

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

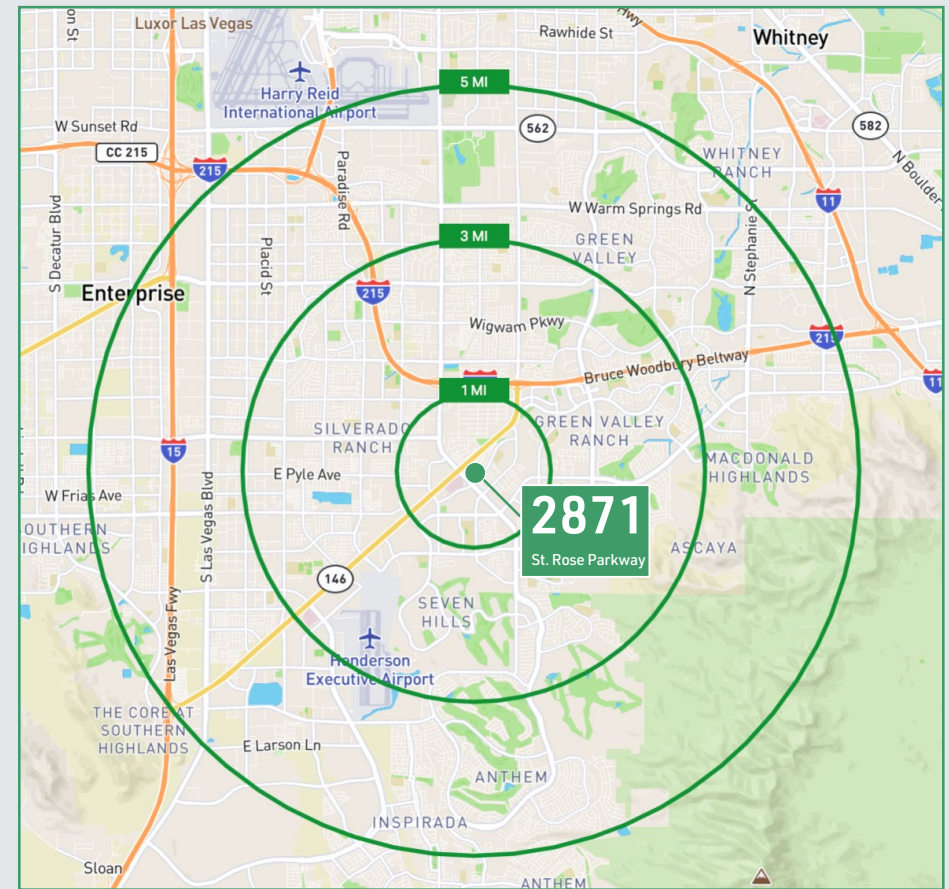
- Strategically positioned in a thriving commercial corridor of Henderson, Nevada
- Surrounded by a mix of residential neighborhoods and business developments, enhancing both visibility and foot traffic
- Located in a rapidly growing area with strong economic and population growth

