

## MEDICAL TENANT NNN INVESTMENT

# THE PARK AT HORIZON RIDGE - BLDG B

2980 WEST HORIZON RIDGE PARKWAY  
HENDERSON, NV 89052



FIRST FEDERAL REALTY



## MEDICAL & PROFESSIONAL OFFICE CAMPUS – WEST HENDERSON

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



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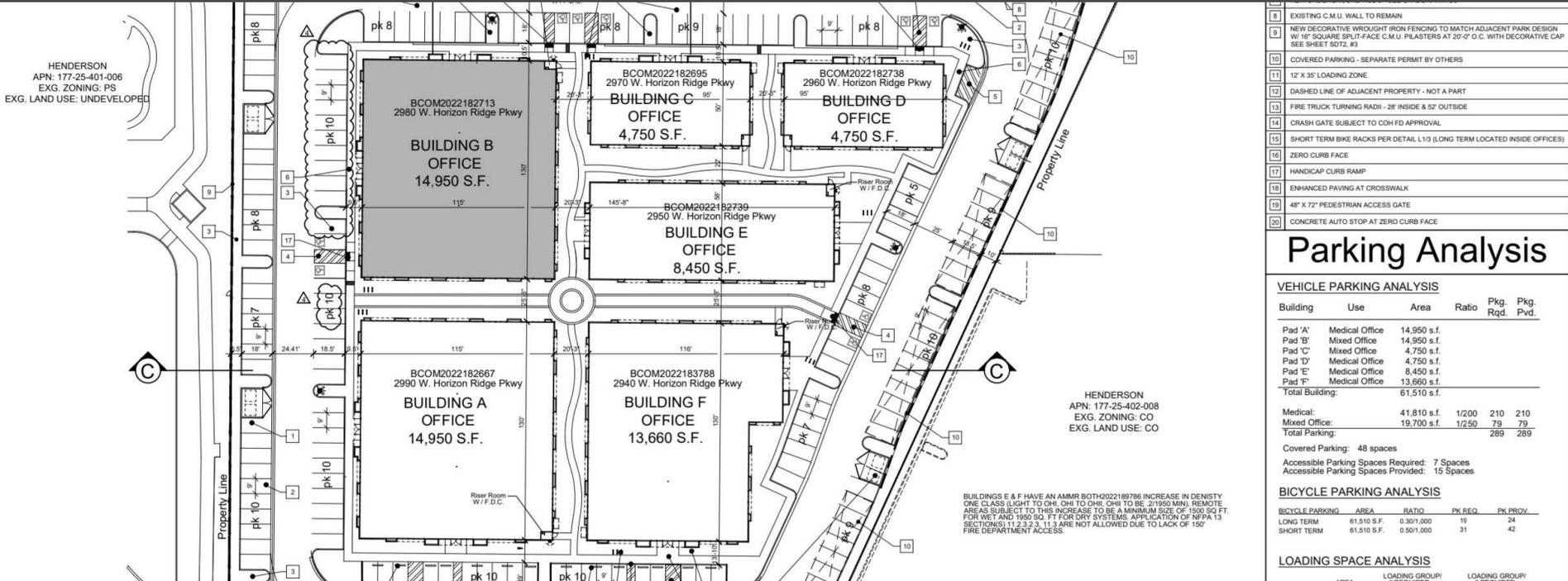
### PRESENTED BY:

**JOSEPH DESIMONE**  
Developer & Broker  
office: (702) 990-8660  
cell: (702) 592-2211  
jdesimone@desimonecompanies.com  
B.28439, Nevada

**RANDAL GIBSON**  
SVP  
office: (702) 334-7570  
rgibson@desimonecompanies.com  
NV#S.0031496

**PATTY RYAN**  
VP  
office: (702)600-0177  
pryan@desimonecompanies.com  
NV#BS.0144686.LLC

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**Property Summary**

Address: 2980 W. Horizon Ridge Pkwy., Henderson, NV 89052

Building SF: 14,950

CAP Rate: 6%

Lot Size: 1.07 Acres

APN: 177-25-412-003

Grey Shell Built: 2024

Zoning: Office Commercial (CO)

Price: \$8,353,800.00

**Property Overview**

The Park at Horizon Ridge consists of six freestanding, single-story office and medical buildings ranging in size from ±4,750 to ±14,950 square feet. The 2980 building benefits from: Strong daily traffic, High visibility, Established residential neighborhoods and Growing West Henderson commercial demand.

