------------------|
| USE                  | AREA        | FACTOR     | PARKING REQUIRED | PARKING PROVIDED |
| MEDICAL OFFICE       | 19,800 S.F. | 1/2000 GFA | 66               | 66               |

| HANDICAP SPACE SUMMARY |               |                          |                          |    |
|------------------------|---------------|--------------------------|--------------------------|----|
| USE                    | TOTAL PARKING | HANDICAP SPACES REQUIRED | HANDICAP SPACES PROVIDED |    |
| OFFICE                 | 66 SPACES     | 3                        | 51                       | 15 |

| LOADING SPACE SUMMARY |             |                   |                         |                         |
|-----------------------|-------------|-------------------|-------------------------|-------------------------|
| USE                   | AREA        | FACTOR            | LOADING SPACES REQUIRED | LOADING SPACES PROVIDED |
| OFFICE                | 19,800 S.F. | 10,000-20,000 GFA | 1                       | 1                       |
| LOADING GROUP 2       |             |                   | 1                       | 1                       |

| BI-CYCLE PARKING SUMMARY |             |                                                       |                 |                 |
|--------------------------|-------------|-------------------------------------------------------|-----------------|-----------------|
| USE                      | AREA        | FACTOR                                                | SPACES REQUIRED | SPACES PROVIDED |
| OFFICE                   | 19,800 S.F. |                                                       | 4               | 4               |
|                          |             | SHORT TERM - 4 MIN. or 5%<br>LONG TERM - 2 MIN. or 1% | 2               | 2               |

|                        |                      |
|------------------------|----------------------|
| SITE ACREAGE:          | 0.2434 AC. (1.2 AC.) |
| FAR, FLOOR AREA RATIO: | 178.1%               |
| LOT COVERAGE:          | 19.3%                |
| APN#:                  | 178-210-009.016      |

## Location Map



John David Banks, Architect, C202 S. First Avenue Rd., #110, Las Vegas, NV 89148 (702) 797-0462, [john@jdbanksonline.com](mailto:john@jdbanksonline.com)  
 revision \_\_\_\_\_  
 date \_\_\_\_\_

**OFFICE PROJECT**  
NWC Serene & Village View  
for Joseph DeSimone, Jr & Phil Ralston

GREEN VALLEY      HENDERSON      NEVADA

|           |           |
|-----------|-----------|
| date      | 4/11/2025 |
| proj. no. | 2023-27   |
| down. by  |           |
| chkd. by  |           |

sheet no.

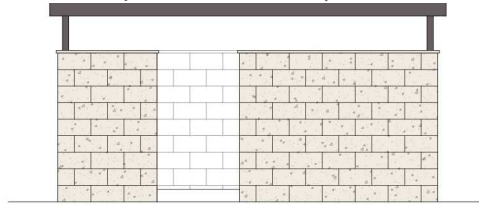
ST1



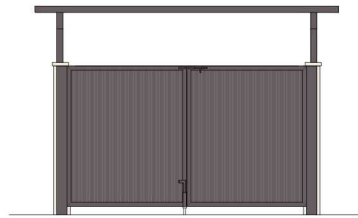


# MONUMENT SIGN

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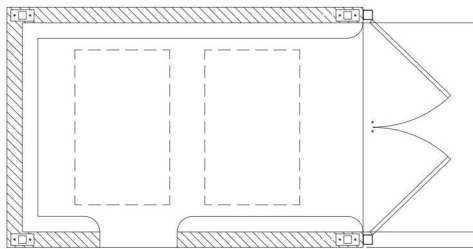
Left Side (right side & rear similar)



Front

## 2 Trash Enclosure Elevations

No Scale



## 2 Trash Enclosure Plan

No Scale

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## 1 Monument Sign

Scale: 1/2" = 1'-0"



