



8480 S. Eastern Avenue, Henderson, NV 89123 | **For Lease**

±4,422 SF Medical Space Available

Recently Renovated Second Generation Turn-Key Medical Office

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Colliers

Accelerating success.

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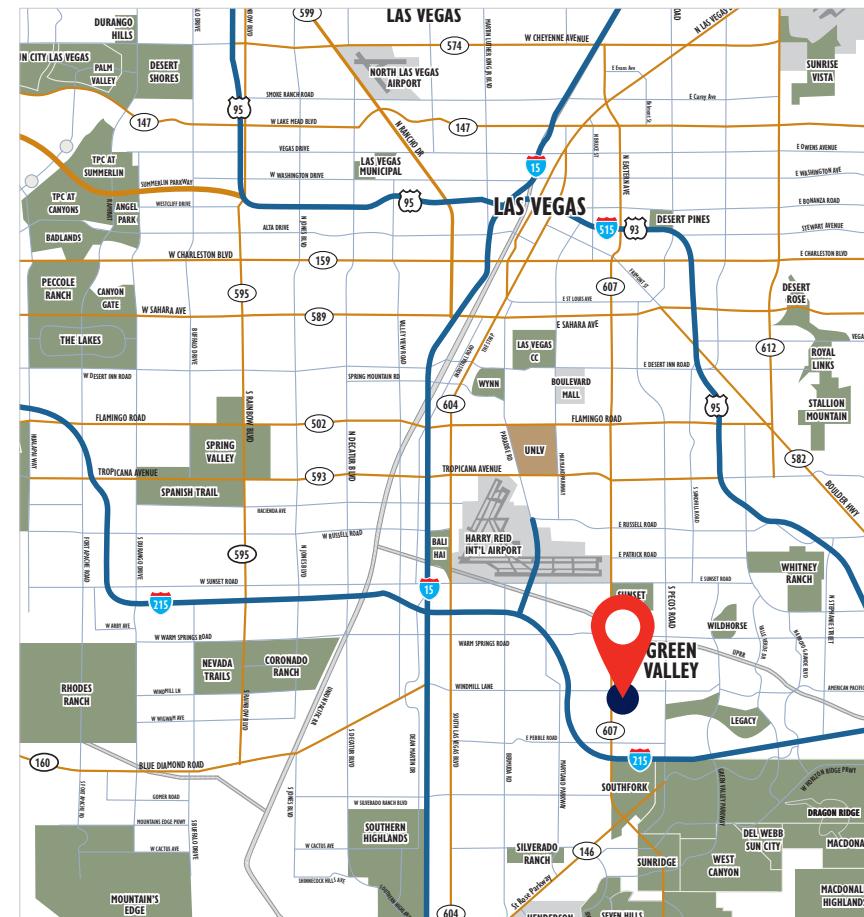
The property is a ±5,653 SF multi-tenant medical office building located at the northeast corner of S. Eastern Avenue and E. Wigwam Parkway. Strategically positioned within minutes from Dignity Health's Siena Hospital campus and the ER at Green Valley Ranch, the property provides convenient access for patients and employees.

Property Highlights

- Recently renovated! Beautiful finishes throughout
- Professionally managed
- High visibility with direct street frontage on busy Eastern Avenue with ±27,500 cars per day
- Surrounded by an abundance of retail and restaurant amenities
- RTC Bus stop on Eastern Avenue and Wigwam Parkway
- Less than one mile from the I-215 via Eastern Avenue and just over one mile from I-215 via Windmill Lane

Property Details

Product Type:	Medical
Building Size:	±5,653 SF
# of Floors:	1
Lot Size:	±0.68 Acres
APN:	177-13-216-008
Zoning & Jurisdiction:	CN (Henderson)
Year Built:	1998
Available SF:	±4,422 SF



Lease Rate: \$2.00 PSF/Month NNN

2025 Estimated CAMs: \$0.47 PSF/Month

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For illustration purposes only. Not to scale.