**Location Overview**

Unmatched Medical Proximity  
 Located just minutes from major healthcare centers:  
 New West Henderson Hospital  
 St. Rose Dominican Hospital – Siena Campus (two blocks away).

**Exceptional Accessibility**

Amenities with quick access to 215 Beltway, I-15 and St. Rose Parkway. Near major retail centers, and abundant local amenities

Surrounded by affluent communities including Green Valley, Anthem, Seven Hills, and Inspirada.

FOR VISITORS  
 SECTION  
 1:50/20' - REF. TO APPROV. PLANS

**JdB architect**

JdB, David Banks, Architect, 8037 S. East Avenue Rd., #110, Las Vegas, NV 89149 (702) 791-4001, jdb@jdbarchitect.com

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PROPERTY PHOTOS



**Property Description**

Prime West Henderson Location:

Situated along Horizon Ridge Parkway, just west of Eastern Avenue, The Park at Horizon Ridge offers premium visibility and high traffic counts in one of Henderson’s most sought-after submarkets.

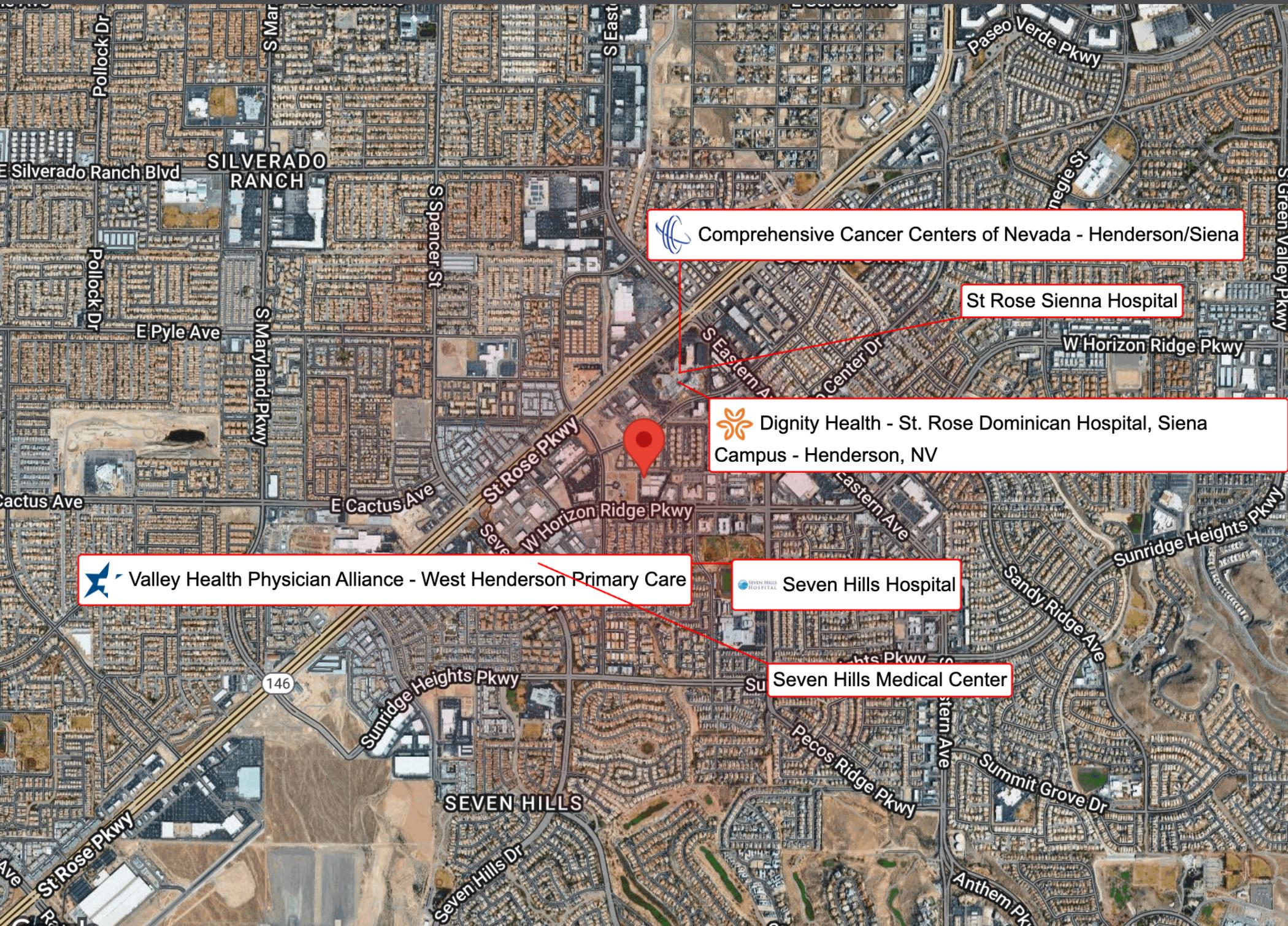
A new shell building with NNN leases to medical tenants.

