

HORIZON RIDGE PROFESSIONAL CENTRE

2298 W. Horizon Ridge Parkway, Henderson, NV 89052

AVAILABLE
For Lease



MDLGroup

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Leasing Details



\$2.00 PSF NNN

Lease Rate



\$0.49 PSF

Monthly CAM Charges



±4,100 SF

Space Available

Property Highlights

- Garden-style office suite available
- All suites include bathrooms and breakrooms
- Well maintained with covered parking, sprinklers, and landscaping
- Easy access to the I-215 freeway from Green Valley Parkway
- Conveniently located within minutes of Green Valley Ranch, the Eastern Avenue commercial corridor, and the exclusive communities of Anthem, Seven Hills, and MacDonald Highland
- Numerous amenities are within walking distance that include Target, Staples, Starbucks, and Sprouts Farmers Market

Demographics

	1 mile	3 miles	5 miles
Population			
2025 Population	16,455	129,593	305,400
Average Household Income	1 mile	3 miles	5 miles
2025 Average Household Income	\$149,501	\$138,735	\$128,364

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For Lease

- Power Retail
- Hotel & Casino
- Hospital
- Golf & Recreation



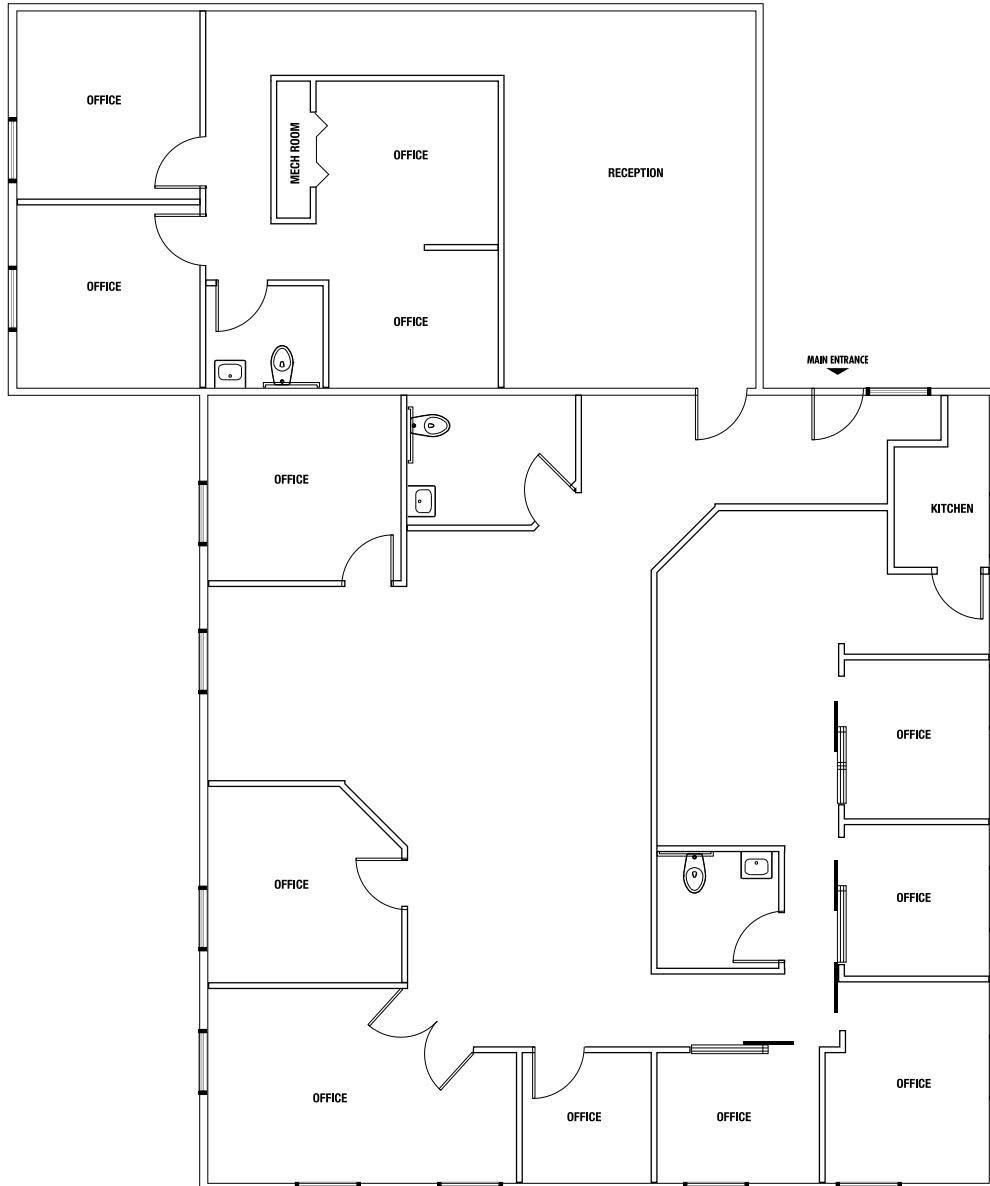
MDLGroup

Service you deserve. People you trust.

CORFAC
INTERNATIONAL
MEMBER | PARTNER

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Suite 211-213-215 Details

- + **Total SF:** ±4,100
- + **Lease Rate:** \$2.00 PSF NNN
- + **CAM Charges:** \$0.49 PSF
- + **Break Room:** Yes
- + **Available:** September 1st, 2025

Drawings and plans are not to scale. Any measurements are approximate and are for illustrative purposes only. There is no guarantee, warranty or representation as to the accuracy or completeness of any plans or designs.



Population	1 mile	3 miles	5 miles
2010 Population	13,584	110,115	258,002
2020 Population	15,975	125,540	294,687
2025 Population	16,455	129,593	305,400

2030 Population	17,146	134,463	315,914
2010-2020 Annual Rate	1.63%	1.32%	1.34%
2020-2025 Annual Rate	0.57%	0.61%	0.68%
2025-2030 Annual Rate	0.83%	0.74%	0.68%
2025 Median Age	47.2	43.4	42.9

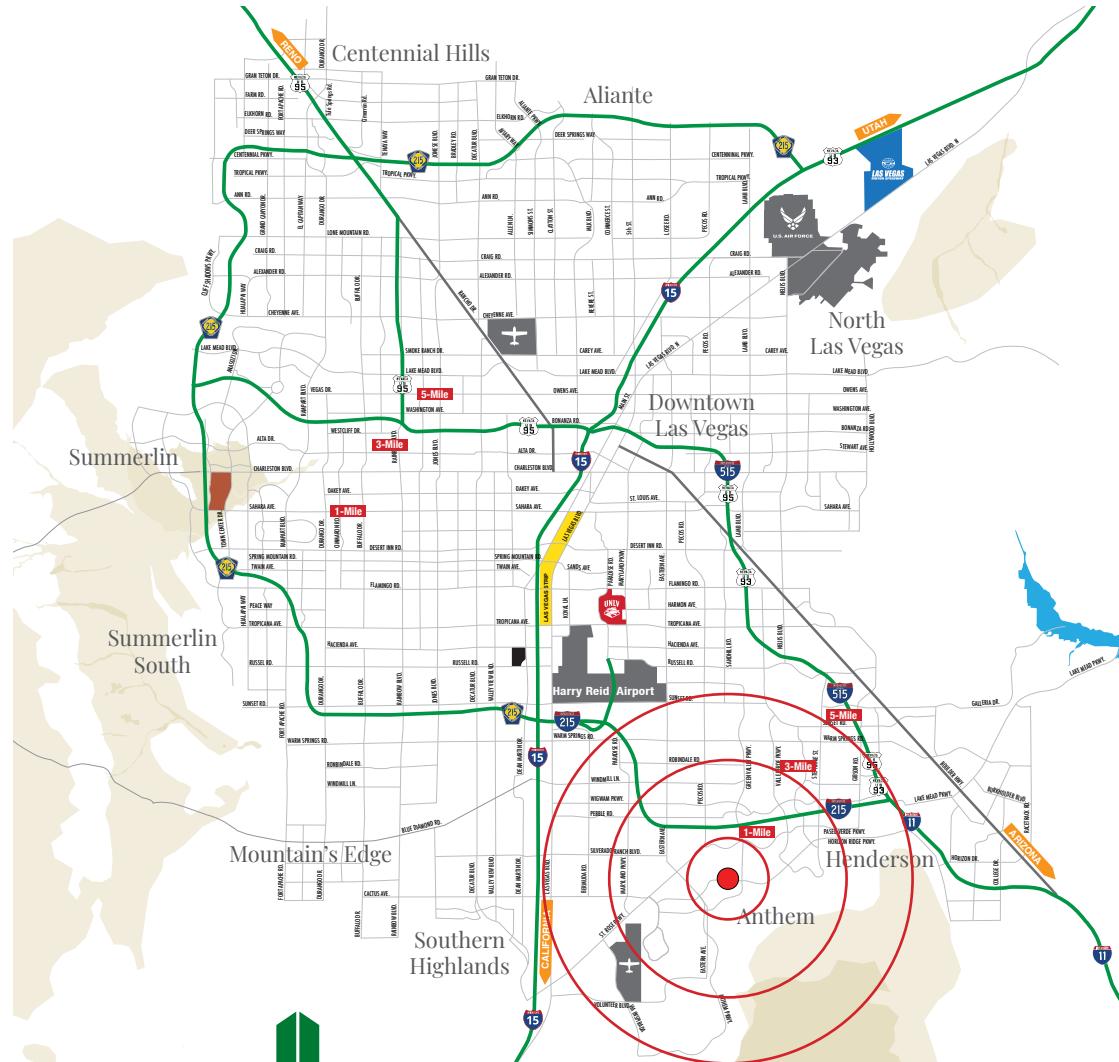
Households	1 mile	3 miles	5 miles
2025 Wealth Index	139	125	113
2010 Households	6,000	43,915	103,961
2020 Households	7,004	51,322	120,581
2025 Total Households	7,279	54,069	127,134

