

2871

St. Rose Parkway
Henderson, NV



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CBRE

Property Highlights & Suite Availability

PROPERTY DESCRIPTION

CBRE is pleased to introduce 2871 St. Rose Parkway, a 3,200 square foot grey-shell office building ready for customized tenant improvements. The Subject Property is a medical/office development strategically located within the Henderson Medical Corridor across from Dignity St. Rose Dominican Hospital – Siena Campus.

2871 St. Rose Parkway enjoys a prime location that places it within close proximity to a diverse array of amenities, including numerous restaurants, shopping centers, banks, and medical facilities. Additionally, the property provides easy access to the I-215 Freeway via St. Rose Parkway, allowing for seamless travel for employees and visitors.



Available Suite

Building	Suite	Square Footage	Asking Lease Rate
2871	Suite 100 - 110	±3,200 RSF	\$2.50-\$2.85 PSF NNN



Area Overview

LOCATION DESCRIPTION

Prime Location

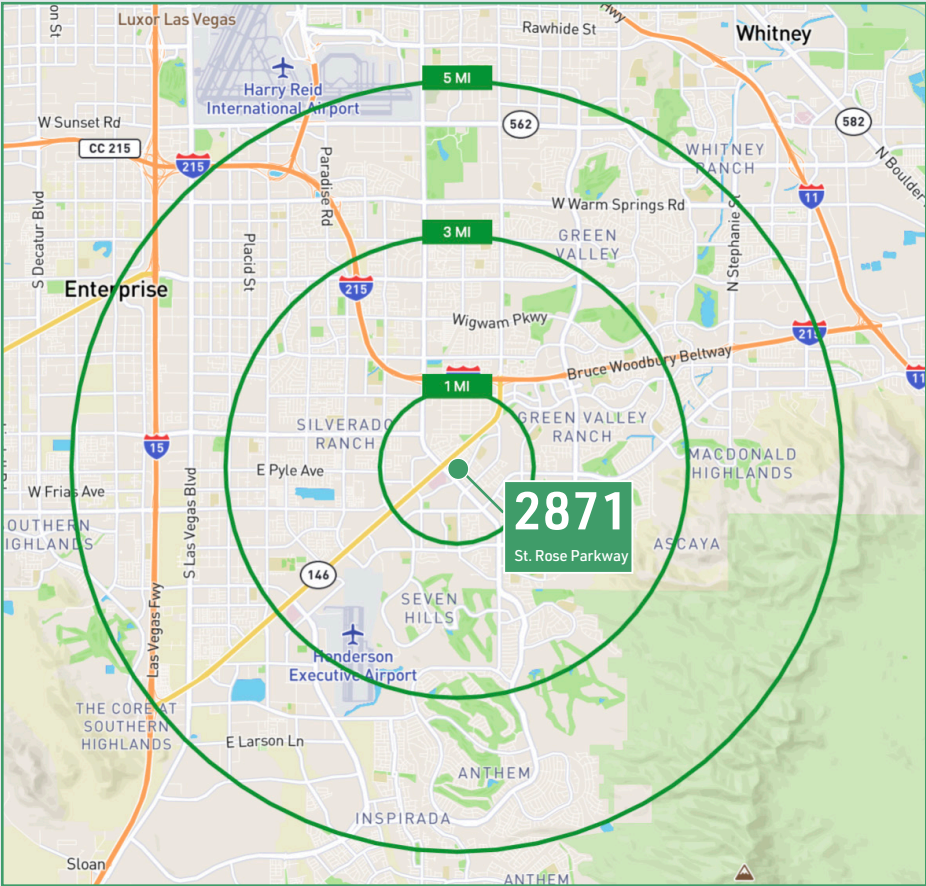
- Strategically positioned in a thriving commercial corridor of Henderson, Nevada
- Surrounded by a mix of residential neighborhoods and business developments, enhancing both visibility and foot traffic
- Located in a rapidly growing area with strong economic and population growth

Nearby Amenities

- Dining: A wide selection of restaurants ranging from fast-casual to upscale dining, ideal for business lunches or after-work gatherings
- Retail: Close to major shopping centers and retail outlets, offering convenience for employees and visitors
- Financial Services: Multiple banks and ATMs within minutes, supporting business operations and personal banking needs
- Healthcare: Proximity to hospitals, urgent care centers, and specialty medical offices, ensuring quick access to medical services

