



# 1681 W. HORIZON RIDGE PKWY HENDERSON, NV 89012

NNN INVESTMENT



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**PLEASE CONTACT THE EXCLUSIVE LISTING AGENT: ALAN COTE, REALTY GROUP PREFERRED FOR MORE DETAILS.**

# FOR SALE: NNN Leased Medical Office Building

An exceptional investment opportunity to acquire a single-tenant, NNN-leased medical office building located at 1681 W Horizon Ridge Parkway, Henderson, NV 89012. Offered at \$3,250,000, this 6,400-square-foot free standing building is occupied by Doctors Center, a reputable provider of family medicine and urgent care services. Strategically positioned within the highly desirable Horizon Ridge Parkway business corridor in the Highland Plaza Business Park, the property enjoys prominent exposure, ensuring excellent visibility and accessibility. The tenant has demonstrated a strong commitment to the location, operating a thriving practice with a five-year lease in place that commenced in March 2024, including two additional five-year renewal options.

This offering presents a rare opportunity to acquire a fully leased medical office building with a proven tenant in a prime Henderson location. The combination of a NNN lease structure, attractive 6.75% cap rate, long-term tenant probability, and minimal landlord responsibilities makes this an outstanding choice for investors seeking stable and passive income in the healthcare real estate sector.

\*Cap Rate based on gross income only. Landlord states there haven't been Capital Expenditures since lease commencement. Ask the listing Agent about an additional \$36,000 per yr. revenue source not included in the published revenue and cap rate



**6,400 SF GROSS LEASABLE AREA**



**NNN INVESTMENT - 6.75% CAP RATE\***



**ESTABLISHED TENANT**



**HIGH VISIBILITY LOCATION ON HORIZON RIDGE PKWY**

# PROPERTY SUMMARY

Full Property Address	1681 W. Horizon Ridge Pkwy Henderson, NV 89012
Asking Price	\$3,250,000
Cap Rate	6.75%*
Price Per / SF	\$507.81
Property Type	Office / Medical
Lot Size	0.19 AC
Gross Building Area	6,400 SF
Year Built	2007
APN(s)	178-21-415-005
Zoning	RS-2- CN
Parking Ratio:	5.2:1000 33 Assigned Covered & Uncovered Spaces plus additional unassigned parking

## Healthcare-Backed Investment 5-Year Lease with Two Renewal Options



Highland Plaza consists of five single-story buildings and two two-story flagship buildings. Adjacent to the upscale community of MacDonald Ranch with multimillion dollar homes in the background this project is an easy-to-find and ideal location.

# INVESTMENT HIGHLIGHTS

- **NNN Lease** - Tenant pays all operating expenses, insurance, and taxes. Landlord is responsible for capital expenditures specified in the lease.
- **Strong Tenant** – Doctors Center  
Part of a multi-location medical group with a strong presence and long-standing operations in the Greater Las Vegas area.
- **Attractive Cap Rate** - \$219,351.72 in annual base rent income translates to a 6.75% cap rate, backed by consistent tenant performance.
- **Strategic Location** - Positioned along Horizon Ridge Parkway, a major east-west business corridor with high visibility and traffic counts.
- **Modern Medical Construction** - Built-out as a family medicine and urgent care center within a well-maintained professional office park.
- **Passive Income Opportunity** - Ideal for investors seeking low-maintenance, healthcare-backed income.