2030 Total Households	7,654	56,694	132,614
2010-2020 Annual Rate	1.56%	1.57%	1.49%
2020-2025 Annual Rate	0.74%	1.00%	1.01%
2025-2030 Annual Rate	1.01%	0.95%	0.85%

Average Household Income	1 mile	3 miles	5 miles
2025 Average Household Income	\$149,501	\$138,735	\$128,364
2030 Average Household Income	\$163,230	\$152,697	\$142,467
2025-2030 Annual Rate	1.77%	1.94%	2.11%

Housing	1 mile	3 miles	5 miles
2010 Total Housing Units	6,715	48,835	116,588
2020 Total Housing Units	7,633	55,287	129,621
2025 Total Housing Units	7,837	57,636	135,580

2025 Owner Occupied Housing Units	4,811	33,043	76,928
2025 Renter Occupied Housing Units	2,468	21,026	50,206
2025 Vacant Housing Units	558	3,567	8,446
2030 Total Housing Units	8,272	60,353	141,331
2030 Owner Occupied Housing Units	5,116	35,128	80,933
2030 Renter Occupied Housing Units	2,538	21,566	51,681
2030 Vacant Housing Units	618	3,659	8,717



Clark County Nevada

Synopsis

As of the 2010 census, the population was 1,951,269, with an estimated population of 2,265,461 in 2022. Most of the county population resides in the Las Vegas Census County Divisions across 435 square miles. It is by far the most populous county in Nevada, and the 11th most populous county in the United States. It covers 7% of the state's land area but holds 73% of the state's population, making Nevada one of the most centralized states in the United States.

With jurisdiction over the world-famous Las Vegas Strip and covering an area the size of New Jersey, Clark County is the nation's 11th-largest county. The County is a mix of urban and rural locales that offers the convenience of city living with access to some of the nation's best outdoor recreational areas just a short drive away.

Clark County employs more than 10,000 people over 38 departments. The County has an annual budget of \$8.1 billion, which surpasses that of the state government.

Quick Facts

 **±435**
Size (Sq. Mi.)

 **2,265,461**
Population

 **290**
Pop. Density (Per Sq. Mi.)

Source: www.clarkcountynv.gov,
www.wikipedia.com



Synopsis

The City of Henderson is nestled among three of the most renowned man-made attractions – the neon of Vegas, the engineering marvel of the Hoover Dam and the tranquil beauty of Lake Mead. As a vibrant and inviting residential and business community, Henderson offers an abundance of cultural events, special attractions, miles of trails and open spaces, and outstanding recreational facilities, as well as renowned resorts, restaurants and shopping.