Excellent Accessibility

- Direct access to the I-215 Freeway via St. Rose Parkway, a major east-west connector in the Las Vegas Valley
- Facilitates efficient commutes from surrounding areas including Las Vegas, Henderson, and Green Valley
- Well-served by public transportation and major arterial roads, enhancing connectivity for clients and staff



Demographics

	Population	Avg. Household Income	Households
1 Mile	19,782	\$115,461	8,468
3 Miles	156,866	\$122,375	63,435
5 Miles	317,963	\$123,218	130,840

Property Overview



±16,000 SF
Building Size



2022
Year Built



Neighborhood
Commercial (NP)
Zoning



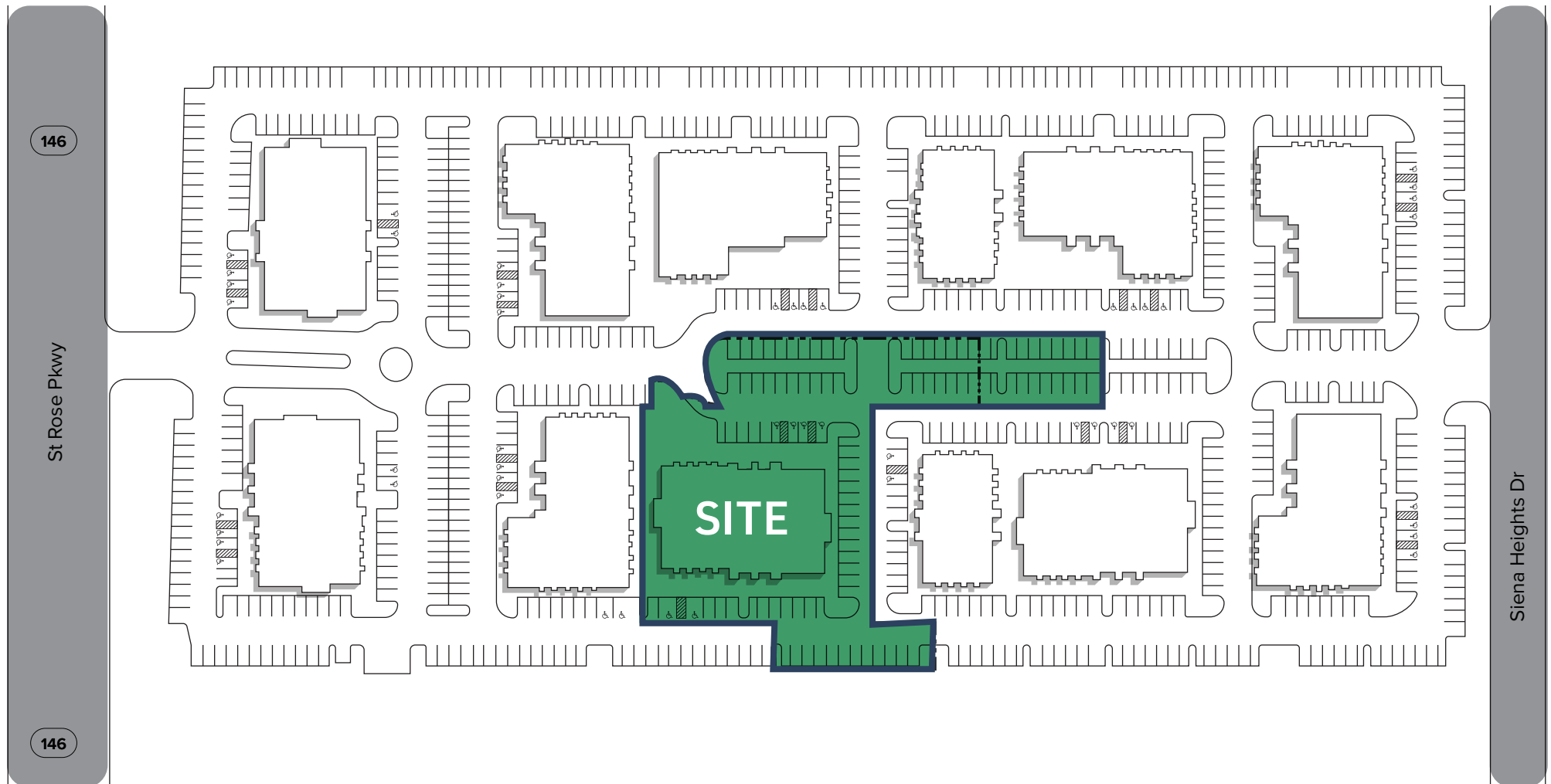
\$0.35 PSF
CAM's



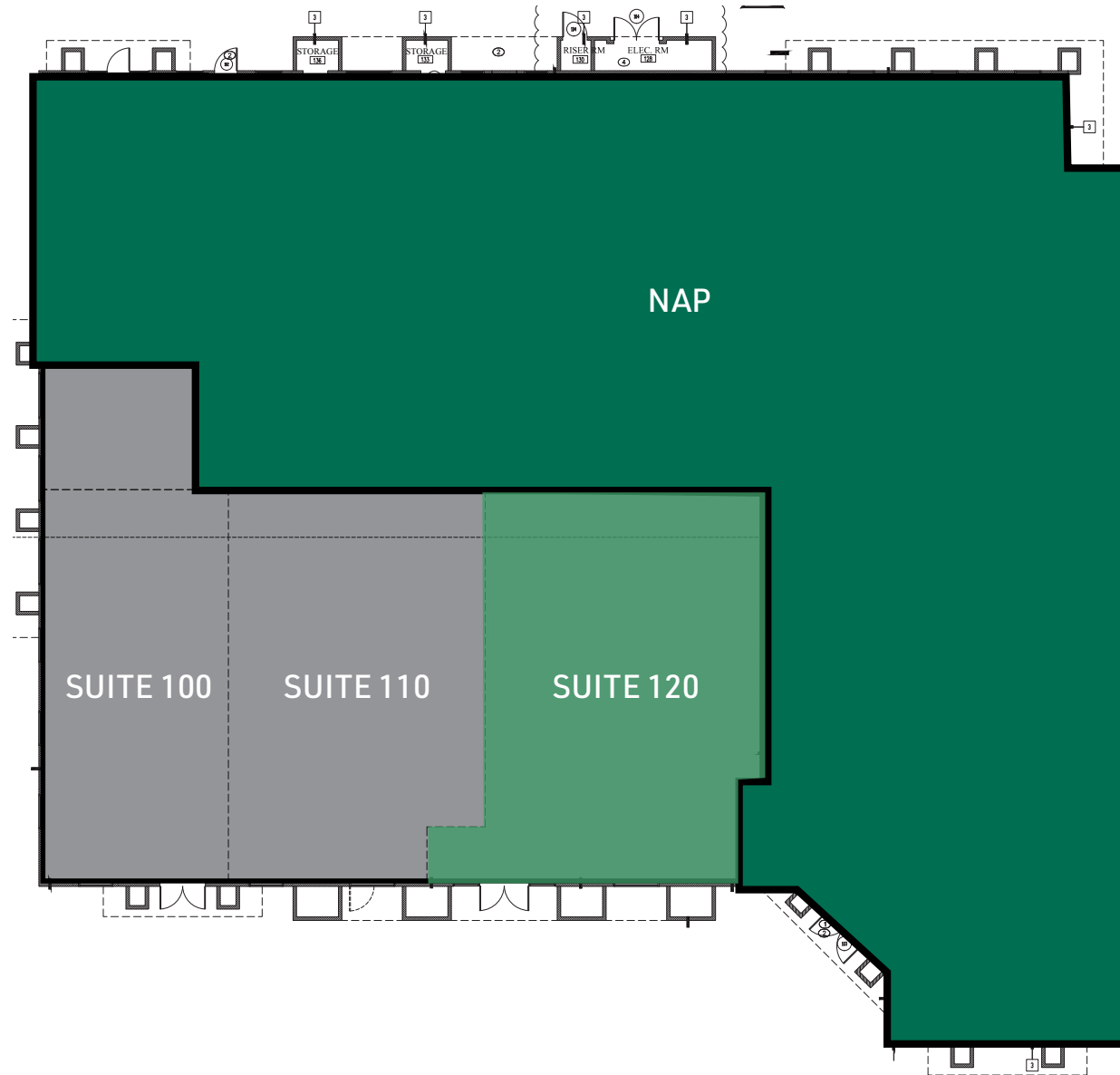
5:1,000
Parking Ratio



Henderson
Submarket

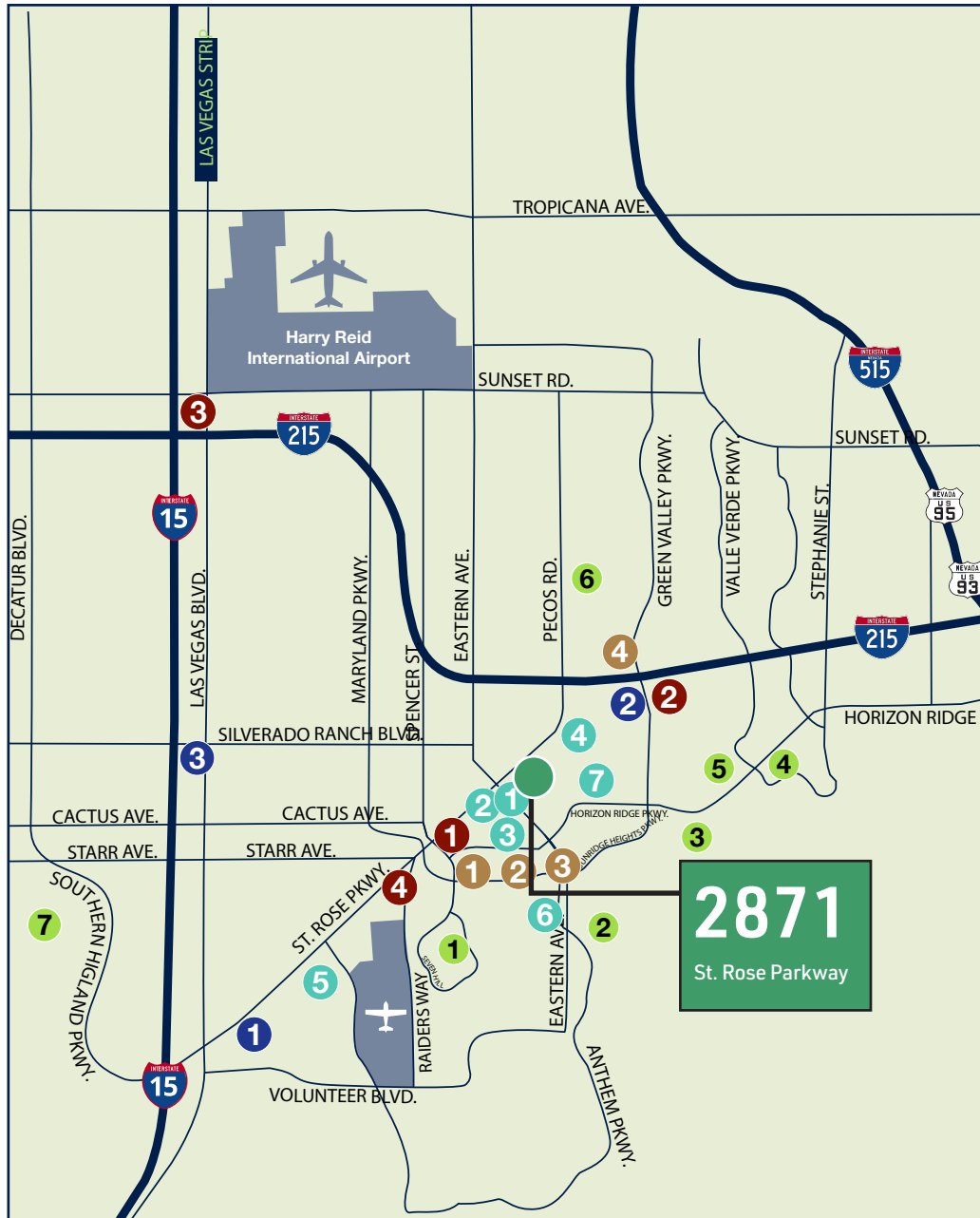


Floor Plan



- › Suite 100-110
- › Square Footage: $\pm 2,000$ - $\pm 3,200$ RSF
- › Lease Rate: \$2.50-\$2.85 PSF NNN
- › CAM's: \$0.35 PSF

Nearby Amenities



● RETAIL CORRIDOR

1. The Shoppes on the Parkway

Starbucks
Cereal Killerz Kitchen
Tru-Bru Organic Coffee
Rosa Ristorante

2. The District at Green Valley Ranch

Rachel's Kitchen
Shake Shack
Coffee Bean & Tea Leaf
Balboa Pizza
King's Fish House
The Local Bar
Lucille's Smokehouse Bar-B-Que
PKWY Tavern
Ritchie McNeely's
Bone and Belly Ramen
Bella Vita
Pucks Cookies & Treats