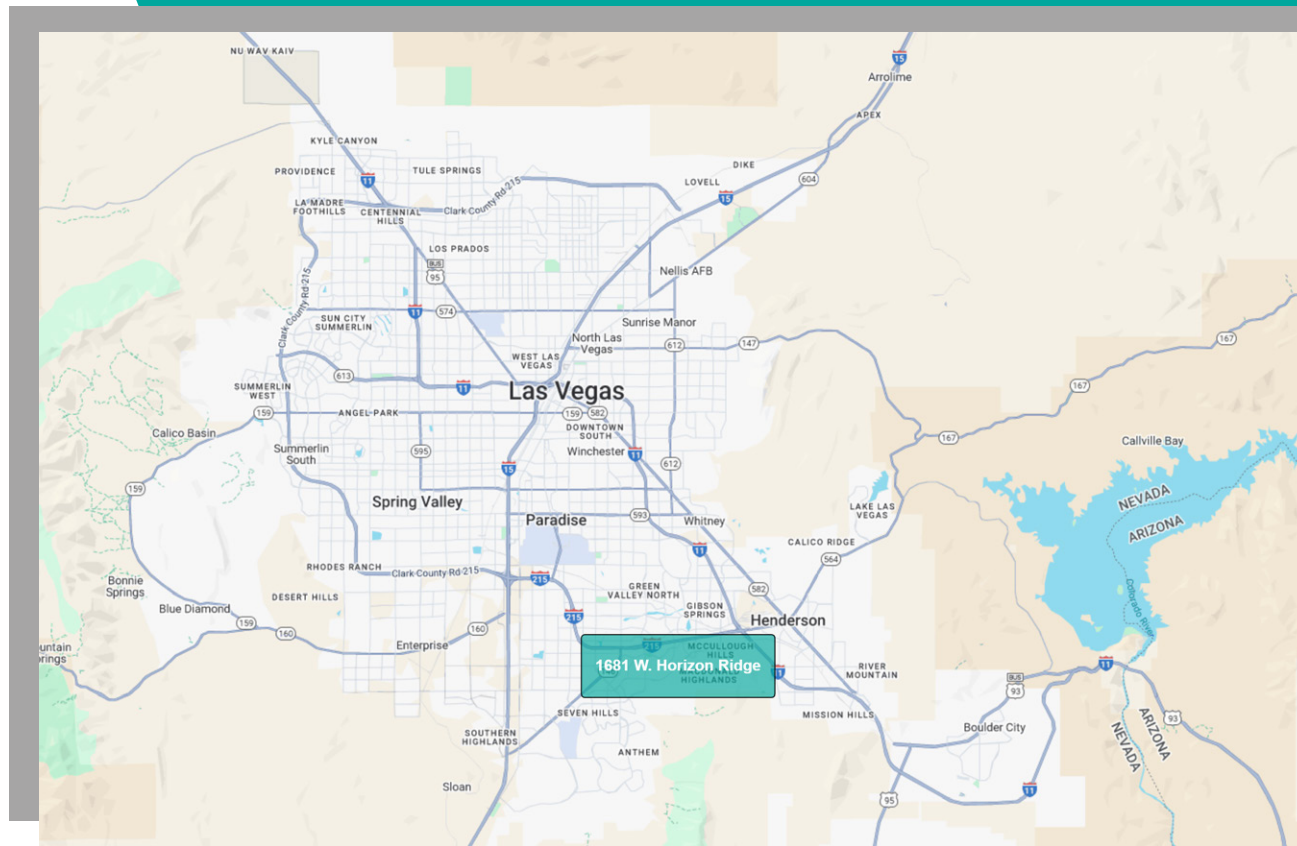


## MARKET ADVANTAGE

- **Affluent Demographics:** Positioned near planned communities such as Green Valley Ranch, Seven Hills, MacDonald Ranch and MacDonald Highlands, with strong household incomes and demand for quality medical services.
- **Convenient Access:** Less than 2 miles from I-215, providing seamless connectivity to the rest of the Las Vegas Valley, including Summerlin, the Strip, and Harry Reid International Airport.

Located on Horizon Ridge Parkway just off Valley Verde with nearby access to the I-215, shopping, restaurants, and numerous other amenities.

