

SIENA PAVILION VI

FOR LEASE
MEDICAL OFFICE BUILDING

2865 SIENA HEIGHTS DRIVE, HENDERSON, NV 89052



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CBRE

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Property Highlights

The property, known as Siena Medical Pavilion VI, is a top-tier medical building situated at the intersection of Eastern Avenue and St. Rose Parkway. It is centrally located in the Henderson Medical Corridor.

- Prime location across from Dignity Health - St. Rose Dominican Hospital Siena Campus and close proximity to UHS's West Henderson Hospital
- Move-in ready medical spec suites or custom-designed suites
- Generous tenant improvement allowance available



LEASE RATE

\$2.00 PSF/Month, NNN



SQUARE FEET

±3,877 - ±5,381 RSF

SUITE #	RSF	CONDITION
Suite 260	±3,877 RSF	Shell Space
Suite 300	±5,381 RSF	Can be redesigned for a tenant's desired layout. Currently 2nd gen office.

 **VIRTUAL TOUR**

 **VIRTUAL TOUR**



MULTI-TENANT MEDICAL OFFICE BUILDING

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Property Overview



PROPERTY NAME
Siena Medical Pavilion VI



IDEAL USE
Medical



BUILDING SIZE
±62,140 SF



OF FLOORS
3



ZONING
CO (Henderson)



ESTIMATED CAMS 2024
\$0.94/SF



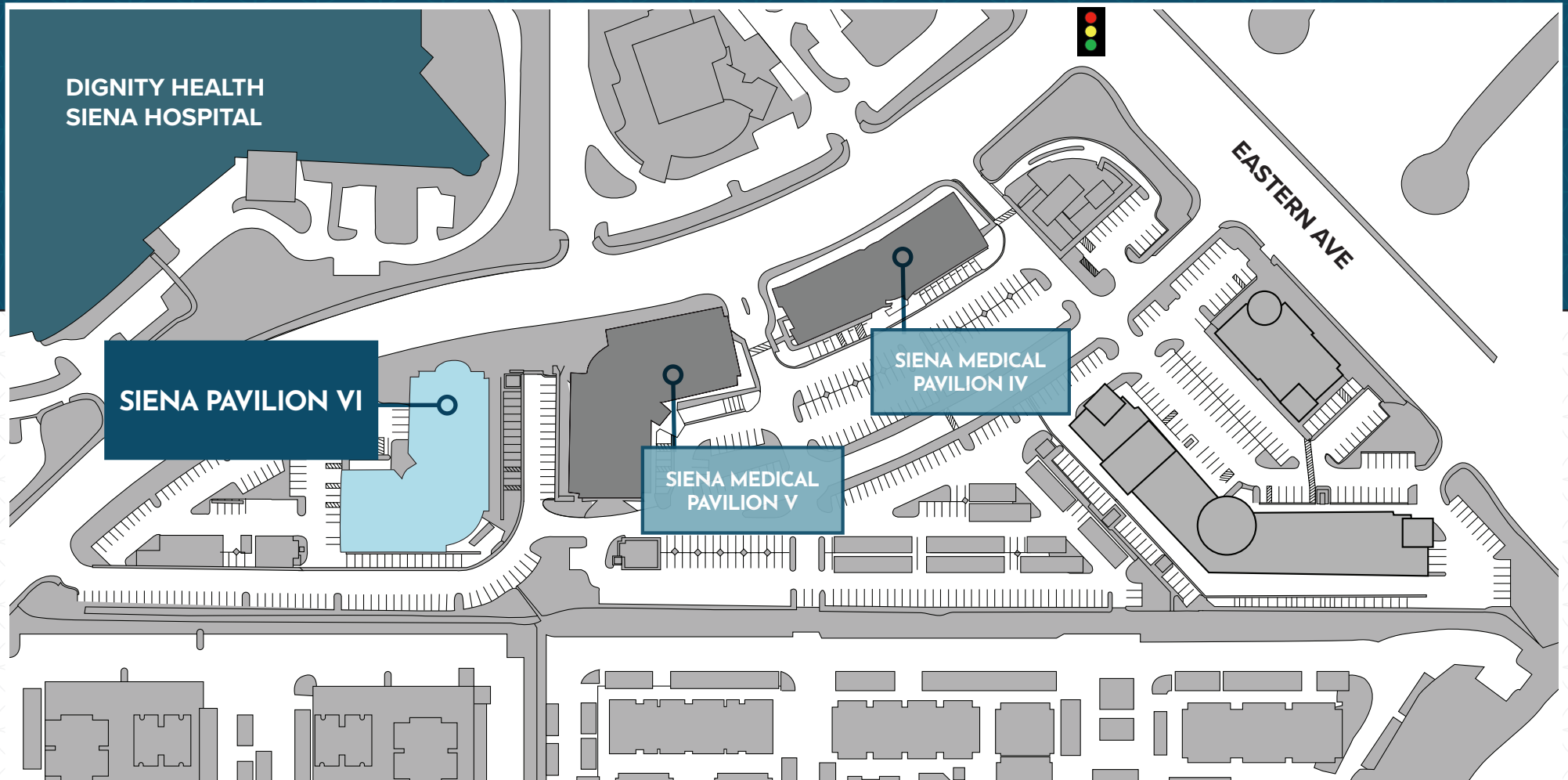
GENEROUS TI ALLOWANCE
for customized floor plan



