

LEASE HERE

6301 Mountain Vista Ave
Henderson, NV 89014

Mountain Vista Professional Park

Medical Offices
At the Gateway to Henderson and Green Valley

Suites from
+/-1,249 to 7,431 RSF



Turn key spaces, Rapidly growing trade area density, and professional management

SUBMARKET

USE

AVAILABLE

ZONING

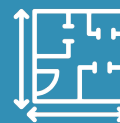
RATE



Henderson / Green Valley Submarket



Professional Office or Medical



+/-1,249 to 7,431 Rentable Square Feet

Only 5% load factor



C-C Community Commercial (Henderson)



\$1.60 / SF / Mo on Modified Gross (MG) terms

TI & FREE RENT AVAILABLE

ABOUT THIS PROPERTY

Attractive modern interior corridors with original artwork

Rapidly growing submarket with over 300 new homes adjacent

Mountain Vista Street sees 20,500 Cars Per Day (2021)

Numerous nearby food and service amenities

Two nearby medical colleges (Roseman University & Touro University)

3 miles from Henderson Hospital

Convenient freeway access (95 via Sunset Road or Tropicana Avenue)

Monument signage available

Tenant improvements and rent abatement available for qualified tenants

Professionally managed

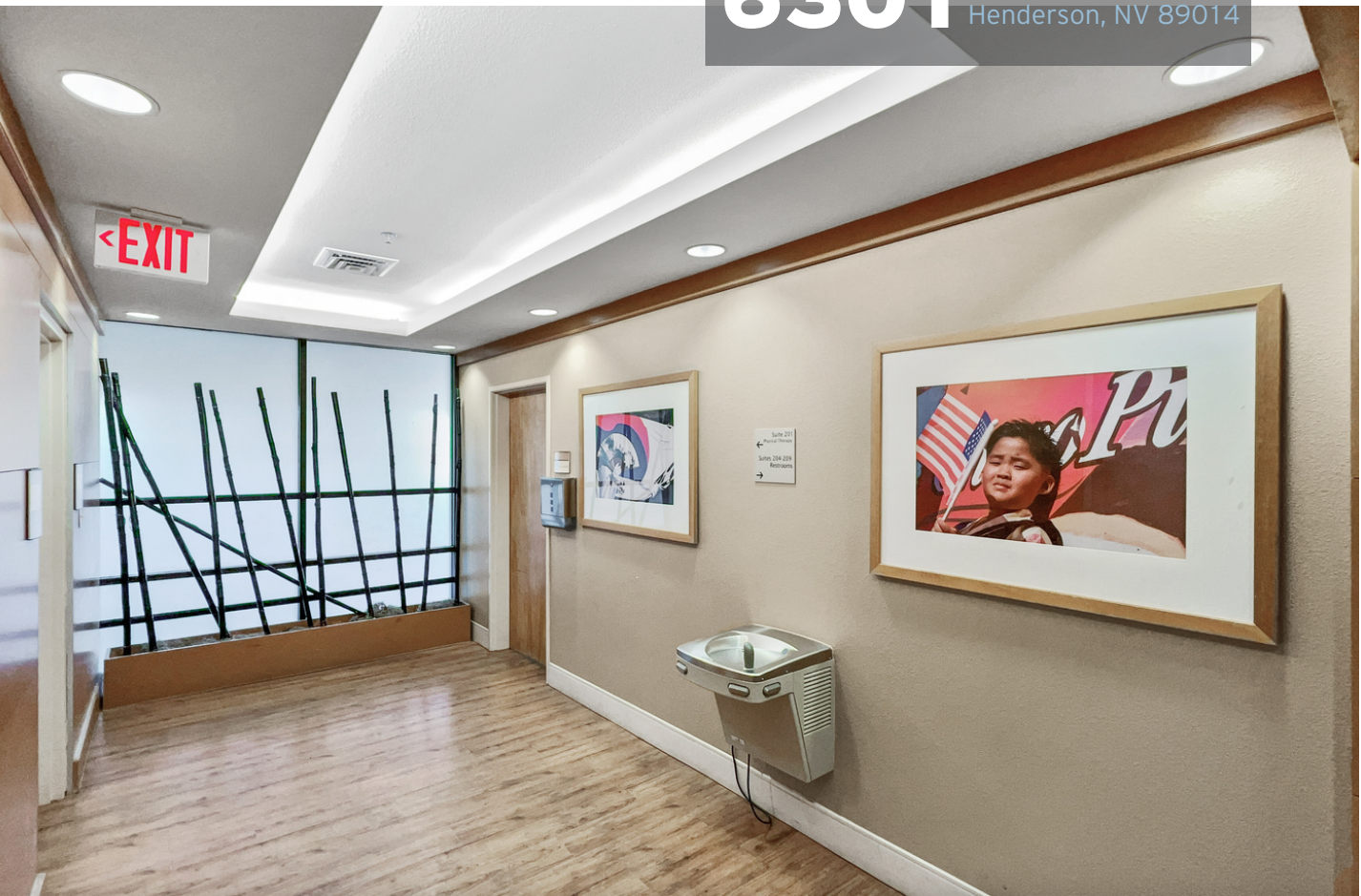


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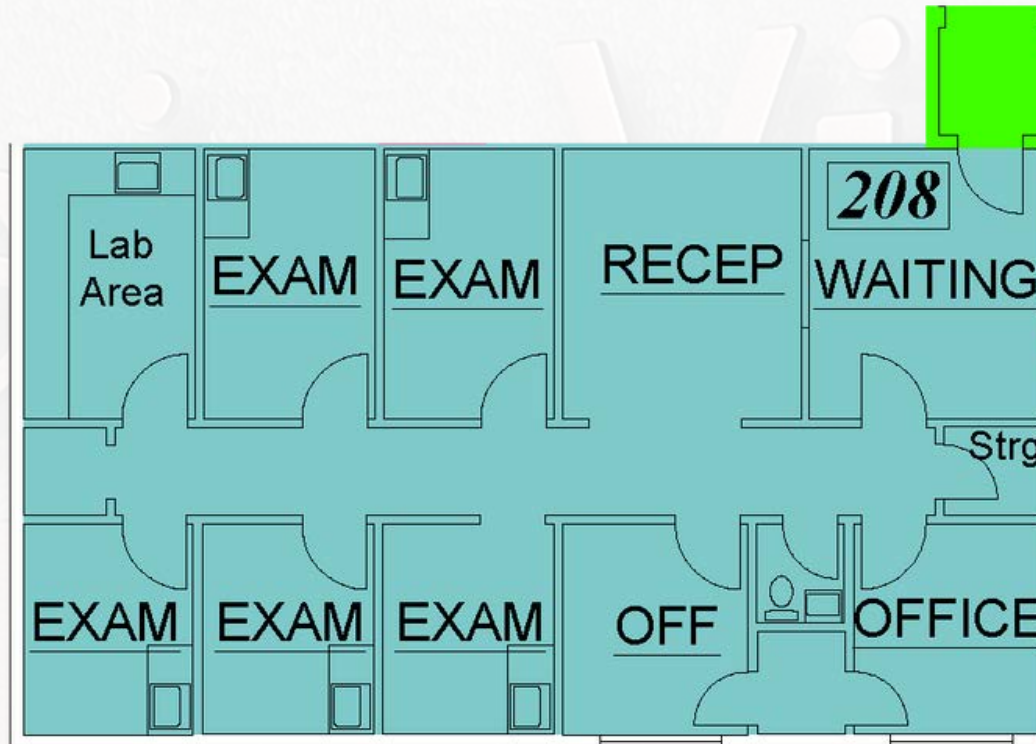
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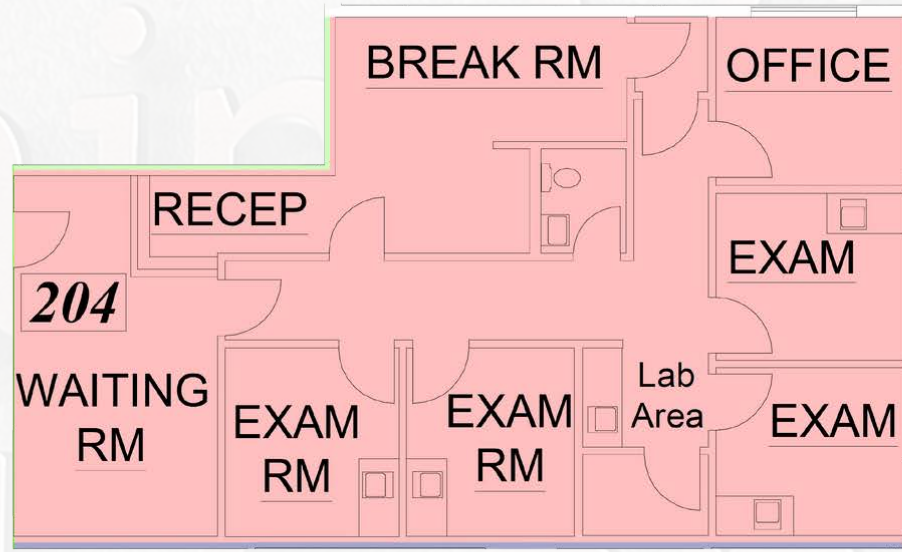


