

St. Rose Dominican Medical Plaza

98 EAST LAKE MEAD PARKWAY



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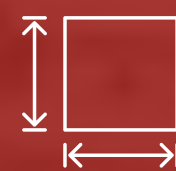
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EXECUTIVE SUMMARY

98 EAST LAKE MEAD PARKWAY



BUILDING SF:
41,676 SF



LOT SIZE
0.70 ACRES



TENANTS
17



FLOORS
3



PARKING
221 SPACES



YEAR BUILT
1992

St. Rose Dominican Medical Plaza

- Located on St. Rose Dominican De Lima Hospital Campus
- Roof under warranty
- Mixed-Use Zoning located in St. Rose Redevelopment District
- Qualifies for Henderson Redevelopment District Grant Program
- 17 Suites / 3 Floors / 5:1k Parking Ratio
- Situated on signalized corner of Lake Mead Pkwy & Boulder Hwy
- Less than one (1) mile from Cadence master planned community
- Adjacent to recently demolished MOB on campus under redevelopment for QSR retail
- Off of Water Street into Downtown Henderson
- Accumulated real estate property depreciation advantages

PROPERTY OVERVIEW

98 EAST LAKE MEAD PARKWAY



St. Rose Dominican Medical Plaza, located at 98 E Lake Mead Parkway, is a premier medical office building situated in the thriving healthcare corridor of Henderson, Nevada. This modern facility spans approximately 41,676 SqF and is strategically positioned near the highly-regarded St. Rose Dominican Hospital, providing seamless access to a diverse range of medical services. The property boasts state-of-the-art infrastructure, designed to accommodate a wide variety of medical specialties, making it an ideal location for healthcare providers seeking to establish or expand their presence in the rapidly growing Henderson area.

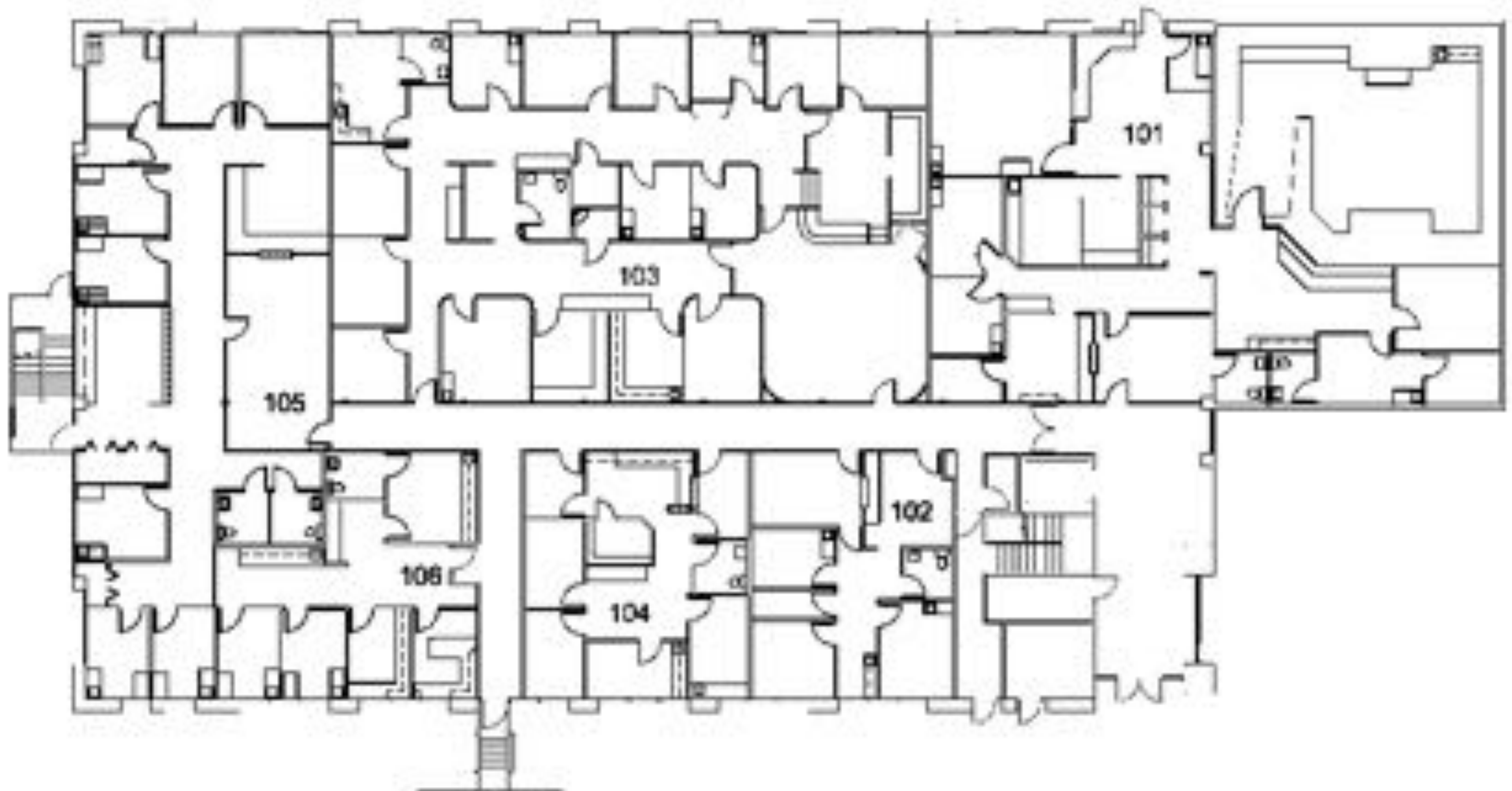
The medical plaza is surrounded by a robust network of amenities, including pharmacies, laboratories, and diagnostic centers, all within close proximity, enhancing the convenience for both patients and healthcare professionals. With its prime location along the busy Lake Mead Parkway and ample parking facilities, St. Rose Dominican Medical Plaza offers excellent visibility and accessibility. The property is fully leased with a strong tenant mix, ensuring a stable and attractive investment opportunity in one of Nevada's most sought-after medical hubs.