PARKING RATIO
4.50/1000

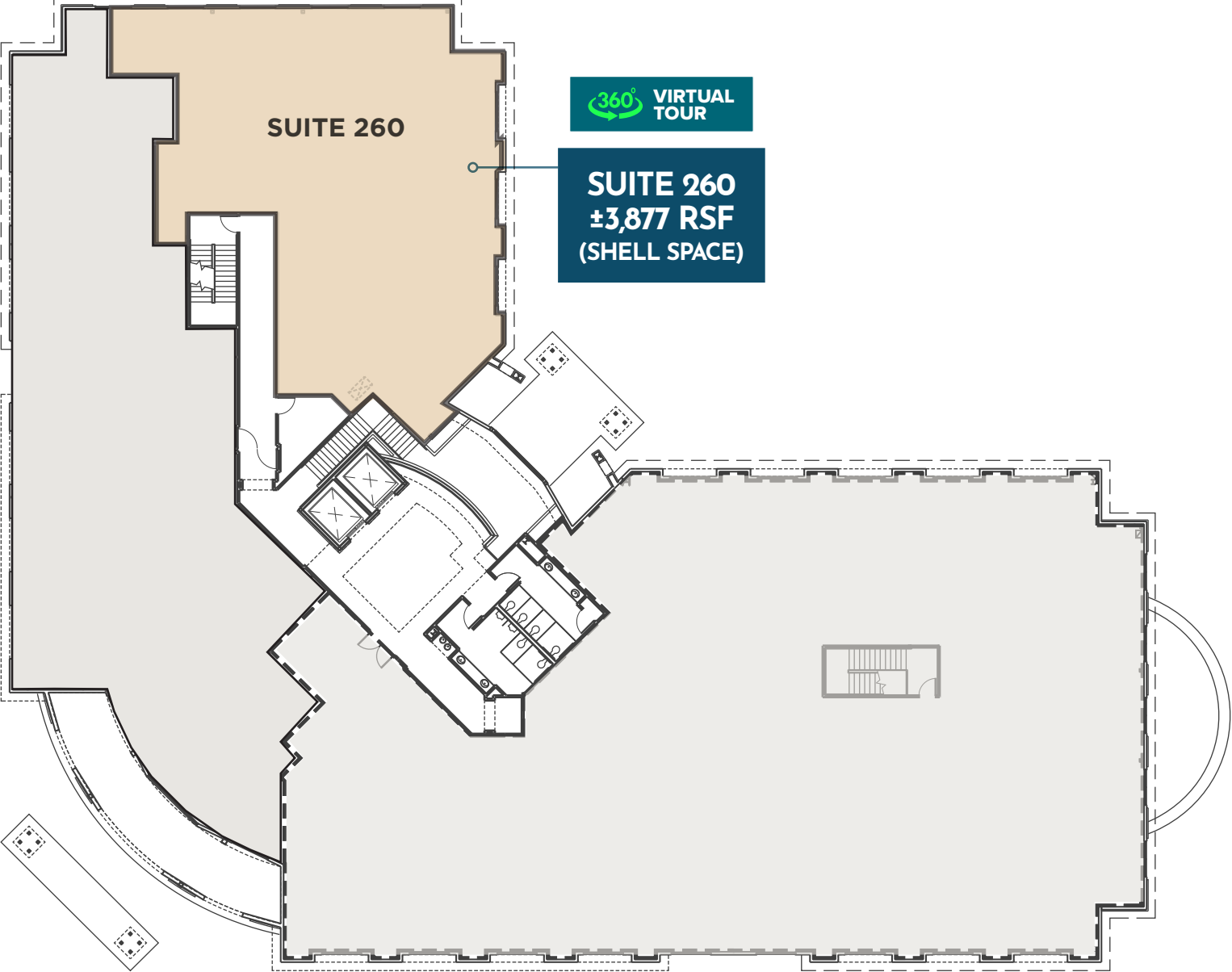
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Site Plan