- The suite 100 tenant is currently building out their improvements with an estimated Feb 2026 certificate of occupancy date.
- Suite 110 and 120 tenants are in the design phase for the improvements.
- Between the TI design, TI bids, TI permits, construction, etc. we are looking at an estimated late Q1 2026 delivery.
- Annual Rent: \$501,228
- If the TI's exceed the allowance for suite 110 and 120 the rate and subsequent sales price is subject to change.

Suite 100: 8,788 sf  
 Medical – interventional radiology group  
 Lease signed 07/2024  
 Lease start 08/2025  
 Duration – 10 years  
 Rent - \$36/sf/NNN  
 Escalations: 3% annually  
 CAM fees: \$0.39/sf per month

Suite 110: 3,180 sf  
 Medical – infusion center  
 Lease signed 10/2025  
 Duration – 126 months  
 Rent - \$30/sf/NNN  
 Escalations: 3% annually  
 CAM fees: \$0.42/sf per month

Suite 120: 2,982 sf  
 Medical – pharmacy  
 Lease signed 10/2025  
 Duration – 126 months  
 Rent - \$30/sf/NNN  
 Escalation- 3% annually  
 CAM fees- \$0.42/sf per month



 Comprehensive Cancer Centers of Nevada - Henderson/Siena

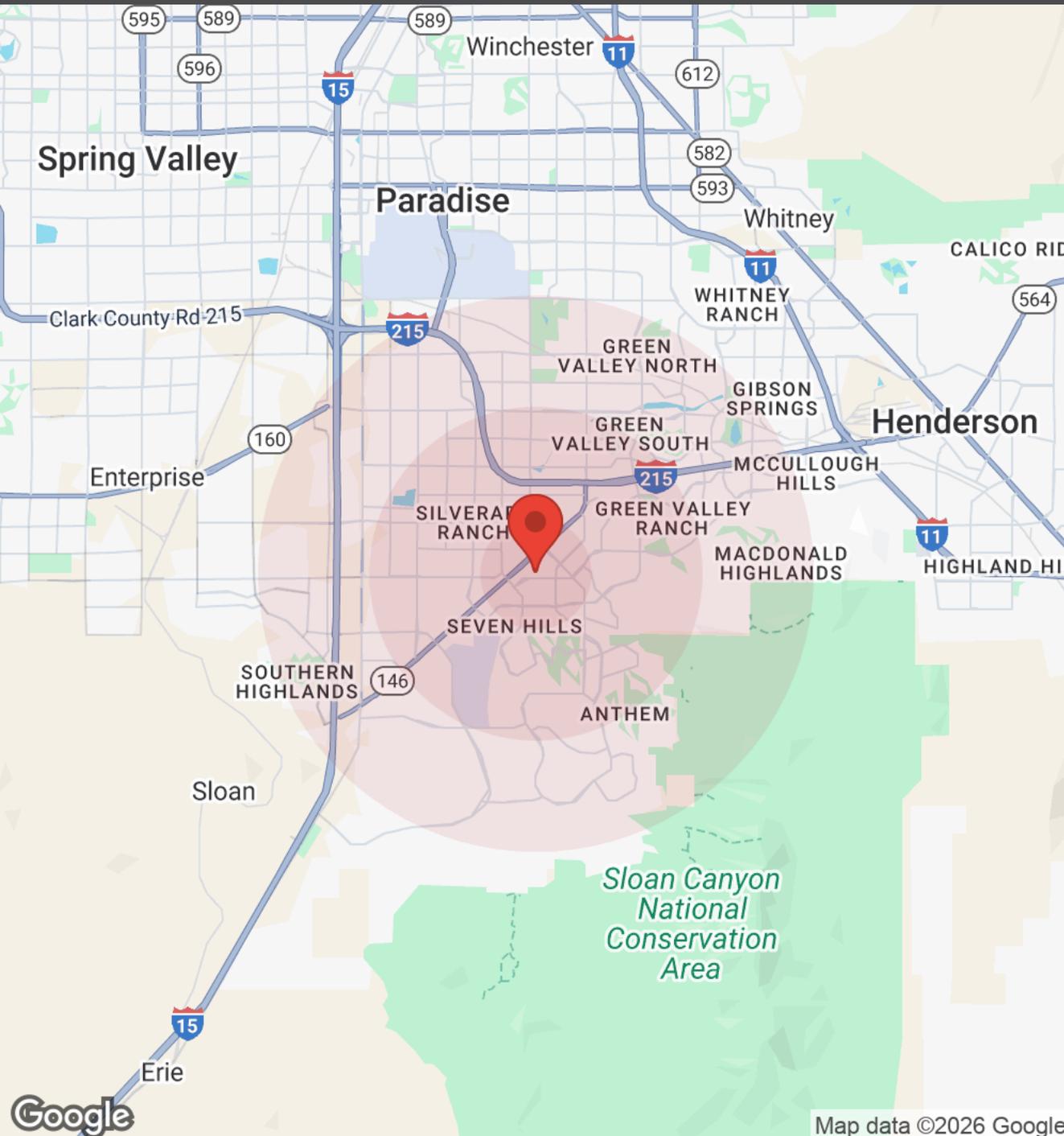
St Rose Sienna Hospital

 Dignity Health - St. Rose Dominican Hospital, Siena Campus - Henderson, NV

 Valley Health Physician Alliance - West Henderson Primary Care

 Seven Hills Hospital

Seven Hills Medical Center



Population	1 Mile	3 Miles	5 Miles
Male	10,939	71,032	158,070
Female	11,328	73,829	161,734
Total Population	22,266	144,861	319,804

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	3,709	22,167	48,867
Ages 15-24	2,847	15,912	32,823
Ages 25-54	9,981	59,007	130,275
Ages 55-64	2,397	18,214	41,014
Ages 65+	3,332	29,562	66,826

Race	1 Mile	3 Miles	5 Miles
White	9,675	68,012	153,282
Black	2,298	12,226	28,111
Am In/AK Nat	62	348	800
Hawaiian	265	1,478	2,718
