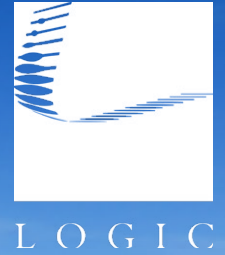


Offering Memorandum

N. Green Valley Pkwy. and Ramrod Ave.



2920 N. Green Valley Pkwy., Building 7 & 8, Henderson, NV 89014

Central Las Vegas Location | Professional & Medical Multi-Tenant Buildings

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2920 N. Green Valley Pkwy.
Building 7 & 8
Henderson, NV 89014

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Financial Analysis

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Property Overview
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01
Executive Summary



Offering Snapshot



\$3,700,000
Offering Price



\$157.23
Price Per Square Foot



7.75%
CAP Rate



± 10,089 SF
Building 7 Square Footage
± 13,394 SF
Building 8 Square Footage

Property Overview

LOGIC Commercial Real Estate is pleased to offer an owner-user income opportunity for sale, 2920 N. Green Valley Pkwy. Buildings 7 & 8 located in Henderson.

2920 N. Green Valley Pkwy. was built in 1995 and are two-story buildings, building 7 with a total combined square footage of ± 10,089 SF and building 8 with ± 13,394 SF. Buildings 7 and 8 are one of the 8 structures officially designated within the park on 2920 N. Buildings 7 & 8 each have one vacant suite available. The property is situated within a proximity of 3.5 miles from Harry Reid International Airport.



Property Details



Location

2920 N. Green Valley Pkwy.
Building 7 & 8
Henderson, NV 89014



Property Size

- ± 10,089 SF
Building 7
- ± 13,394 SF
Building 8



Construction & Zoning

- Built in 1995
- Zoning: CC



Parcel Number

- 161-32-310-002
- 161-32-310-004



Occupancy

- Building 7 – 72%
- Building 8 – 90%



Additional Details

- 2 out of 8 medical & professional buildings
- Shared parking available



Investment Highlights

Rare Opportunity

Multi-tenant office product

Ideal Location

The building are situated just east of Sunset Rd., less than 4 miles from Harry Reid International Airport

Booming Area

Central Las Vegas with numerous medical headquarters and housing, multiple new construction nearby, and future development opportunities within Henderson

Investment Opportunity

An investor will experience upside from below-market rents for the tenants in a growing area with the historically highest strong rental demand in this Las Vegas area

Property Features

The properties benefit from CC&Rs and shared parking. The buildings are surrounded by 6 other properties with both medical and professional offices within