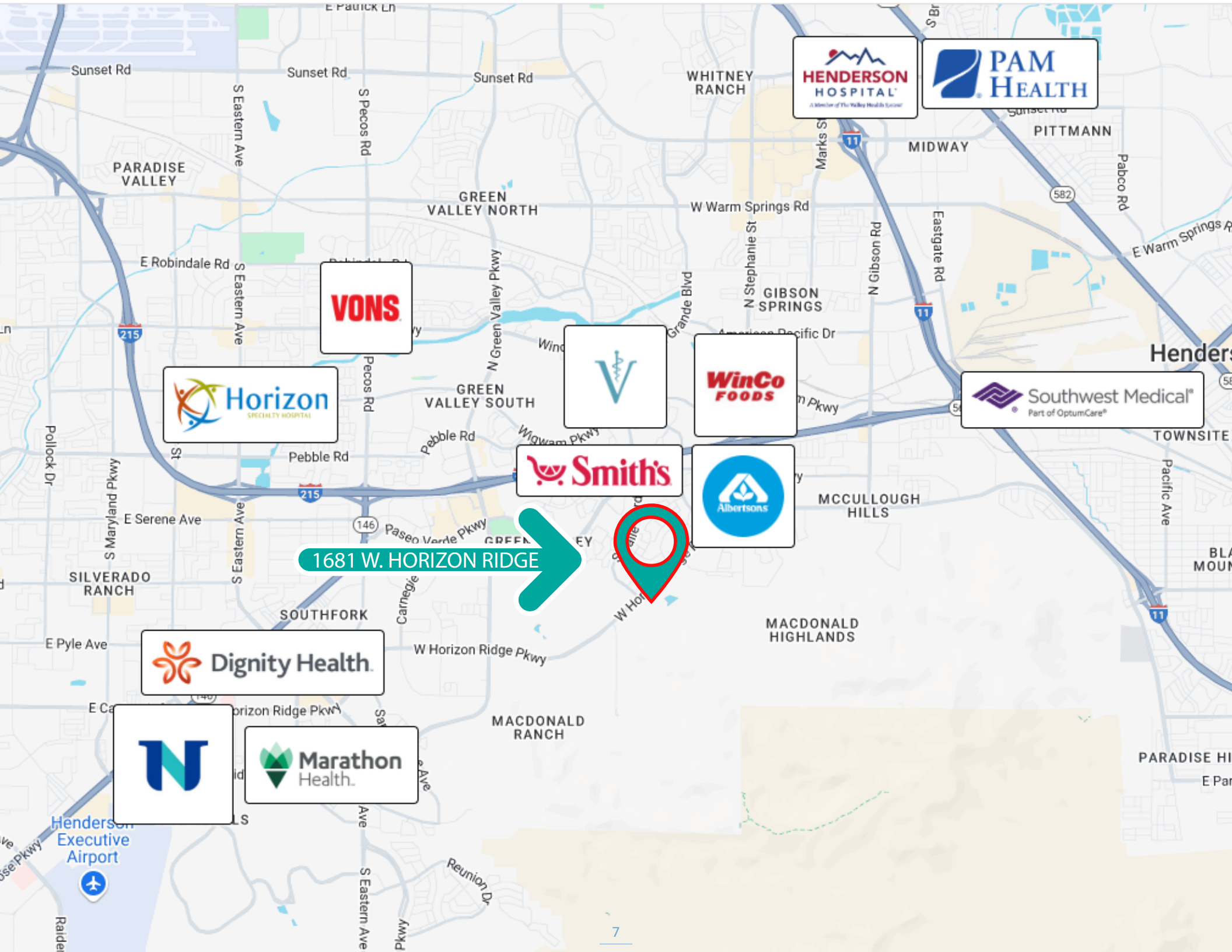
## FREEWAY ACCESS



Harry Reid International Airport:  
(LAS): 10 Miles +/-

Henderson Executive Airport  
(HND): 6 Miles +/-





# TENANT OVERVIEW: DOCTORS CENTER



**Doctors Center**  
Family and Urgent Care

**WWW.DRSCENTER.COM**

Doctors Center is a well-established, multi-location medical group offering family medicine, urgent care, and preventive healthcare services across the Las Vegas Valley. With three strategic locations, the organization has built a strong reputation for accessible, community-focused care and continues to grow alongside the region's expanding population.

Their business model is rooted in efficient, patient-centered care, with services ranging from general checkups and wellness visits to urgent medical treatment. Their locations are AAAHC-certified, reflecting a commitment to high clinical standards and quality assurance. The Doctors Center is the only AAAHC-certified urgent care center in Las Vegas.

For over 15 years, Doctors Center has served as a trusted provider for thousands of local residents, backed by a professional medical team and streamlined operations. Their continued expansion and multi-location presence are testaments to their success and longevity in the Southern Nevada healthcare market.



