

OWNER USER FOR SALE

1001 WHITNEY RANCH DR



OFFERING MEMORANDUM

ELITE COMMERCIAL REAL ESTATE

Strategically positioned near interstate 11, Whitney Ranch serves as the gateway to Henderson's most robust commercial district. This high-visibility corridor offers a sophisticated suburban presence with unmatched regional connectivity.

Key investment Highlight:

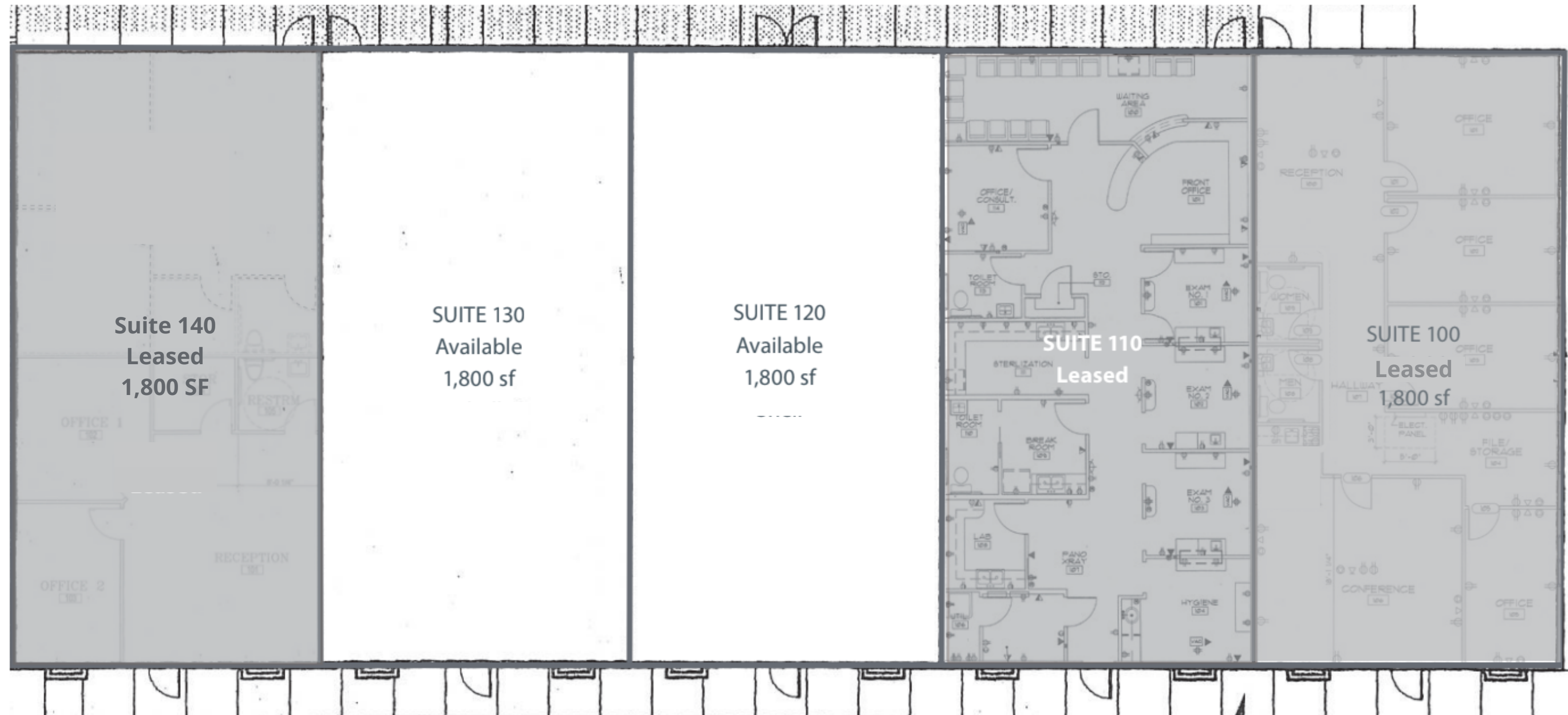
- **Strategic Hub:** Located at the center of a high-income trade area serving both Henderson and Las Vegas Valley.
- **Retail Powerhouse:** Immediate proximity to the Galleria at Sunset and major retailers such as Costco, The Home Depot, Macy's, and etc. provides a dense ecosystem of amenities.
- **Medical Infrastructure:** Anchored by Dignity Health, St. Rose Dominican and Henderson Hospital, fostering a stable community of medical specialists and professional services.
- **Elite Talent Pool:** Bordered by the prestigious residential enclaves of Green Valley, ensuring access to a high-quality local workforce and a distinguished backdrop for business.