Multi-tenant office buildings in Henderson, NV

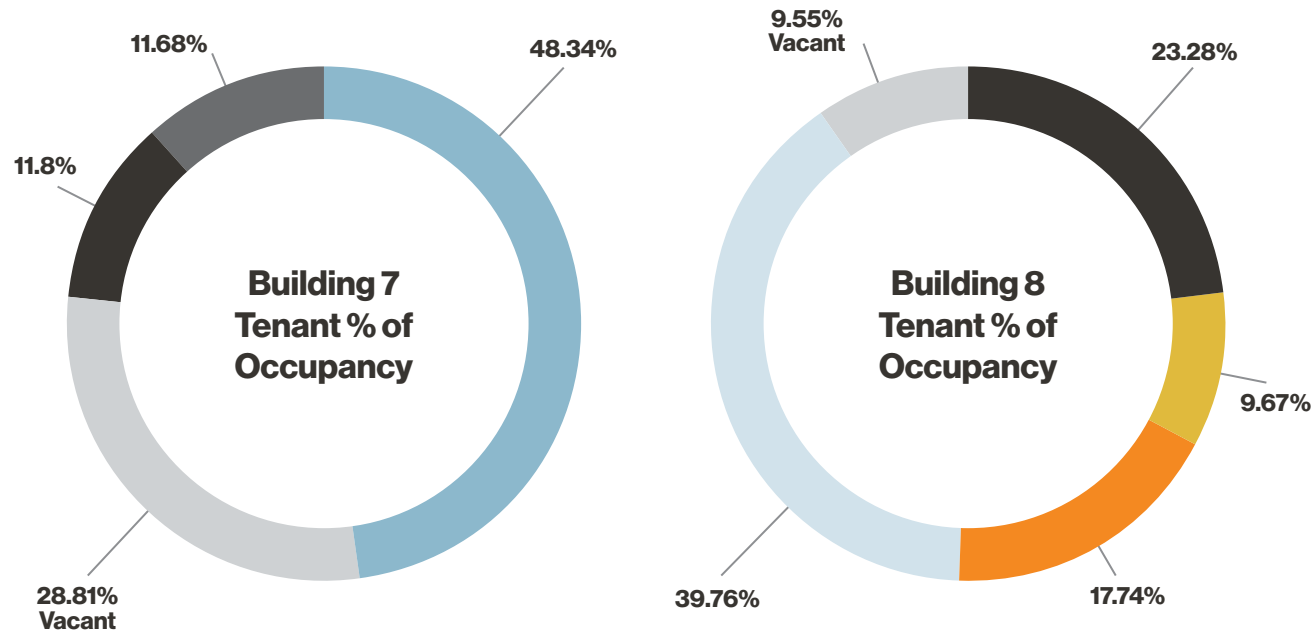


05

Tenant Profiles



Tenant Mix Summary



Tenant Expiration Summary

#	Tenant Name	Suite	Tenant Size	Building Share %	Exp. Date
Building 7					
1	Nvhca Perry Foundation, Inc.	711-713	4,877 SF	48.34%	09/30/28
3	Hasa, Inc.	722	1,191 SF	11.8%	02/28/26
4	Dr. Fiona Kelley	723	1,178 SF	11.68%	02/28/26
Building 8					
5	Viable Research Management	800	3,118 SF	23.28%	12/31/24
6	Fibonacci Services, LLC	812	1,295 SF	9.67%	06/30/25
7	Saturna Trust Company	814	2,376 SF	17.74%	05/31/26
8	Integrity Based Management, LLC	821	5,326 SF	39.76%	12/31/25

Tenants

Building 7

Nvhca Perry Foundation Inc.

Hasa, Inc.

Dr. Fiona Kelley

Building 8

Viable Research Management

Fibonacci Services, LLC

Saturna Trust Company

Integrity Based Management, LLC

Demographics
Vicinity Map
Aerials

07
Aerials & Plans



Important Statistics

5-Mile Radius



403,920

Total Population



418,786

Daytime Population



16,004

Number of Businesses



0.20%

2024-2029 Population Growth



194,441

Total Employees



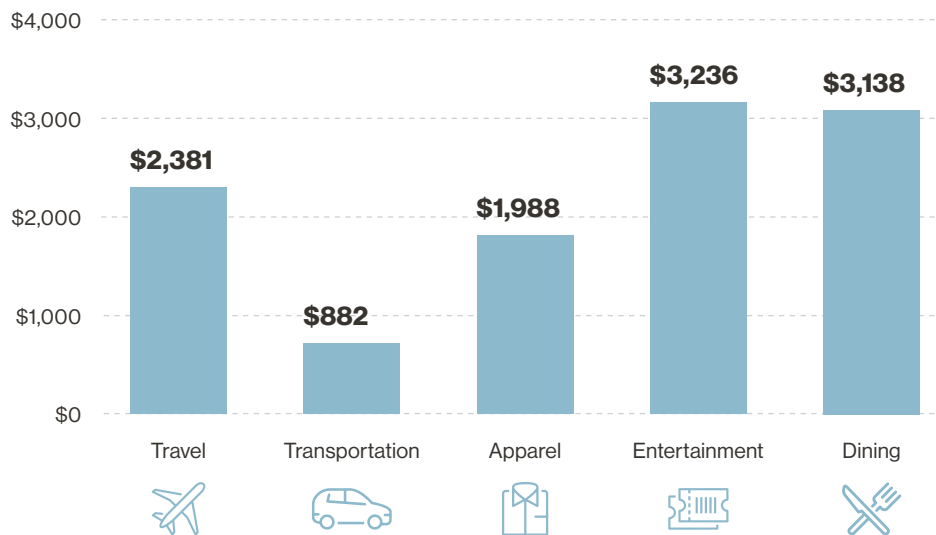
416,441

Median Home Value

Spending Statistics

5-Mile Radius

Spending facts are average annual dollars per household



Full Demographic Report

Population	1-mile	3-mile	5-mile
2020 Population	13,356	157,887	400,575
2024 Population	13,646	159,074	403,920
2029 Population	13,730	161,524	414,695
Annual Growth 2020 - 2024	0.51%	0.18%	0.20%
Annual Growth 2024 - 2029	0.12%	0.31%	0.53%