Top View

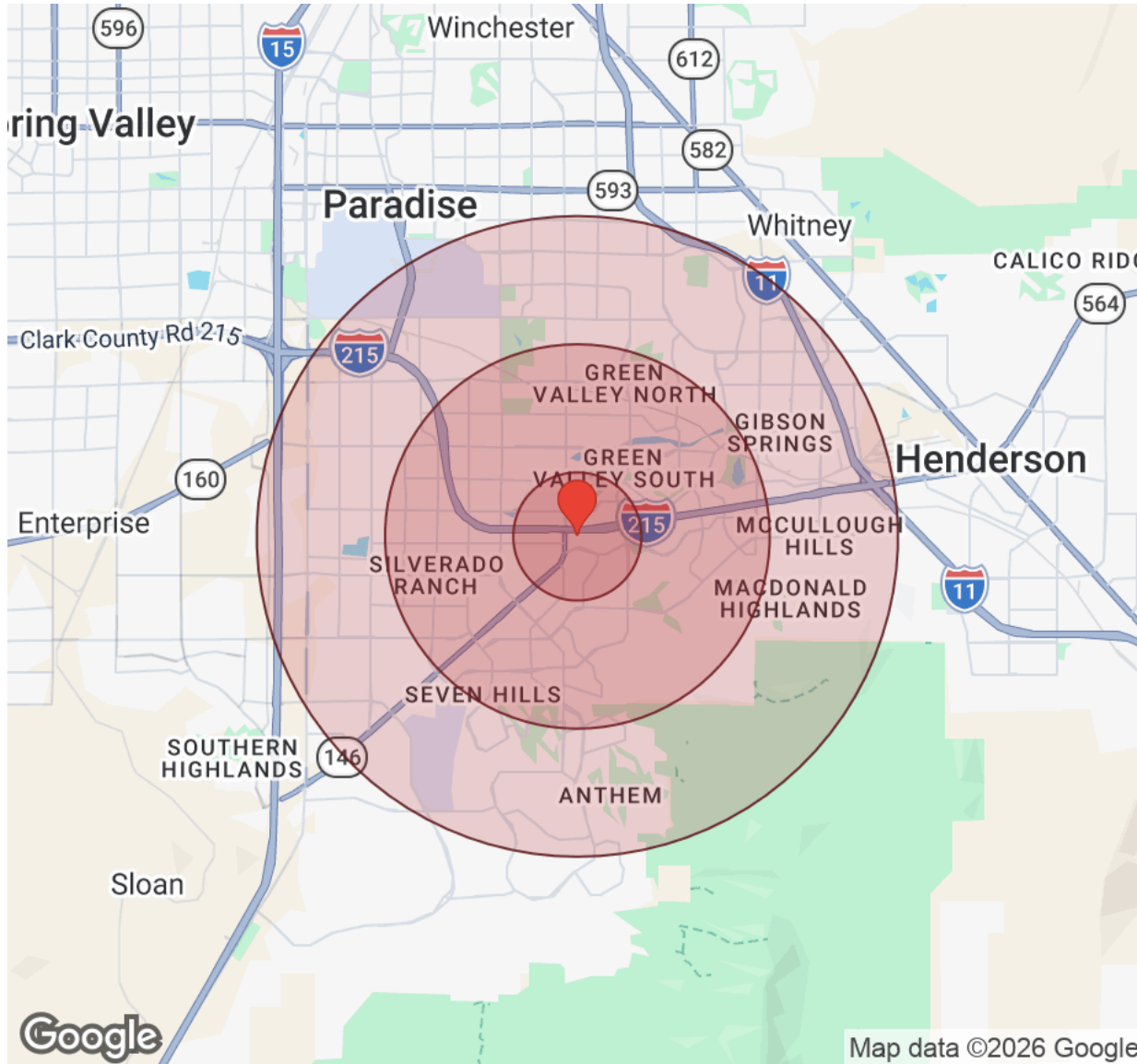


Elevation



# DEMOGRAPHICS

2480 VILLAGE VIEW DRIVE | HENDERSON, NV 89074



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

| Population       | 1 Mile | 3 Miles | 5 Miles |
|------------------|--------|---------|---------|
| Male             | 7,045  | 78,231  | 153,240 |
| Female           | 7,175  | 81,160  | 157,087 |
| Total Population | 14,220 | 159,391 | 310,327 |

| Race / Ethnicity | 1 Mile | 3 Miles | 5 Miles |
|------------------|--------|---------|---------|
| White            | 7,729  | 77,847  | 145,512 |
| Black            | 916    | 13,740  | 28,395  |
| Am In/AK Nat     | 47     | 414     | 807     |
| Hawaiian         | 70     | 1,291   | 2,762   |
| Hispanic         | 3,036  | 36,772  | 74,261  |
| Asian            | 1,699  | 21,071  | 42,018  |
| Multiracial      | 694    | 7,922   | 15,734  |
| Other            | 30     | 319     | 776     |

| Housing         | 1 Mile | 3 Miles | 5 Miles |
|-----------------|--------|---------|---------|
| Total Units     | 6,255  | 71,017  | 140,212 |
| Occupied        | 5,853  | 66,689  | 131,047 |
| Owner Occupied  | 3,607  | 36,804  | 69,638  |
| Renter Occupied | 2,246  | 29,885  | 61,409  |
| Vacant          | 403    | 4,328   | 9,164   |

| Age          | 1 Mile | 3 Miles | 5 Miles |
|--------------|--------|---------|---------|
| Ages 0 - 14  | 2,232  | 24,707  | 47,357  |
| Ages 15 - 24 | 1,401  | 17,342  | 33,834  |
| Ages 25 - 54 | 5,419  | 64,714  | 127,629 |
| Ages 55 - 64 | 2,020  | 20,946  | 39,909  |
| Ages 65+     | 3,149  | 31,681  | 61,599  |

| Income          | 1 Mile    | 3 Miles  | 5 Miles  |
|-----------------|-----------|----------|----------|
| Median          | \$106,928 | \$94,352 | \$91,537 |
| Under \$15k     | 423       | 4,236    | 9,043    |
| \$15k - \$25k   | 223       | 2,545    | 5,454    |
| \$25k - \$35k   | 205       | 3,060    | 6,258    |
| \$35k - \$50k   | 487       | 6,302    | 12,880   |
| \$50k - \$75k   | 787       | 10,152   | 20,505   |
| \$75k - \$100k  | 636       | 9,108    | 17,212   |
| \$100k - \$150k | 1,016     | 12,946   | 25,466   |
| \$150k - \$200k | 814       | 7,930    | 15,069   |
| Over \$200k     | 1,260     | 10,410   | 19,163   |

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