3. Town Square

Fleming's Prime Steakhouse
Brio Italian Grille
California Pizza Kitchen
P.F. Chang's
Texas de Brazil
Bonefish Grill
Yardhouse
Lazy Dog Restaurant & Bar
Kabuki Japanese
Milano
Farmtable Kitchen + Spirits
Rakkan Ramen
Sickies Garage Burgers & Brews
Crust and Roux Gourmet Pizza
Master Kim's Korean BBQ
Broken Yolk
Chop Shop

4. Chicken n Pickle

● AIRPORTS

1. Harry Reid International Airport
2. Henderson Executive Airport

● RESIDENTIAL

1. Seven Hills Planned Community
2. Anthem Country Club
3. Ascaya
4. MacDonald Highlands
5. Roma Hills
6. The Fountains in Green Valley
7. Southern Highlands Golf Club

● HOSPITALS/MEDICAL FACILITIES

1. Dignity Health - St. Rose Dominican
2. Dignity Health Rehabilitation Hospital
3. Heart Center of Nevada
4. ER at Green Valley Ranch
5. West Henderson Hospital
6. Health Xpress Medical Center
7. Nevada Rehabilitation Center

● OFFICE PARKS

1. Seven Hills Plaza
2. Seven Hills Business & Medical Park
3. Sunridge Heights Office Park
4. Green Valley Corporate Center

● CASINOS & RESORTS

1. The M Resort Spa Casino
2. Green Valley Ranch Resort Spa & Casino
3. South Point Hotel Casino & Spa

Las Vegas Market Overview

We're #1!

Nevada/Las Vegas #1 Rankings

- › **Las Vegas - top travel destination for Americans**
(Family Destinations Guide, 2023)
- › **Las Vegas - top destination for relocating homeowners**
(Redfin, 2023)
- › **Best City In America for Pre-IPO Startups**
(Crowdfund Capital Advisors, 2023)
- › **Las Vegas - top convention destination in the US**
(Exhibit City News, 2023)

QUALITY OF LIFE



294
Average
Sunny Days



15
National Parks
& Forests



6
State Parks



53
Golf Courses

NOTABLE ACCOLADES

#2

**Nevada's population
growth U.S. ranking**
(U.S. Census Bureau, 2020)

#7

**Fastest growing city in America,
and #1 in the Sunbelt as a whole**
(CoStar, 2025)

#8

**Best state to
start a business**
(Wallethub, 2023)

#8

**Quality of
infrastructure - Nevada**
(U.S. News & World Report, 2023)

SPORTS TEAMS



NHL
(Golden Knights)



NFL
(Las Vegas
Raiders)



WNBA
(Las Vegas Aces)



AHL
(Henderson
Silver Knights)



NLL
(Las Vegas
Desert Dogs)



USLC
(Las Vegas Lights)

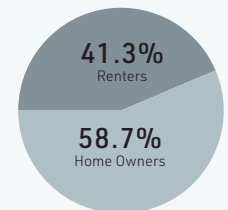


MILB
(Las Vegas Aviators Oakland A's affiliate)