Floor Plan

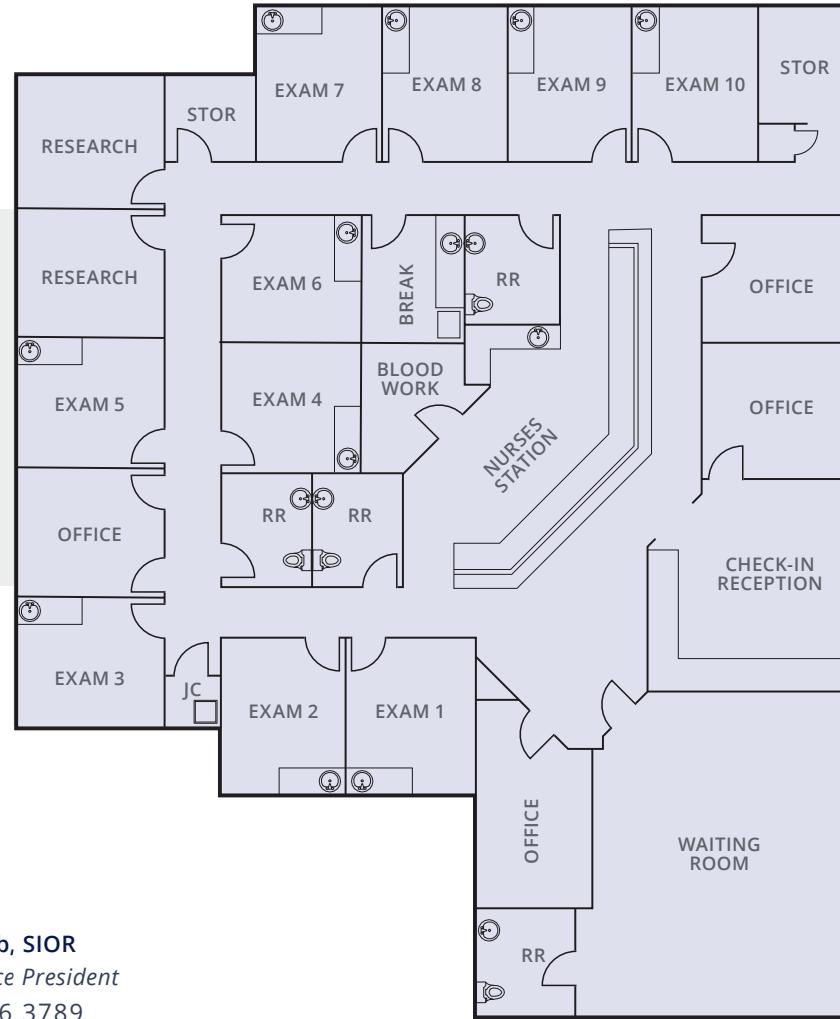
Suite E/F

±4,422 Total SF

2nd Generation
Turn-Key Medical

Recently Renovated!

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Recently Renovated Interior Photos



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Aerial Map 



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Medical Proximity

Strategically positioned within minutes from Dignity Health's Siena Hospital campus and the ER at Green Valley Ranch, the property provides convenient access for patients and employees.

★ = SITE

HOSPITAL LOCATIONS

- Existing Hospitals (15)
- Freestanding ER (6)
- Micro-Hospitals (6)



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Demographic Report

Population

	1-Mile	3-Mile	5-Mile
2024 Population	18,255	154,209	343,463
2029 Total Daytime Population	18,824	158,690	356,984
2024-2029 Population Change	3.1%	2.9%	3.9%

Households

	1-Mile	3-Mile	5-Mile
2024 Total Households	7,604	63,242	139,633
2029 Total Households	7,931	65,888	146,659
2024-2028 Total Projected Household	4.3%	4.2%	5.0%

Income

	1-Mile	3-Mile	5-Mile
2024 Average Household Income	\$104,762	\$114,722	\$112,880
2024 Median Household Income	\$81,275	\$86,109	\$82,844

Business Summary

	1-Mile	3-Mile	5-Mile
Total Businesses	1,034	7,379	14,745
Total Employees	8,001	77,572	167,031



Market Overview

Las Vegas

#1 Trade Show Destination
for 29 consecutive years

-Trade Show News Network



Convention Centers

While Las Vegas has historically been known as a gaming destination, the city's diverse non-gaming allure continues to strengthen and has far surpassed gambling demand. One such demand driver is the unparalleled convention and meeting space capacity available throughout the city. In 2023, Las Vegas hosted over 5.9 million convention delegates.

Las Vegas also hosted 5 of the top 10 and 8 of the top fifteen largest conventions/trade shows held in the U.S.



Business Facts

Labor

- Nevada has one of the lowest labor costs in the region
- The metro Las Vegas area has more than 108,000 workers in the transportation, logistics and manufacturing industries
- Nearly 65,000 students are enrolled in the University of Nevada Las Vegas and the College of Southern Nevada

Business Assistance Programs

- Sales And Use Tax Abatement
- Modified Business Tax Abatement
- Personal Property Tax Abatement
- Real Property Tax Abatement For Recycling
- TRAIN employees now (TEN)
- Silver State Works Employee Hiring Incentives

Nevada Tax Climate

- No Corporate Income Tax
- No Admissions Tax
- No Personal Income Tax
- No Unitary Tax
- No Franchise Tax on Income
- No Inventory Tax

\$4.8B+ Annual revenue

70 Countries we operate in

2B Square feet managed

46,000 Lease/Sale transactions

\$99B Assets under management

23,000 Professionals

Exclusive Listing Agents:

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ABOUT COLLIER'S INTERNATIONAL

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