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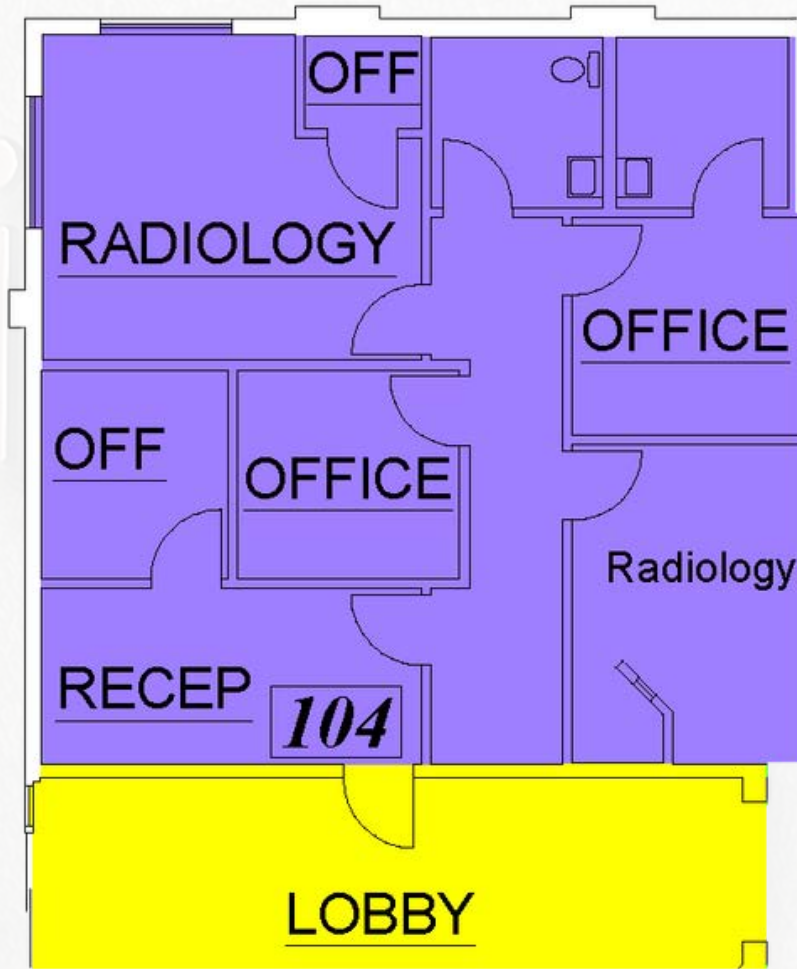