Hispanic	5,204	32,623	70,165
Asian	3,527	22,352	47,587
Multi-Racial	1,196	7,504	16,342
Other	42	333	768

Income	1 Mile	3 Miles	5 Miles
Median	\$81,612	\$92,049	\$94,343
< \$15,000	734	3,887	8,371
\$15,000-\$24,999	445	2,116	5,089
\$25,000-\$34,999	650	3,096	6,804
\$35,000-\$49,999	1,235	5,649	11,434
\$50,000-\$74,999	1,360	9,295	20,832
\$75,000-\$99,999	1,228	8,590	18,266
\$100,000-\$149,999	1,725	11,078	24,808
\$150,000-\$199,999	703	6,416	15,506
> \$200,000	1,419	9,676	22,216

Housing	1 Mile	3 Miles	5 Miles
Total Units	10,119	63,814	142,856
Occupied	9,497	59,803	133,325
Owner Occupied	3,674	33,908	77,805
Renter Occupied	5,823	25,895	55,520
Vacant	622	4,011	9,530

Map data ©2026 Google

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# AVAILABLE BUILDINGS



**2990 W. Horizon  
Ridge Parkway,  
Henderson, NV  
89052**

## The Park at Horizon Ridge - Building A

- 14,950 Office/Medical Building
- 100% occupied - multi-tenants
- \$7,200,600
- $\pm$  6.7% Cap Rate
- Annual Rent: \$482,391
- Triple net leases with 3% annual increases and lease guarantees.
- Ten year lease term medical tenant.
- Prime location, near both major Henderson hospitals and 215 beltway.
- APN: 177-25-412-002



**50 S. Stephanie St,  
Henderson, NV  
89012**

## Crowne Professional Plaza

- 13,721 SF Professional Office Building
- 100% occupied. Great investment opportunity.
- Building consists of two parcels (1st floor & second floor) which can be sold separately or combined.
- Built in 2008 and renovated in 2014, this building is in good condition and well-maintained.
- Annual Rent: \$315,748 |  $\pm$ 6.33% Cap Rate
- \$4,990,000
- Please do not disturb tenants.
- APN: 178-22-118-016, 178-22-118-019
- Please contact Randal 702-334-7570 or Patty 702-600-0177 for more information.

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