Discover a wealth of advantages in Henderson, beginning with a culture of opportunity fueling your success with faster access. Lower cost. Higher skills. Greater quality.

Henderson is one of the fastest growing cities in Nevada, offering a nationally acclaimed quality of life, Henderson continually attracts young energetic talent to the region, while a robust training ecosystem develops and delivers workforce skills aligned to industry needs.

Quick Facts

 **±106**

Size (Sq. Mi.)

 **317,610**

Population

 **2,984**

Pop. Density (Per Sq. Mi.)

Source: www.wikipedia.com

Source: www.hendersonnow.com



Professional Sports



Synopsis

The Las Vegas metropolitan area is home to many sports, most of which take place in the unincorporated communities around Las Vegas rather than in the city itself.

The Las Vegas Valley has three major league professional teams: the Vegas Golden Knights of the NHL, which began play in 2017 as the region's first major pro team, the Las Vegas Raiders of the NFL which began play in 2020, and the Las Vegas Aces of the WNBA, which began play in 2018.

Las Vegas is home to three minor league sports teams: the Las Vegas Aviators of Minor League Baseball, the Las Vegas Lights FC of the USL Championship, the league at the second of US men soccer league system, and the Henderson Silver Knights of the American Hockey league of the NHL. The Las Vegas Lights are currently the only team playing in the city of Las Vegas, at the city-owned Cashman Field.

Source: www.wikipedia.com



Nevada Tax Advantages

Synopsis

Nevada has always been a popular state for businesses. Some of the main reasons for that are low-cost startup, regulatory, licensing and annual fees, taxes and tax structure, privacy of business owners, and competitive utility rates for commercial operations.

The Tax Climate Index comparison to neighboring states is significant: California ranks 48th, Arizona 19th, Idaho 15th, Oregon 24th and Utah 8th.

Nevada Tax System:

Nevada ranks as the 7th best state in the Tax Foundation's 2020 State Business Tax Climate Index, an independent ranking of states in five areas of taxation: corporate taxes, individual income taxes, sales taxes, unemployment insurance taxes, and taxes on property, including residential and commercial property.

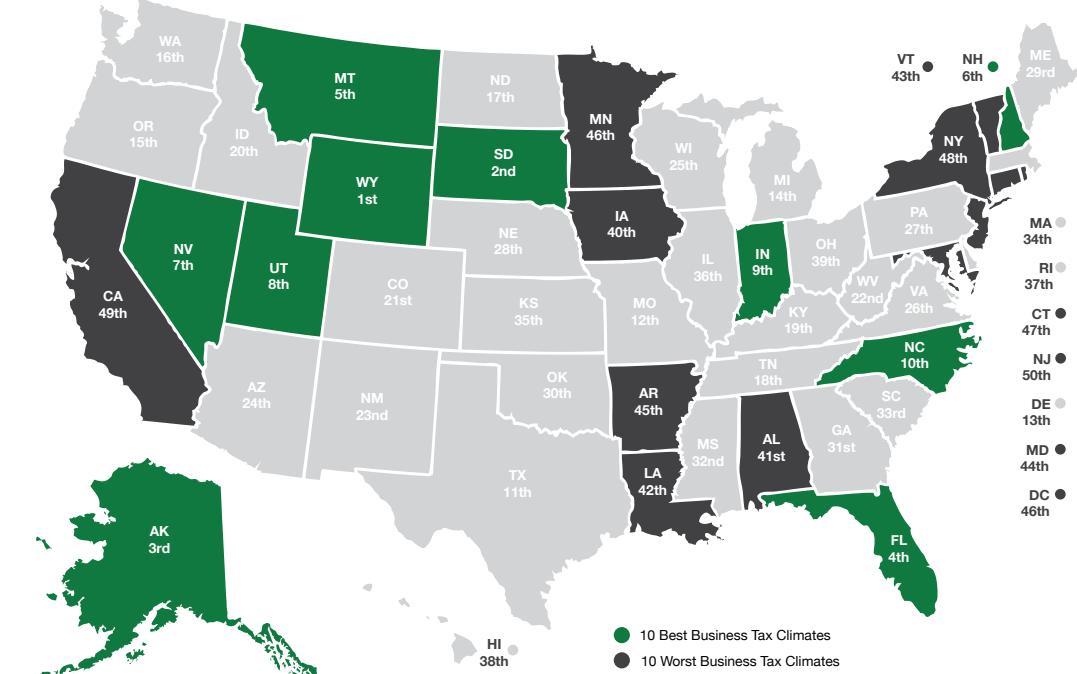
Nevada uses these tax benefits to attract new businesses. There are plenty of taxes you must pay in other states, but not in Nevada.