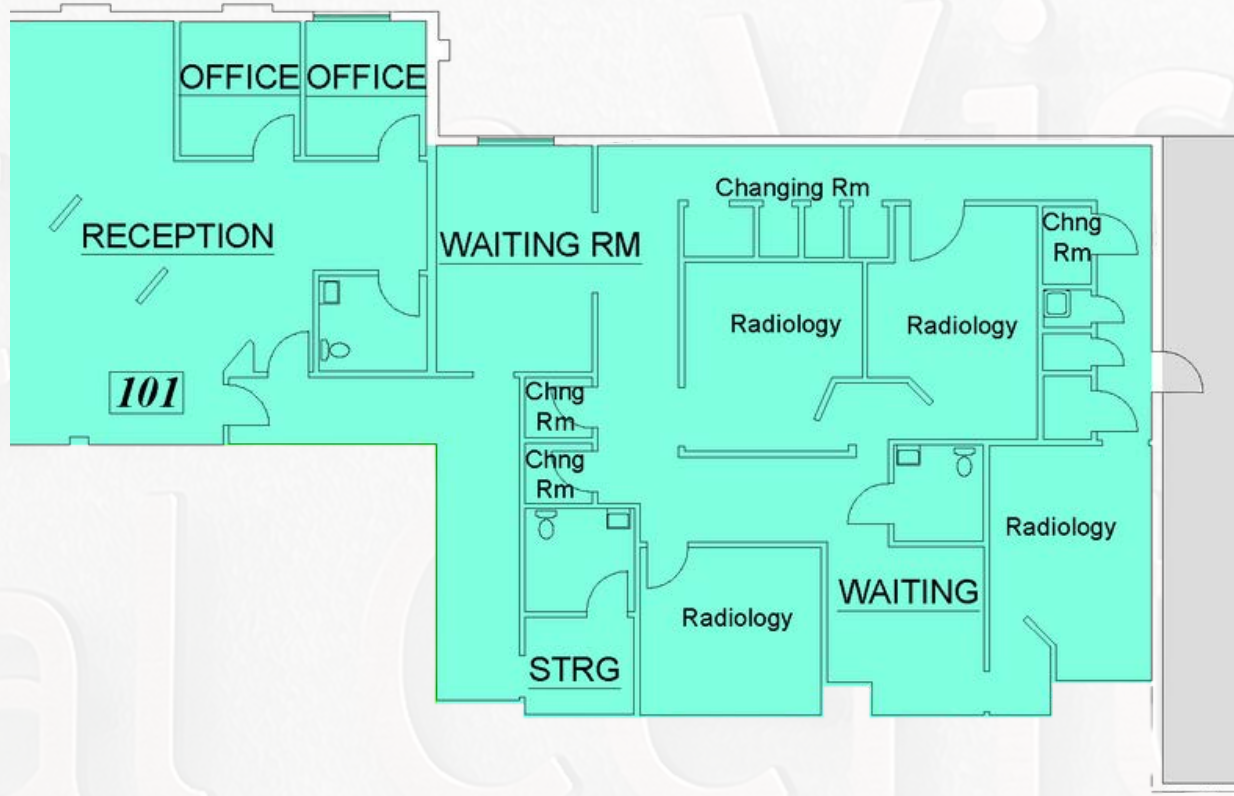
Suite #	Use Type	RSF	USF	Load Factor	Base Rent	Total Monthly	About This Space
208	Medical Office	1,573	1,498	5%	1.60 / SF	\$2,517	Reception / waiting area, 5 exam rooms with sinks, 2 restrooms, 2 private offices, and storage