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



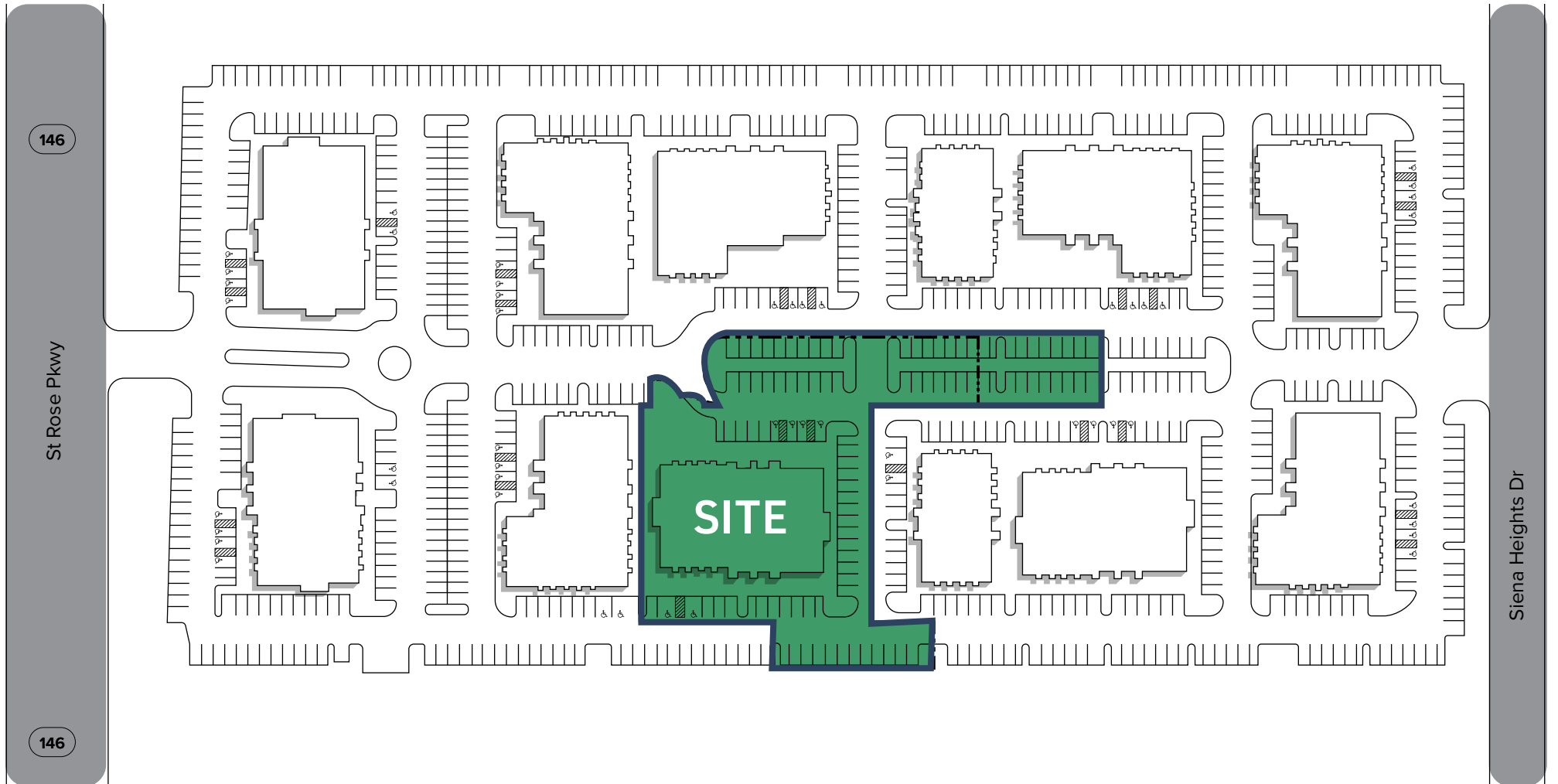
\$0.35 PSF
CAM's



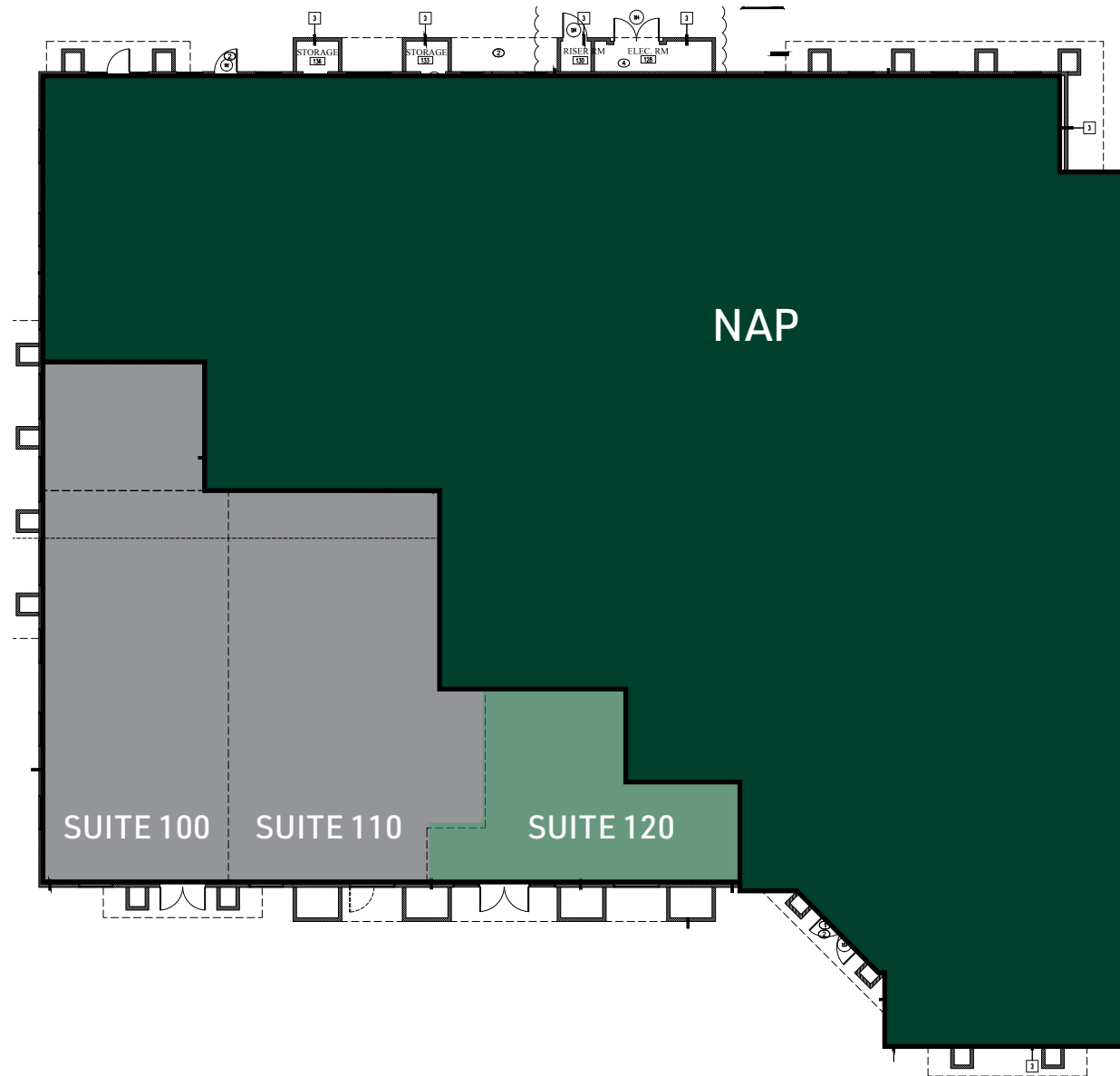
5:1,000
Parking Ratio



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

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LEASING CONTACTS

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