An aerial satellite map of Henderson, Nevada, showing a grid of streets and buildings. A red rectangular box highlights a specific location on the map, which is identified as 98 East Lake Mead Parkway. A white line with a dot at the end points from the text box to the highlighted location.

98 EAST LAKE MEAD PARKWAY

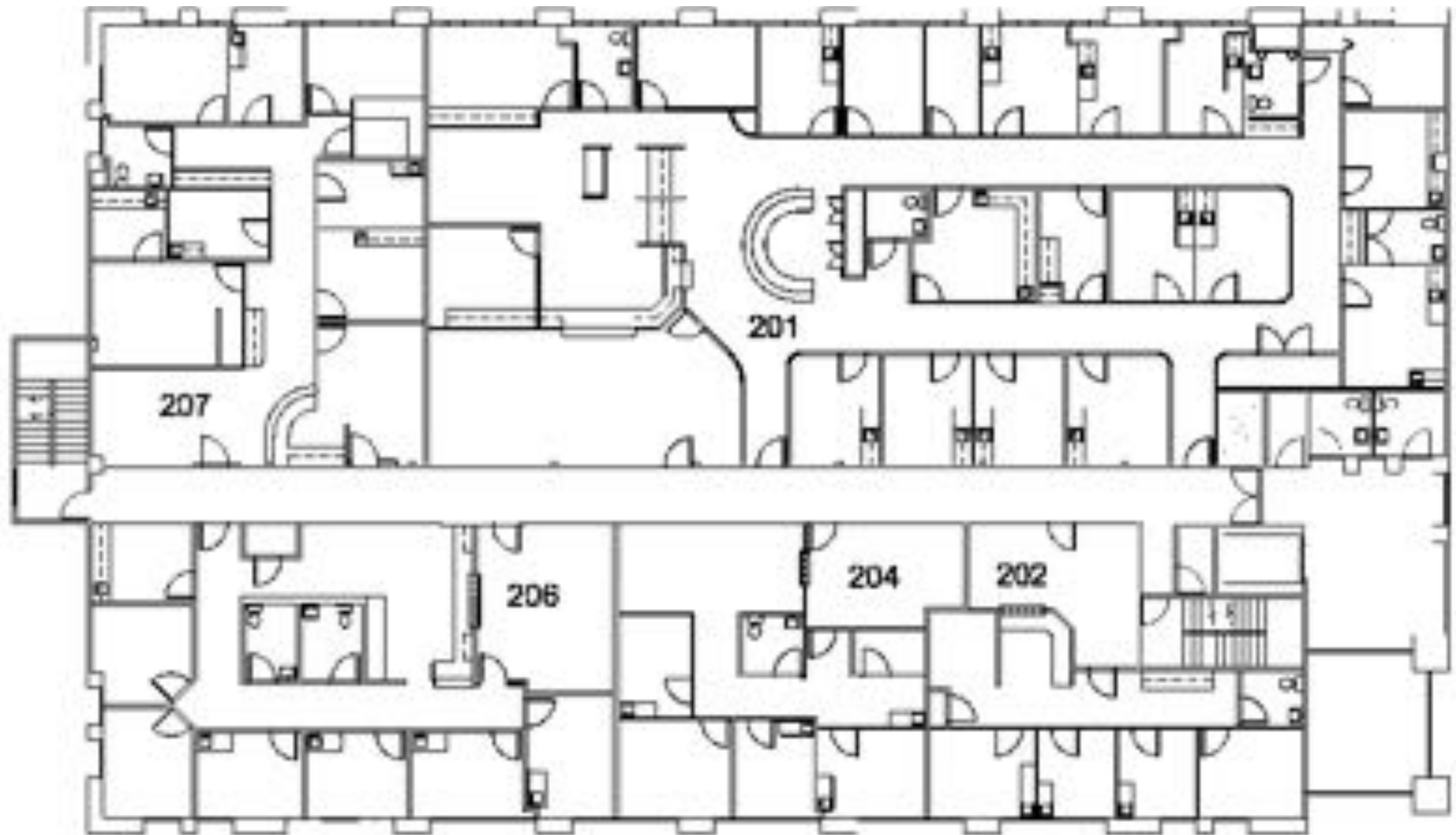
FIRST FLOOR

98 EAST LAKE MEAD PARKWAY



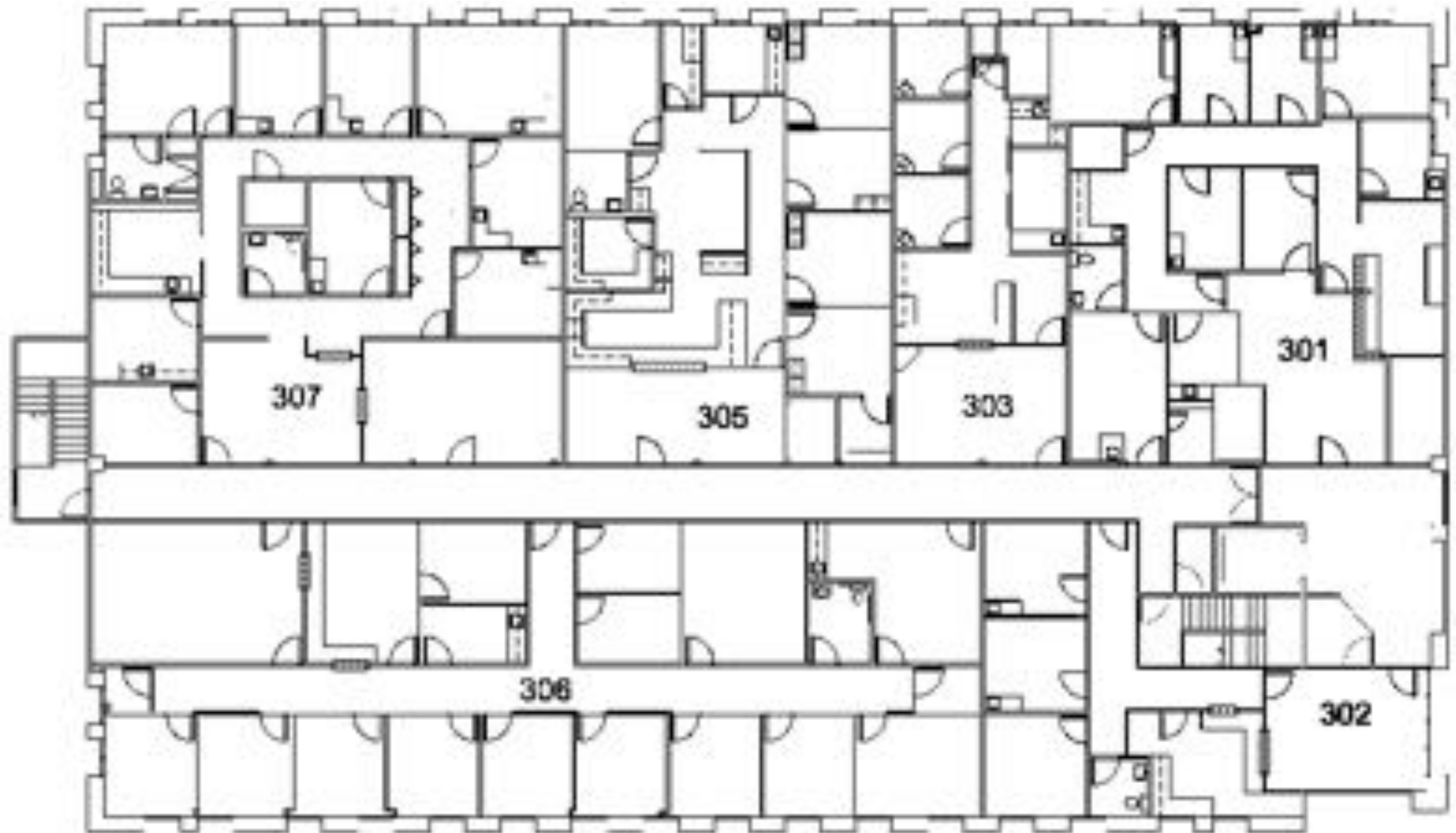
SECOND FLOOR

98 EAST LAKE MEAD PARKWAY



THIRD FLOOR

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PROPERTY LINE

98 EAST LAKE MEAD PARKWAY



PROPERTY PHOTOS

98 EAST LAKE MEAD PARKWAY



PROPERTY PHOTOS

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LOCATION HIGHLIGHTS

98 EAST LAKE MEAD PARKWAY



High-Traffic Location with Superior Accessibility in Henderson

St. Rose Dominican Medical Plaza is strategically situated at 98 E Lake Mead Parkway in Henderson, Nevada, an area known for its robust growth and connectivity. Positioned at the intersection of East Lake Mead Parkway and Boulder Highway, this location benefits from high visibility and accessibility, with a combined traffic count of approximately 44,000 vehicles per day. The intersection serves as a major thoroughfare connecting residential, commercial, and medical facilities in the rapidly expanding Henderson area. Proximity to major highways such as I-515 also ensures easy access for patients and medical professionals coming from surrounding communities and Las Vegas.

The surrounding area is a thriving healthcare hub, anchored by the nearby St. Rose Dominican Hospital, which attracts a steady stream of patients and healthcare providers. The location is further enhanced by its proximity to numerous amenities, including pharmacies, diagnostic centers, and retail establishments, making it convenient for both tenants and visitors. The ongoing infrastructure improvements along Boulder Highway and the continual development in Henderson underscore the long-term value and growth potential of this prime medical plaza location.