58.7% HOME OWNERSHIP RATE

Las Vegas
MSA

\$445,490
Average Home Value



Source: ESRI

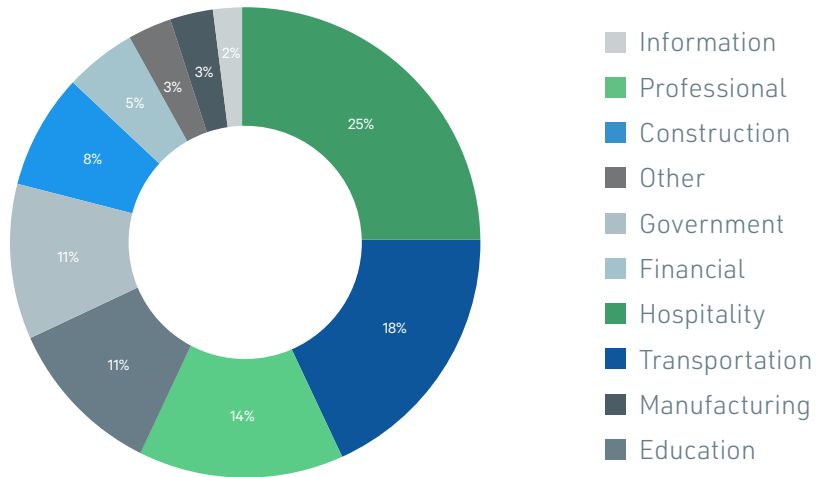
Source: Oxford Economics 2024

How We Work

A THRIVING KNOWLEDGE ECONOMY

Sectors % Of Overall Employment

February 2025, %



Source: ESRI

Employers	Employees	Employers	Employees
1 MGM Resorts International	74,500	13 Scientific Games	9,000
2 Cox Holdings, Inc.	55,000	14 Diamond Resorts	8,174
3 Caesars Entertainment	54,000	15 Red Rock Resorts	7,800
4 Las Vegas Sands	46,000	16 Party Gals	7,500
5 Johnson Electric	40,000	17 Marshall Retail Group/ InMotion	7,500
6 Wynn Resorts	30,200	18 Action Messenger Service	7,500
7 MGM Hospitality	30,000	19 MetricFox	7,500
8 Boyd Gaming	25,000	20 Golden Entertainment	6,940
9 Clark County School District	17,820		
10 IGT	12,000	Paris Business Ctr	
11 Station Casinos	11,600	New Castle Corp	
12 Hempworx Official	10,001	Ruffin Co	

All employers listed are private unless otherwise noted as federal, county, or municipal.

Source: Zippia.com

EDUCATION ATTAINMENT

High School Diploma	26.2%
Some College	21.7%
Associate's Degree	9.0%
Bachelor's Degree	18.1%
Advanced Degree	9.1%

Source: ESRI

WORKFORCE

1,224,775
December 2024

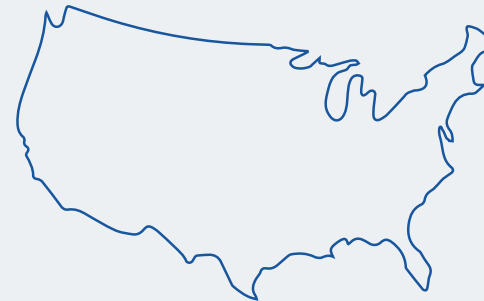
1,103,793
December 2021

Source: U.S. Bureau of Labor Statistics

16th Las Vegas Ranked 16th On Cbre's
"The Next 25 Tech Markets To Watch" List.

Source: CBRE 2024 Scoring Tech Talent

ONE OF THE NATION'S MOST TAX-FRIENDLY STATES



- NO** Corporate Income Tax
- NO** Personal Income Tax
- NO** Franchise Tax on Income
- NO** Inheritance or Gift Tax
- NO** Unitary Tax
- NO** Estate Tax

7th The Tax Foundation 2024 State Business Tax Climate
Index Ranks Nevada #7 Best State In The U.S.

Source: The Tax Foundation

What We Do

Las Vegas is a top global destination for entertainment, gaming, shopping and dining. We're home to 10 Michelin Star restaurants and a host of world-renowned museums.

RESTAURANTS + THEATERS

10
Michelin Star
Restaurants

The Smith Center
for Performing Arts

UNLV Performing
Arts Center

Zappos Theater
Planet Hollywood

Park Theater
at Park MGM Las Vegas

Pearl Theater



Major Shopping Destinations

- › Fashion Show Mall
- › Crystals (City Center)
- › Downtown Summerlin
- › Forum Shops (Caesars Palace)
- › Grand Canal Shops at the Venetian
- › Galleria at Sunset
- › Town Square
- › Miracle Mile Shops at Planet
- › Hollywood Resort



Popular Non-Gaming Attractions

- › Springs Preserve
- › Las Vegas Philharmonic
- › Henderson Symphony Orchestra
- › Bellagio Gallery of Fine Art
- › Las Vegas Arts District
- › The Sphere



86 Museums In Las Vegas

Select Top Museums

- › The Neon Museum
- › Las Vegas Natural History Museum
- › Discovery Children's Museum
- › The Mob Museum
- › Nevada State Museum
- › Shelby American, Inc.
- › Hollywood Car Museum



Professional Sports

NHL

Golden Knights

AHL

Henderson Silver Knights

NFL

Las Vegas Raiders

WNBA

Las Vegas Aces

NLL

Las Vegas Desert Dogs

USLC

Las Vegas Lights

MILB

Las Vegas Aviators,
Future Las Vegas A's



RECORD HIGH \$85.2 Billion In Visitor Spending

LVCVA 2023

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LEASING CONTACTS

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