

PORTOFINO PLAZA

2525 W HORIZON RIDGE PARKWAY | FOR LEASE



JOANNA ZIRBES, CCIM
Principal
License: S.0184741
jzirbes@lee-associates.com
(702) 490-0699

BRENDAN LEAKE
Principal
License: S.0178140
bleake@lee-associates.com
(702) 490-0699

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

8708 SPANISH RIDGE AVE | SUITE 115, LAS VEGAS, NV 89148

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2525 W HORIZON RIDGE PKWY. | HENDERSON, NV 89052



\$1.00 PSF NNN

*Promo rate for first 6 months - \$1.65 PSF NNN thereafter



±1,675 - 3,975 SF

Space available

PROPERTY HIGHLIGHTS

- 2nd generation office space available
- Highly visible retail and office space on the corner of W. Horizon Ridge Pkwy. & Carnegie St.
- Fantastic pylon signage available for new tenants
- Office space offers strip and mountain views
- Strong population counts within a 1-mile radius with an average household income of \$138,689
- Growth in 1-mile over the next 5 years is projected at 0.94% and 0.71% within 3-miles
- Operating expenses for 2025 estimated at \$0.40 PSF
- Rent abatement available based on lease term



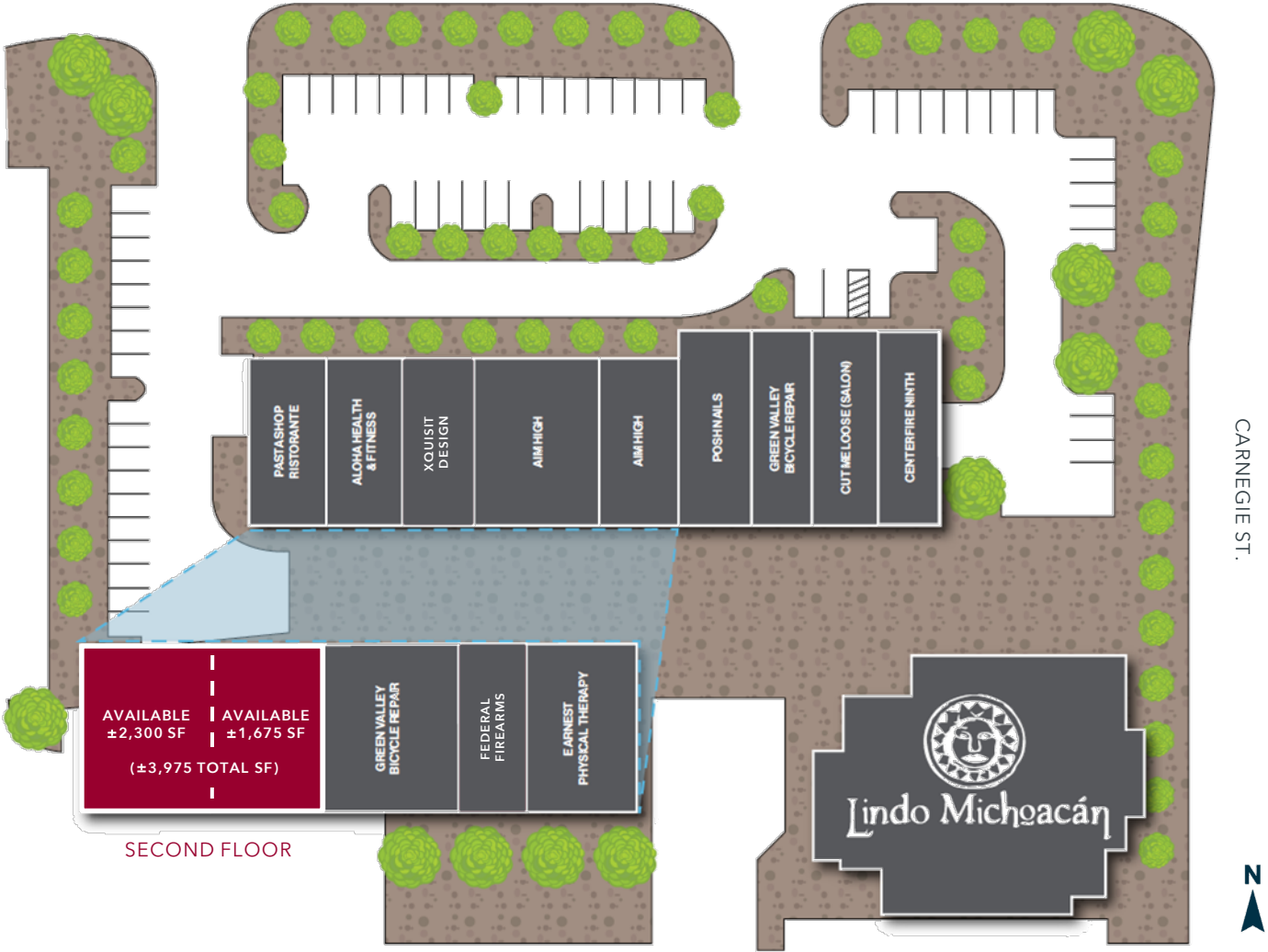
DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
2024 POPULATION	16,523	142,186	314,245
2024 AVERAGE HOUSEHOLD INCOME	\$138,689	\$128,534	\$122,212
2024 TOTAL HOUSEHOLDS	6,870	57,864	130,165

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W HORIZON RIDGE PKWY. / 17,300 CPD



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FOR MORE INFORMATION, PLEASE REACH OUT TO OUR TEAM.

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