HOSPITAL VICINITY MAP

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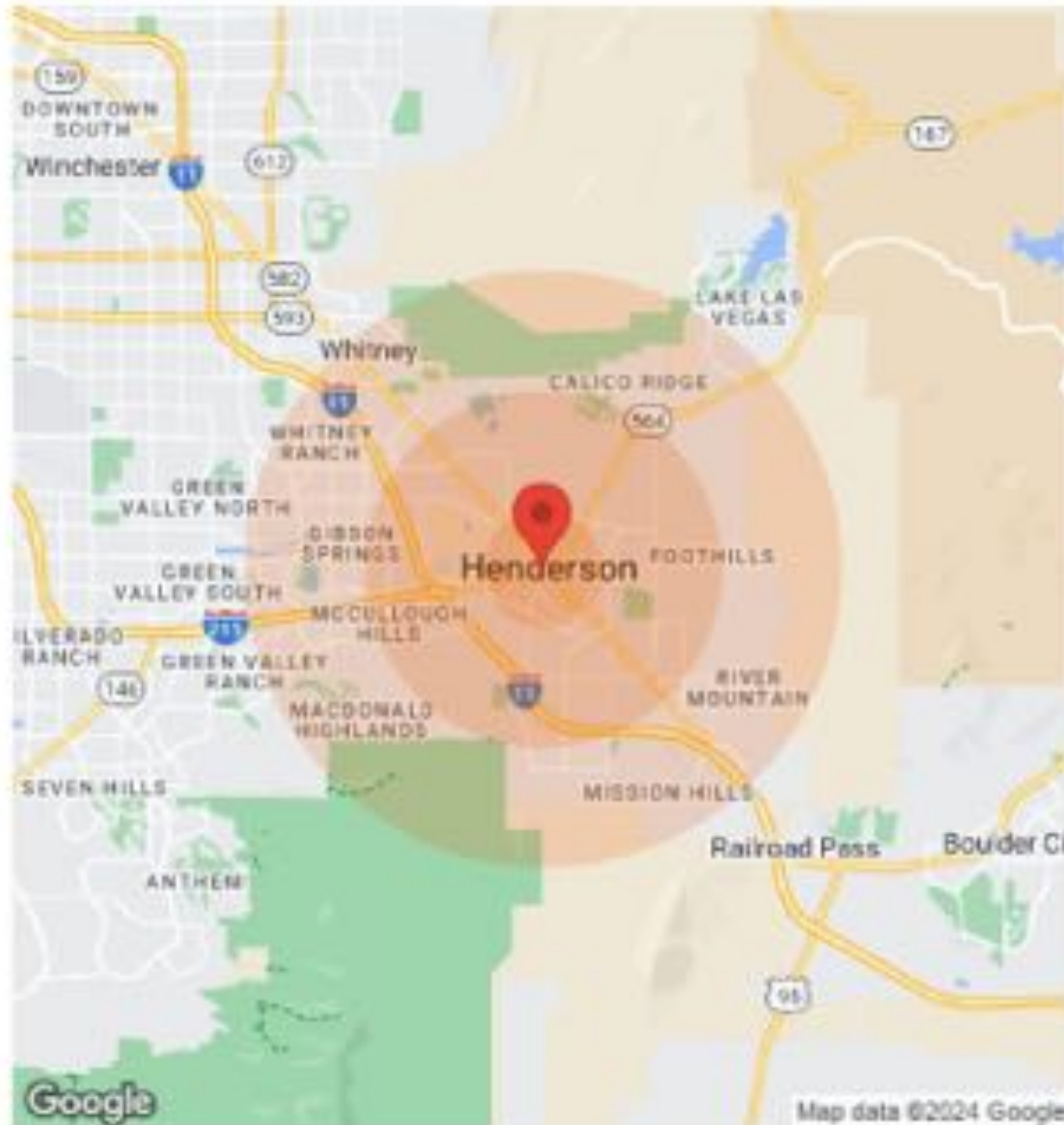
LOCATION MAPS

98 EAST LAKE MEAD PARKWAY



DEMOGRAPHICS

98 EAST LAKE MEAD PARKWAY



Population	1 Mile	3 Miles	5 Miles
Male	4,472	35,366	82,924
Female	4,271	36,206	84,282
Total Population	8,743	71,572	167,206
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,853	14,968	35,404
Ages 15-24	1,174	9,406	22,352
Ages 25-34	2,894	27,476	61,888
Ages 35-44	975	8,699	20,080
Ages 45+	1,257	11,023	27,482
Race	1 Mile	3 Miles	5 Miles
White	6,997	57,512	128,944
Black	505	3,014	8,346
Am Ind/K Natl	33	184	333
Hispanic	23	143	334
Multi-Racial	2,211	14,056	32,654
Income	1 Mile	3 Miles	5 Miles
Median	\$43,327	\$41,792	\$46,619
< \$15,000	726	2,448	4,783
\$15,000-\$24,999	370	2,246	4,342
\$25,000-\$34,999	315	2,387	5,238
\$35,000-\$49,999	990	3,472	8,238
\$50,000-\$74,999	635	5,837	13,616
\$75,000-\$99,999	308	4,006	9,955
\$100,000-\$149,999	278	4,297	10,027
\$150,000-\$199,999	90	1,138	3,397
> \$200,000	13	577	1,546
Housing	1 Mile	3 Miles	5 Miles
Total Units	4,110	31,096	70,845
Occupied	3,711	28,054	63,719
Owner Occupied	1,601	17,921	40,707
Renter Occupied	2,110	10,133	23,012
Vacant	399	3,042	7,126