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Suite 260



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Suite 300

AVAILABLE
SUITE 300 | ±5,381 RSF
(2ND GEN OFFICE)



ORIGINAL FLOOR PLAN



PROPOSED SPEC PLAN A



PROPOSED SPEC PLAN B





EASTERN BELTWAY

Walmart

petco

OLD NAVY

SAM'S CLUB

DUTCH BROS

BURGER KING

Wendy's

DEL TACO

ROSS DRESS FOR LESS

IN-N-OUT BURGER

WINGSTORY

CULPOPE

RED ROBIN

BJ'S RESTAURANT

ROCKIN' SUBS

FIREHOUSE SUBS

BIG G SPORTING GOODS

GVR

GREEN VALLEY RANCH

RESORT | SPA | CASINO

LAS VEGAS

SILVERADO RANCH

Michaels

TARGET

FIVE BELOW

PET SMART

Bath & Body Works

NIKE

Dignity Health

St. Rose Dominican

CARRABBA'S ITALIAN GRILL

chili's

McDonald's

IT'S JUST WINGS

Rebel Walls

THE DISTRICT

WHOLE FOODS MARKET

KREI

POTTERY BARN

chico's

Panera

SEPHORA

WILLIAMS SONOMA CALIFORNIA

cheesecake factory

Bath & Body Works

SHAKE SHACK

lululemon

ANTHROPOLOGIE

LOWE'S

HomeGoods

Chick-fil-A

THE HOME DEPOT

at home

TRADER JOE'S

Applebee's

Arby's

Jack in the Box

CVS pharmacy

Jersey Mike's SUBS

BLAZE PIZZA

PANDA EXPRESS

SIENA MEDICAL PAVILION VI

FIVE GUYS BURGERS and FRIES

BUFFALO WILD WINGS

CULPOPE

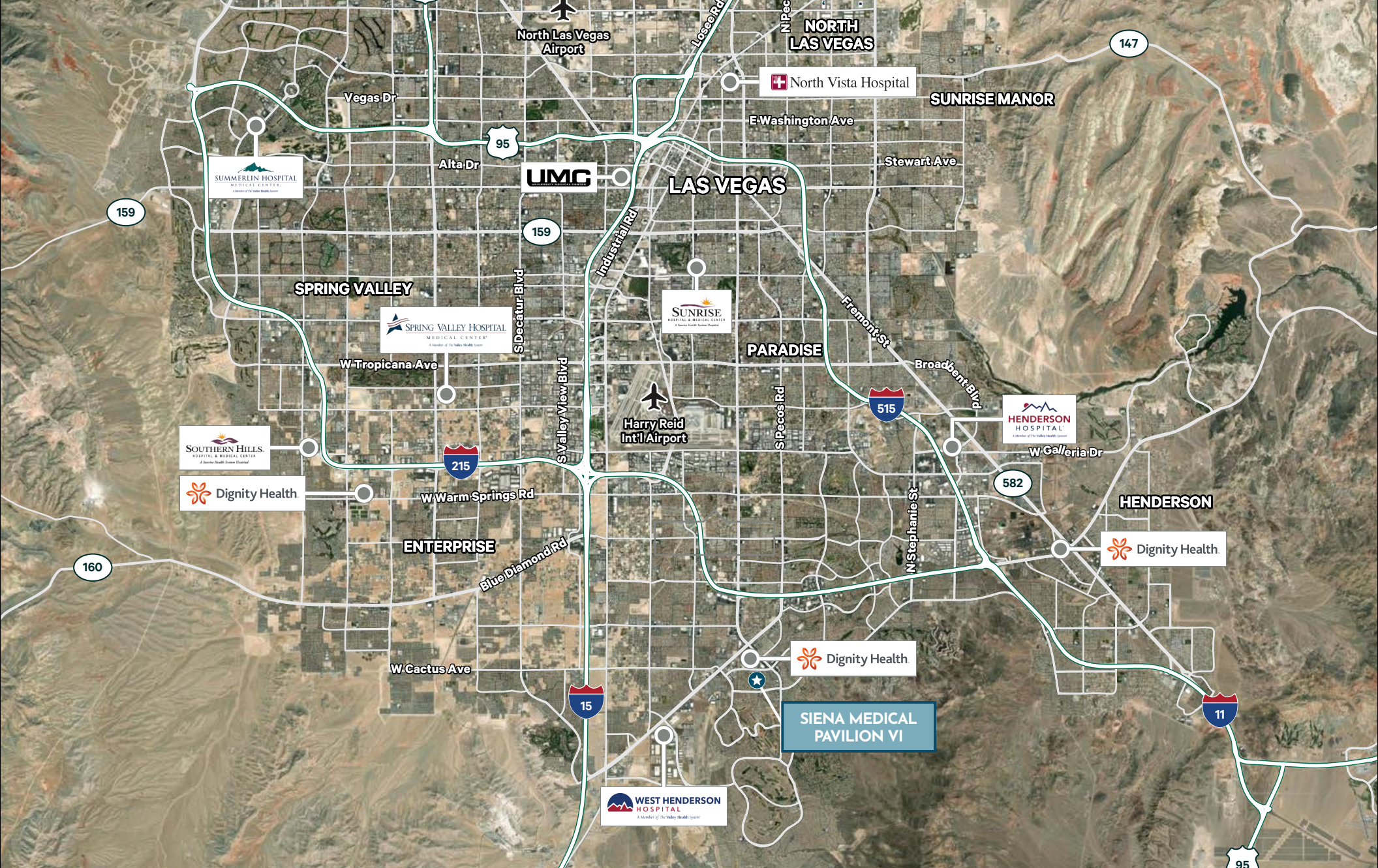
Smith's FOOD & DRUG STORES

SUBWAY

Starbucks

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Hospital Map



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Area Demographics