Income	1-mile	3-mile	5-mile
2024 Average Household Income	\$87,487	\$92,662	\$90,234
2029 Average Household Income	\$103,581	\$108,167	\$105,011
2024 Per Capita Income	\$38,734	\$36,847	\$36,542
2029 Per Capita Income	\$46,447	\$43,489	\$43,045

Households	1-mile	3-mile	5-mile
2020 Total Households	5,701	62,283	160,573
2024 Total Households	5,928	63,199	163,501
2029 Total Households	6,040	64,860	169,917

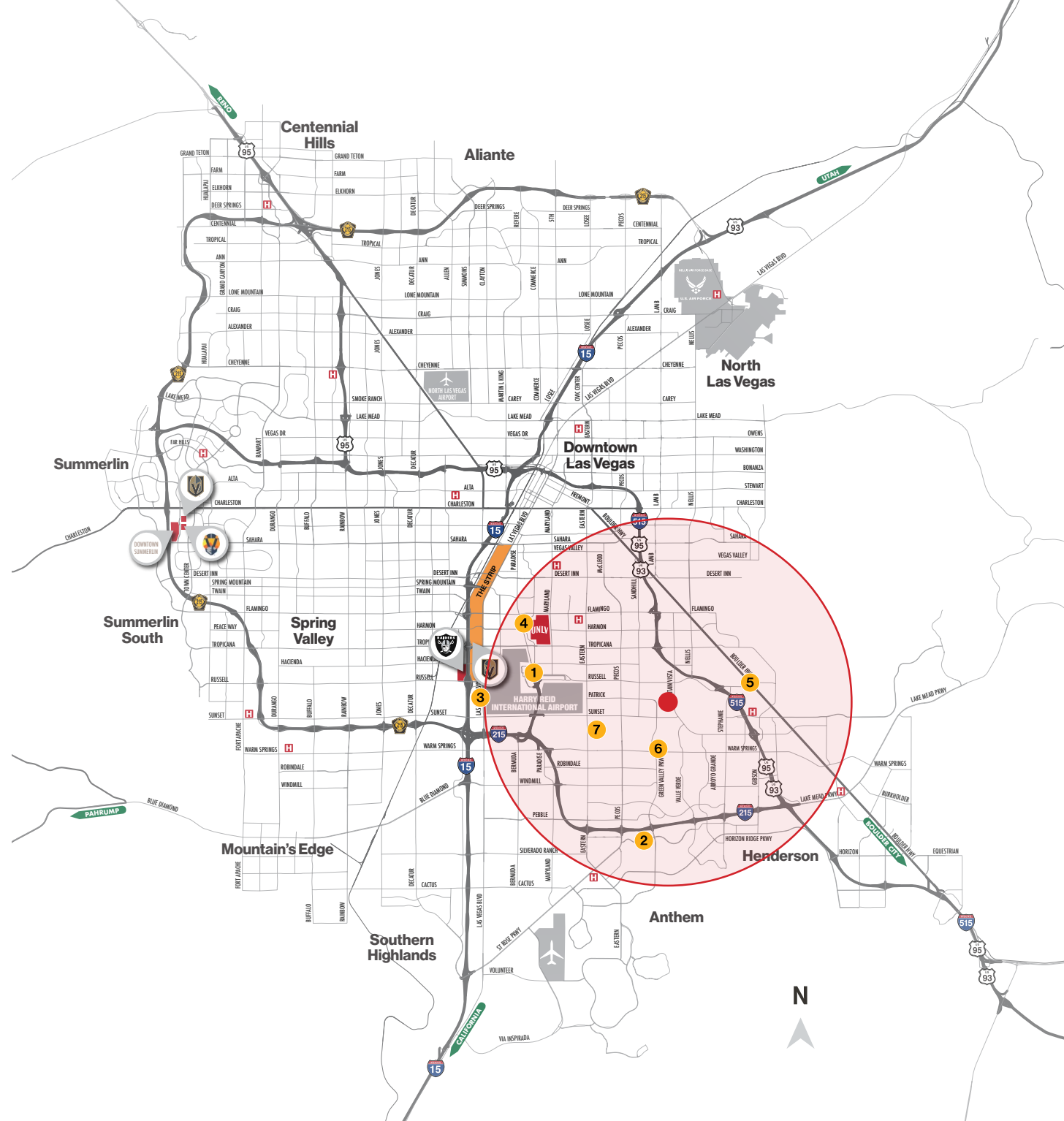
Housing	1-mile	3-mile	5-mile
2024 Total Housing Units	6,199	66,791	174,729
2024 Owner Occupied Housing Units	2,265	33,963	82,837
2024 Renter Occupied Housing Units	3,663	29,236	80,664
2024 Vacant Housing Units	271	3,592	11,228
2029 Total Housing Units	6,302	68,476	181,333
2029 Owner Occupied Housing Units	2,386	36,043	88,531
2029 Renter Occupied Housing Units	3,654	28,817	81,385
2029 Vacant Housing Units	262	3,616	11,416