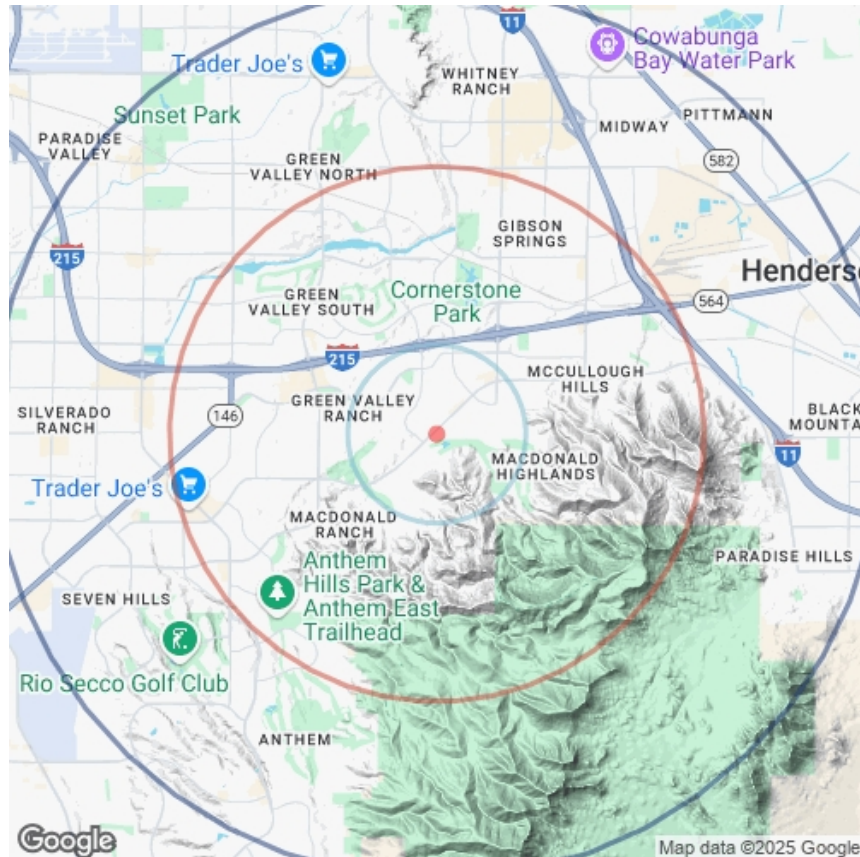
# FLOOR PLAN



# DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	7,099	64,195	166,059
2010 Population	11,234	89,748	249,970
2024 Population	14,304	107,983	289,024
2029 Population	15,020	111,999	298,585
2024-2029 Growth Rate	0.98 %	0.73 %	0.65 %
2024 Daytime Population	11,005	100,030	278,229

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	163	2,245	6,608
\$15000-24999	233	1,757	4,994
\$25000-34999	306	2,024	6,541
\$35000-49999	472	3,769	11,645
\$50000-74999	851	6,707	19,804
\$75000-99999	563	6,051	16,561
\$100000-149999	1,128	9,135	23,365
\$150000-199999	843	5,843	12,513
\$200000 or greater	1,215	7,214	15,399
Median HH Income	\$ 109,574	\$ 99,038	\$ 87,003
Average HH Income	\$ 151,564	\$ 132,624	\$ 119,377



HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	2,957	24,987	63,644
2010 Total Households	4,478	35,863	98,505
2024 Total Households	5,774	44,744	117,429
2029 Total Households	6,112	46,955	122,868
2024 Average Household Size	2.46	2.4	2.45
2024 Owner Occupied Housing	4,344	28,334	70,320
2029 Owner Occupied Housing	4,699	30,566	75,250
2024 Renter Occupied Housing	1,430	16,410	47,109
2029 Renter Occupied Housing	1,414	16,388	47,617
2024 Vacant Housing	282	2,889	7,036
2024 Total Housing	6,056	47,633	124,465

# MARKET OVERVIEW: HENDERSON, NEVADA

Henderson, Nevada, is one of the most desirable cities in the state and a standout suburb of Las Vegas, offering an exceptional quality of life, robust infrastructure, and a pro-business climate. With a population of over 330,000 residents, Henderson is the second-largest city in Nevada and consistently ranked among the Top 10 Safest Cities in America by multiple national surveys.

The city features master-planned communities, top-rated public and private schools, extensive parks and recreational amenities, and an educated, high-income population. Henderson has become a magnet for young professionals, retirees, and families alike—contributing to strong demand for healthcare, education, and retail services.

Henderson is also home to growing sectors in healthcare, technology, logistics, and finance, and its proximity to the Las Vegas Strip and McCarran International Airport makes it a key node in regional economic activity.

## KEY FACTS

- **Over 20% population growth in the last decade**
- **Median household income exceeding \$80,000**
- **Among the most affluent and educated populations in the Las Vegas Valley**
- **Business-friendly with no state income tax**
- **Strategic access to I-215, I-11, and major commercial corridor.**



# MARKET OVERVIEW: GREATER LAS VEGAS AREA

Las Vegas is more than a world-renowned entertainment destination—it's a rapidly expanding, economically diverse metro area that continues to draw new residents, businesses, and investors alike. With a population exceeding 2.3 million, Las Vegas is one of the fastest-growing large cities in the United States, attracting both young professionals and retirees due to its no state income tax, affordable housing compared to nearby California markets, and pro-business environment.

The city has seen a surge in economic diversification, with strong momentum in the healthcare, technology, education, logistics, and construction sectors. This broadening economic base supports long-term investment stability and workforce growth.

Las Vegas has also become a national sports destination, now home to:

- The NFL's Las Vegas Raiders
- The NHL's Vegas Golden Knights (2023 Stanley Cup Champions)
- The WNBA's Las Vegas Aces (2022 & 2023 Champions)
- The upcoming MLB's Oakland Athletics relocation
- Formula 1's Las Vegas Grand Prix and numerous UFC, boxing, and entertainment events



15% POPULATION  
GROWTH  
(IN THE PAST DECADE)



\$79.3 BILLION  
IN TOTAL ECONOMIC IMPACT (2023)



40 MILLION  
ANNUAL VISITORS



3.7% JOB GROWTH RATE  
YEAR OVER YEAR (2024)



# 1681 W. HORIZON RIDGE PARKWAY

HENDERSON, NV 89012

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## INVESTMENT CONTACTS:

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