- **Address : 1001 Whitney Ranch Drive
Henderson, NV 89014**
- **Building Size: 9,000 SF**
- **Land Size: 1.07 Acres**
- **Parcel Number: 161-33-611-010**
- **Year Built: 2001**
- **Parking Spaces: 50 spaces**
- **Zoning: Community Commercial (CC)**



- **Asking Price: \$2,595,000.00 (\$294 PSF)**
- **Type: Owner User (up to 5,400 SF available)**
- **Tenant:**
 - **Whitney Ranch Dental**
 - **Art in Beauty PMU Studio & Academy**





Whitney Ranch Dental
Sector: Medical / Healthcare

Whitney Ranch Dental is a premier multi-specialty oral healthcare provider serving the Henderson community for several years. Led by Dr. Catherine Sanchez and a team of experienced specialists, the practice offers a comprehensive "one-stop" dental solution, ranging from general and preventative family dentistry to advanced procedures such as IV sedation, oral surgery, dental implants, and cosmetic orthodontics (Invisalign). The practice is characterized by its high-end patient experience and state-of-the-art facility, boasting a loyal patient base and a strong reputation for compassionate care. For an investor, Whitney Ranch Dental represents a highly stable medical tenant with high renewal rates and long-term occupancy.



Art in Beauty PMU Studio & Academy
Sector: Beauty / Personal Services / Education

Art in Beauty PMU Studio & Academy is a sophisticated beauty and wellness destination specializing in high-demand semi-permanent makeup and aesthetic treatments. The studio offers a curated menu of advanced services, including microshading, "BB Glow" skin treatments, lip blushing, and scalp micropigmentation. Beyond its service-based revenue, Art in Beauty, led by Noemi Alora, distinguishes itself by functioning as a specialized Academy, providing professional training for the next generation of permanent makeup artists. This dual-revenue model—combining high-margin aesthetic services with professional education—positions the tenant as a leader in the local beauty market. With a modern aesthetic, a robust social media presence, and a 5-star reputation, Art in Beauty drives consistent foot traffic to the center and appeals to a trendy, high-disposable-income demographic.



An exceptional location characterized by immediate access to world-class healthcare, education, and retail. Strategically situated just off Interstate 11 and 215, the property sits directly adjacent to West Henderson Hospital and within minutes of Touro University Nevada and Roseman University of Health Sciences, placing it at the center of a thriving medical and educational hub. Beyond healthcare, the owner will benefit from an abundance of lifestyle amenities. The site is surrounded by major retail anchors including Costco Wholesale, Smith Grocery Store, The Home Depot, Best Buy, Walmart Supercenter and more. With diverse dining options ranging from In-N-Out to The Yard House nearby, 1001 Whitney Ranch Drive provides the perfect balance of commercial convenience and accessibility.

Population

	1 mile	3 miles	5 miles
2025	11,847	148,044	381,318
2030	12,366	154,314	399,725

Average Household Income

\$78,736.00	\$89,605.00	\$94,727.00
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 Own				
Building Shell Price	\$	335 psf	\$	2,956,000
Interior Improvements (estimate)	\$	- psf	\$	-
Total Project Cost			\$	2,956,000
Start-Up Costs				
Capital Injection	10%		\$	295,600
Estimated Bank & SBA Fees	3%		\$	79,812
Estimated Appraisal and Environmental			\$	6,000
Total Cash Required at Closing			\$	381,412
Monthly Costs				
Mortgage Payment (Monthly/P&I)	\$	2.00 psf	\$	17,625
Taxes and Insurance (Estimate)	\$	0.08 psf	\$	750
Association Fees	\$	- psf	\$	-
Total Monthly Payment	\$	2.08 psf	\$	18,375
Total Adjusted Monthly Costs				
Total Monthly Payment (Principal & Interest)	\$	2.08 psf	\$	18,375
Less Depreciation	\$	(0.93) psf	\$	(8,211)
Total Adjusted Monthly Costs	\$	1.15 psf	\$	10,164
Monthly Mortgage Payment Savings in 10 Years			\$	646,573
Estimate Equity after 10 Years			\$	849,829
Assumptions: % Depreciation using a straight line method of 30 years. Cash savings estimate based on fixed mortgage payments vs. lease payments % Terms of own scenario is based on 25 year amortization and blended interest rate of 6.35% as of 03/10/2026 using SBA504 Loan Program % Terms of lease scenario on improvement loan is based on 10 year amortization and interest rate of 7.5% as of 03/10/2026, if applicable				
For more information contact us Your Commercial Real Estate Finance Expert Matthew Wong SVP, Manager of Commercial Banking 702.982.9115 (Mobile) matt.wong@firstcitizens.com				

 Lease				
Monthly Lease Rate	\$	1.76 psf	\$	15,552
Interior Improvements Loan	\$	- psf	\$	-
Total Lease (Monthly)			\$	15,552
Start-Up Costs				
Prepaid Lease	2	month rent	\$	31,104
Security Deposit	1	month rent	\$	15,552
Total Cash Required (Pre Leasing)			\$	46,656
Monthly Costs				
Lease Payment (Monthly)	\$	1.76 psf	\$	15,552
Operating Expenses/CAM Fees	\$	- psf	\$	-
Interior Improvement Loan	\$	- psf	\$	-
Total Monthly Payment	\$	1.76 psf	\$	15,552
Total Adjusted Monthly Costs				
Total Monthly Payment	\$	1.76 psf	\$	15,552
Less Depreciation	\$	- psf	\$	-
Total Adjusted Monthly Costs	\$	1.76 psf	\$	15,552
Monthly Mortgage Payment Savings in 10 Years			\$0	
Equity after 10 Years			\$0	
 				



Exclusively Marketed By

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CONTACT

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