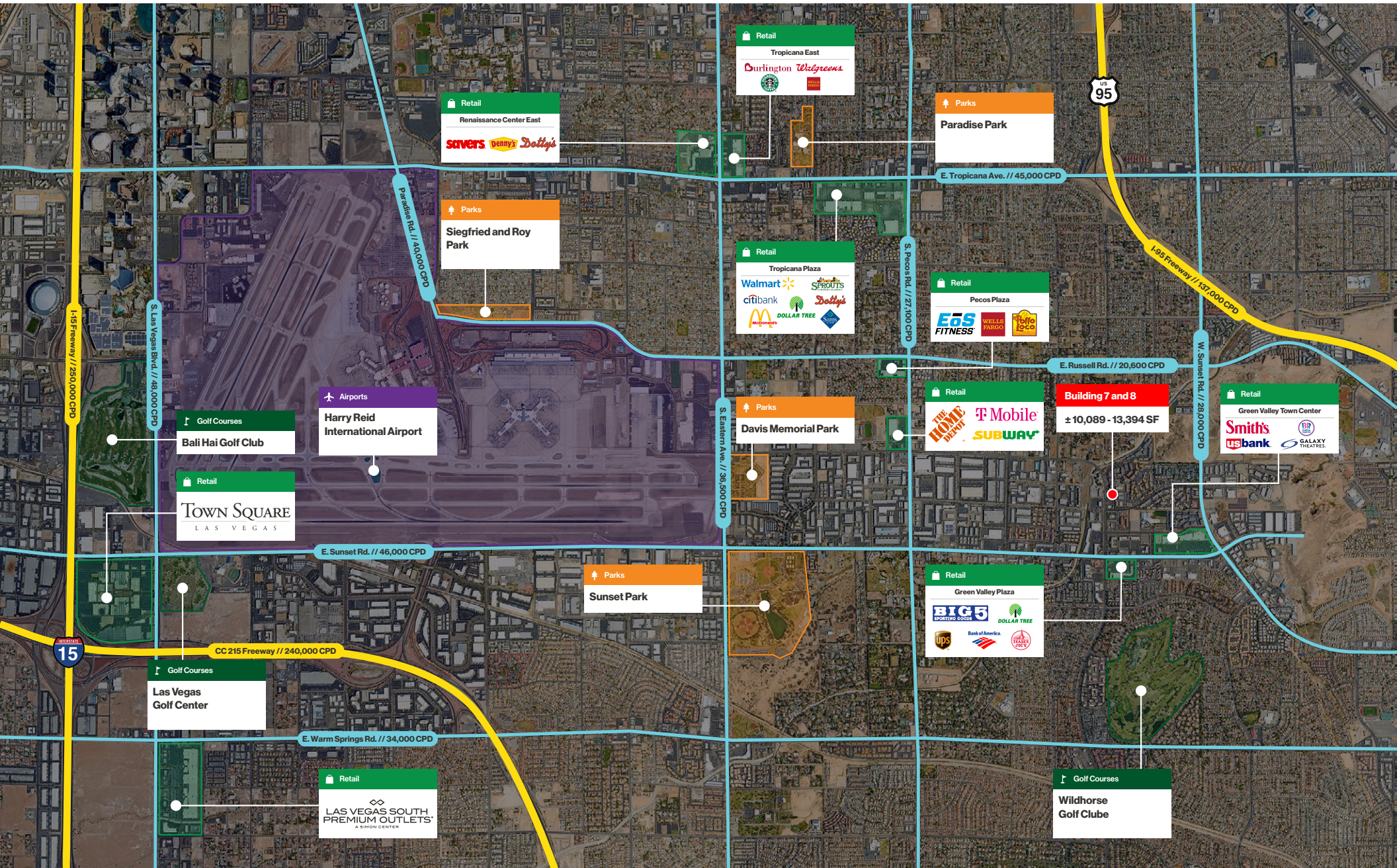
Vicinity Map

Prime location in close proximity to CC-215 Freeway, Interstate 15, Harry Reid International Airport, and the Las Vegas Strip.

Amenities within a 5-mile radius

- 1 **Harry Reid International Airport**
-3.3 miles
- 2 **Ranch Spa and Casino**
-4.3 miles
- 3 **The Strip**
-5.0 miles
- 4 **UNLV**
-4.9 miles
- 5 **Henderson Hospital**
-4.2 miles
- 6 **Wildhorse Golf Club**
-1.9 miles
- 7 **Sunset Park**
-2.3 miles





Retail






La Bonita
SUPERMARKETS
www.laBonitasupermarkets.com

Retail



Retail

Pecos Plaza



Building 8
± 13,394 SF

Building 7
± 10,098 SF

N. Green Valley Pkwy. // 13,800 CPD

Ramrod Ave.

LAS VEGAS STRIP





Rent Roll

Tenant	Unit	Lease Start	Lease Exp	Rent	Rent PSF	CAM	CAOE PSF	Square Footage
Building 7								
NVHCA PERRY FOUNDATION, INC.	712-713	10/01/20	09/30/28	\$5,259.05	\$1.08	\$2,194.60	\$0.45	4,877
VACANT	721							2,843
HASA, INC.	722	02/01/24	02/28/26	\$1,369.95	\$1.15	\$535.94	\$0.45	1,191
DR. FIONA KELLEY	723	02/14/16	02/28/26	\$1,029.79	\$0.87	\$530.09	\$0.45	1,178
Building 8								
VIABLE RESEARCH MANAGEMENT	800	04/16/18	12/31/24	\$4,365.00	\$1.40	\$1,403.07	\$0.45	3,118
FIBONACCI SERVICES, LLC	812	04/10/20	06/30/25	\$1,457.53	\$1.13	\$582.74	\$0.45	1,295
SATURNA TRUST COMPANY	814	06/27/23	05/31/26	\$2,613.60	\$1.10	\$1,069.17	\$0.45	2,376
INTEGRITY BASED MANAGEMENT, LLC	821	01/01/21	12/31/25	\$5,485.78	\$1.03	\$2,396.64	\$0.45	5,326
VACANT	822							1,279
9 Total				\$21,580.70	\$1.11			
7 Total Occupied						Total Square Feet Occupied ± 19,361 SF		
2 Vacant						Total Square Feet Vacant ± 4,122 SF		

Confidentiality Agreement

Affiliated Business Disclosure

LOGIC Las Vegas LLC engages in a broad range of commercial real estate businesses including, but not limited to brokerage services, property management and investment fund management. At times different LOGIC affiliates may have or represent clients who have competing interests in the same transaction. For example, affiliates or their clients may have or express an interest in the property described in this Memorandum **2920 N. Green Valley Pkwy., Building 7 & 8, Henderson, NV 89014**, and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgment of that possibility and your agreement that neither LOGIC Las Vegas LLC nor any affiliate has an obligation to disclose to you such affiliates' interest or involvement in the sale or purchase of the Property. In all instances, however, LOGIC Las Vegas LLC and its affiliates will act in the best interest of their respective client(s), at arms' length, not in concert, or in a manner detrimental to any third party. LOGIC Las Vegas LLC and its affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

Affiliated Business Disclosure

Receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or LOGIC Las Vegas LLC, and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or LOGIC Las Vegas LLC.

Disclaimer

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete, nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs.

Any reliance on the content of this memorandum is solely at your own risk.

Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither LOGIC Las Vegas LLC nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

LOGIC Commercial Real Estate

Specializing in Brokerage and Receivership Services



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