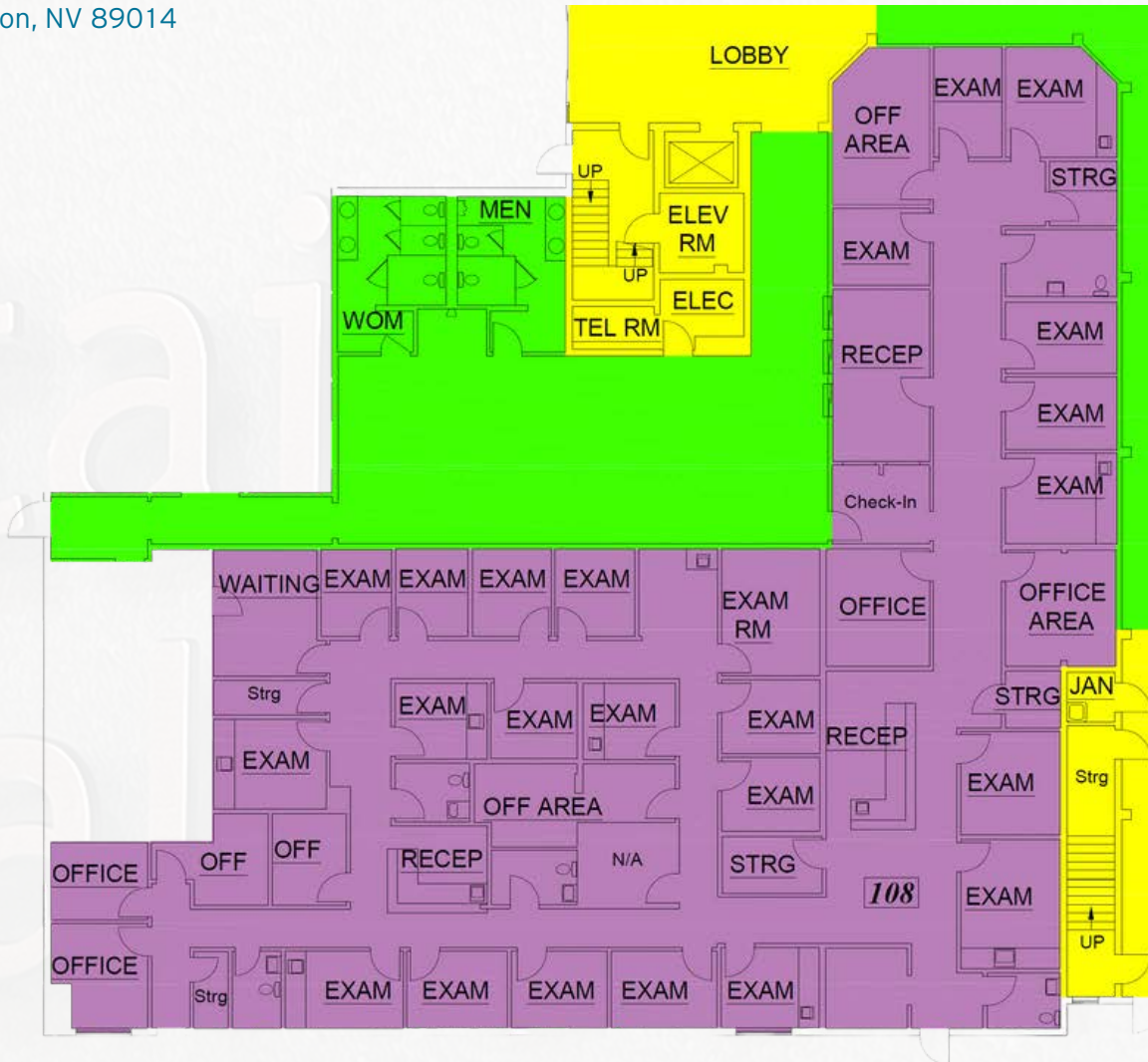
Suite #	Use Type	RSF	USF	Load Factor	Base Rent	Total Monthly	About This Space
204	Medical Office	1,469	1,399	5%	1.60/ SF	\$2,350	Reception / waiting area, 4 exam rooms with sinks, 1 restroom, 1 private office, and storage



Suite #	Use Type	RSF	USF	Load Factor	Base Rent	Total Monthly	About This Space
104	Medical Office	1,249	1,190	5%	1.60 / SF	\$1,998	Reception, intake office, 2 private offices, X-Ray room, other radiology room, restroom, 1 office adjacent lab room



Suite #	Use Type	RSF	USF	Load Factor	Base Rent	Total Monthly	About This Space
101	Medical Office	3,886	3,701	5%	1.60/ SF	\$6,218	Direct parking lot access and entry from lobby (not shown), 3 restrooms, 2 private offices. Currently shell condition.



Suite #	Use Type	RSF	USF	Load Factor	Base Rent	Total Monthly	About This Space
108	Medical Office	7,431	7,077	5%	1.60 / SF	\$11,890	Medical Group space featuring +/- 31 exam rooms, laboratory areas, 2 reception islands, 1 multi window intake counter opening to common area, and 5 restrooms

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Smith's

ALMA APARTMENTS COMING 2022 (300 UNITS)



DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2027 PROJECTION	15,872	181,480	434,646
2022 ESTIMATE	14,142	161,528	387,064
2010 CENSUS	12,633	143,043	344,205
GROWTH 2022-2027	2.40%	2.50%	2.50%
GROWTH 2010-2022	1.00%	1.10%	1.00%
HOUSEHOLDS			
2027 PROJECTION	6,842	69,073	168,295
2022 ESTIMATE	6,115	61,639	150,299
2010 CENSUS	5,550	55,459	136,028
GROWTH 2022-2027	2.40%	2.40%	2.40%
GROWTH 2010-2022	0.30%	0.40%	0.30%
HOUSEHOLD INCOME			
2022 AVERAGE HOUSEHOLD INCOME	\$80,762	\$83,523	\$81,145
2022 MEDIAN HOUSEHOLD INCOME	\$56,388	\$65,295	\$61,787

FOR MORE INFO OR TO TOUR:

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