	1 Mile	3 Miles	5 Miles
POPULATION			
2023 Population - Current Year Estimate	23,060	149,981	314,341
2028 Population - Five Year Projection	23,986	155,135	327,194
2023-2028 Annual Population Growth Rate	0.79%	0.68%	0.80%
2023 Median Age	36.30	40.20	40.80
HOUSEHOLDS			
2023 Households - Current Year Estimate	9,995	61,089	129,240
2023-2028 Annual Household Growth Rate	1.08%	0.93%	1.02%
HOUSEHOLD INCOME			
2023 Average Household Income	\$105,111	\$115,468	\$118,193
2028 Average Household Income	\$124,039	\$134,017	\$137,559
2023 Median Household Income	\$68,310	\$80,120	\$82,542
2028 Median Household Income	\$81,808	\$93,512	\$97,164
DAYTIME POPULATION			
2023 Daytime Population	28,661	134,041	280,130

The medical services in Las Vegas, NV offer a wide range of healthcare options. Services include primary care physicians, specialists, urgent care centers, hospitals, and medical clinics. Las Vegas is home to several renowned hospitals and medical centers. With a diverse healthcare landscape, Las Vegas ensures access to quality medical services for its population.



Healthcare Expenditures

(5 Mile Radius)

\$1.0B

Total Annual Healthcare

\$198M

Total Annual Medical Services

\$65M

Total Annual Dental Care

\$13M

Total Annual Eye Care

\$11M

Total Annual Lab Test

\$40M

Total Annual Physician Services



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