Here are the main tax advantages:

- No income tax
- No tax on pensions
- No tax on social security
- No tax on estate or inheritance
- Low property taxes
- No gross receipts tax
- No franchise tax
- No inventory tax
- No tax on issuance of corporate shares
- No tax on sale or transfer of shares

Source: Nevada Governor's Office of Economic Development;
www.TaxFoundation.org

2022 State Business Tax Climate Index



Road Transportation

Las Vegas and surrounding towns are less than one day's drive over arterial interstate highways to nearly 60 million consumers, as well as to the major U.S. deep water seaports serving the Pacific Rim.



Rail Transportation

Major Union Pacific and Southern Pacific rail connections in Las Vegas and Reno, play an essential role in carrying the world's freight from the Pacific Coast to America's Heartland and beyond.



Air Transportation

Globally, Harry Reid International Airport in Las Vegas has been a Top 20 airport for more than five years, annually serving more than 40 million passengers and handling more than 189 million pounds of cargo.

Southern Nevada Growth



Number of jobs added between 2011 and 2019.



Number of new businesses added between 2011 and 2019.



Milestone graduation rate for Clark County school district in 2019.



Education & Workforce Development

Southern Nevada's post-secondary education and training institutions have significantly increased their offerings.

Notably, the **University of Nevada, Las Vegas (UNLV)** doubled its research and development (R&D) performance over the last decade and reached R1 status in 2018, the highest classification for research universities. Additionally, the newly formed UNLV School of Medicine started class in 2017.

Nevada State College (NSC) more than double its degree awards since 2011, with especially strong growth in awards to racial and ethnic minorities, and in health professions that support a key regional target industry.

The College of Southern Nevada (CSN) was named as a Leader College of Distinction by national non-profit network Achieving the Dream in 2019 for its work on improving student outcomes and reducing student achievement gaps.

Innovation Ecosystem

In 2016, Las Vegas established an Innovation District to spur smart-city technology infrastructure and launched the International Innovation Center @ Vegas (IIC@V) incubator to support development of high priority emerging technologies.

The Las Vegas-based Nevada Institute for Autonomous Systems was designated in 2013 as one of six official unmanned aircraft systems (UAS) test sites in the United States, and the UNLV Tech Park has quickly emerged as a hub for regional innovation.

In July 2019, Google broke ground on a \$600 million data center, and in October 2019 Switch announced a partnership with UNLV to support sports science R&D. Switch also expanded its footprint in Southern Nevada to 4.6M SF of data center space.

The Las Vegas Convention and Visitors Authority (LVCVA) partnered with the Boring Company to build a high-speed electric autonomous people mover for the Las Vegas Convention Center.

Source: Las Vegas Global Economic Alliance (LVGEA)

Transit from Las Vegas

Destination	Est. Travel Time	Distance (Mi)
Los Angeles, CA	3 hrs, 55 min	265
Phoenix, AZ	4 hrs, 40 min	300
San Diego, CA	4 hrs, 45 min	327
Salt Lake City, UT	5 hrs, 50 min	424
Reno, NV	6 hrs, 55 min	452
San Francisco, CA	8 hrs, 15 min	565
Boise, ID	9 hrs, 30 min	634
Santa Fe, NM	9 hrs, 10 min	634
Denver, CO	10 hrs, 45 min	752
Cheyenne, WY	11 hrs, 50 min	837
Helena, MT	12 hrs, 55 min	907
Portland, OR	15 hrs, 45 min	982
Seattle, WA	16 hrs, 50 min	1,129



Shipping and Mailing Services



Freight Service Center
3 Mi



Freight Center
3 Mi



Customer Service Center
5 Mi

Distribution Center
10 Mi

Cargo Center
3 Mi

UPS Air Cargo
18 Mi

Air Cargo
20 Mi

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