

# ANTHEM HILLS PROFESSIONAL PLAZA

12211 - 12231 SOUTH EASTERN AVENUE, HENDERSON, NV 89052



MEDICAL ~ OFFICE ~ RETAIL ~ FOR LEASE  
±840 SF - 5,757 SF AVAILABLE

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12211 - 12231 South Eastern Avenue, in Henderson, Nevada is a two-building professional center that offers a combination of medical, retail and office suites..

The property is located on the hard corner of the prime Intersection of Sun City Anthem Drive and South Eastern Avenue, among two of the most affluent and exclusive communities in Southern Nevada: Seven Hills and Anthem.

This property is located between three luxury golf courses: Rio Secco Golf Club, Anthem Country Club, and The Revere Golf Club and spans over 2.30 acres with 95 parking spaces, for a significant parking ratio of 5/1,000 SF.

The property lies in the midst of a dense residential district with over 150,000 people residing within a one mile radius with a median income of over \$100,000.

ANTHEM HILLS PROFESSIONAL PLAZA  
12211-12231

☞ (702) 212-1900 ☞

FAIRWAY INDEPENDENT MORTGAGE CORPORATION

Edward Jones

Deb's Dog Grooming 527-7797

FAIRLESS HOMES LLC  
GENERAL CONTRACTOR

Anthem Hills Dental (702) 791-3100

Property Mgt 702-388-1800

AVAILABILITY

±840 SF

12211 BUILDING: SUITE 160

±2,493 SF

12231 BUILDING: SUITE 140

±3,264 SF

12231 BUILDING: SUITE 150

±5,757 SF

CAN BE COMBINED WITH SUITE 150

LEASE RATE

\$1.80/SF NNN  
(NNN = \$0.60)



# MEDICAL ~ OFFICE ~ RETAIL



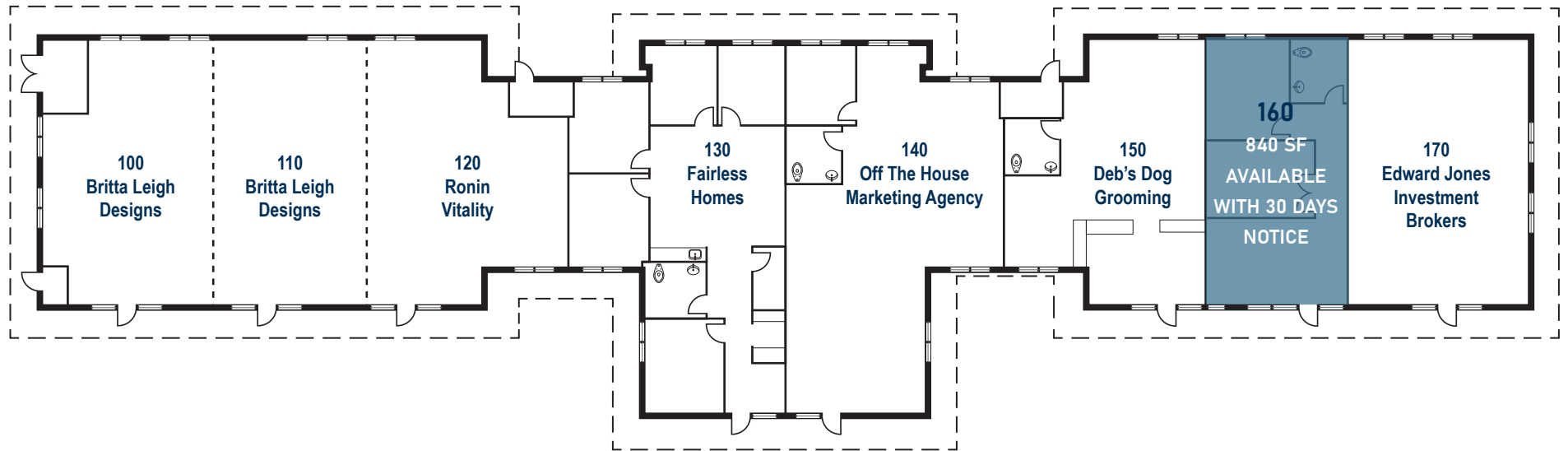
## 12211 SOUTH EASTERN AVENUE

TOTAL BUILDING SIZE	±11,513 SF Square Feet
CURRENT AVAILABILITY	±840 Square Feet
# OF STORIES	One (1)
BUILDING HEIGHT	13'
YEAR BUILT	2003
PARKING RATIO	5.0/1,000 SF
LAND SIZE	2.30 Acres
SPRINKLERS	Wet
ZONING	CN
TENANCY	Multi-Tenant

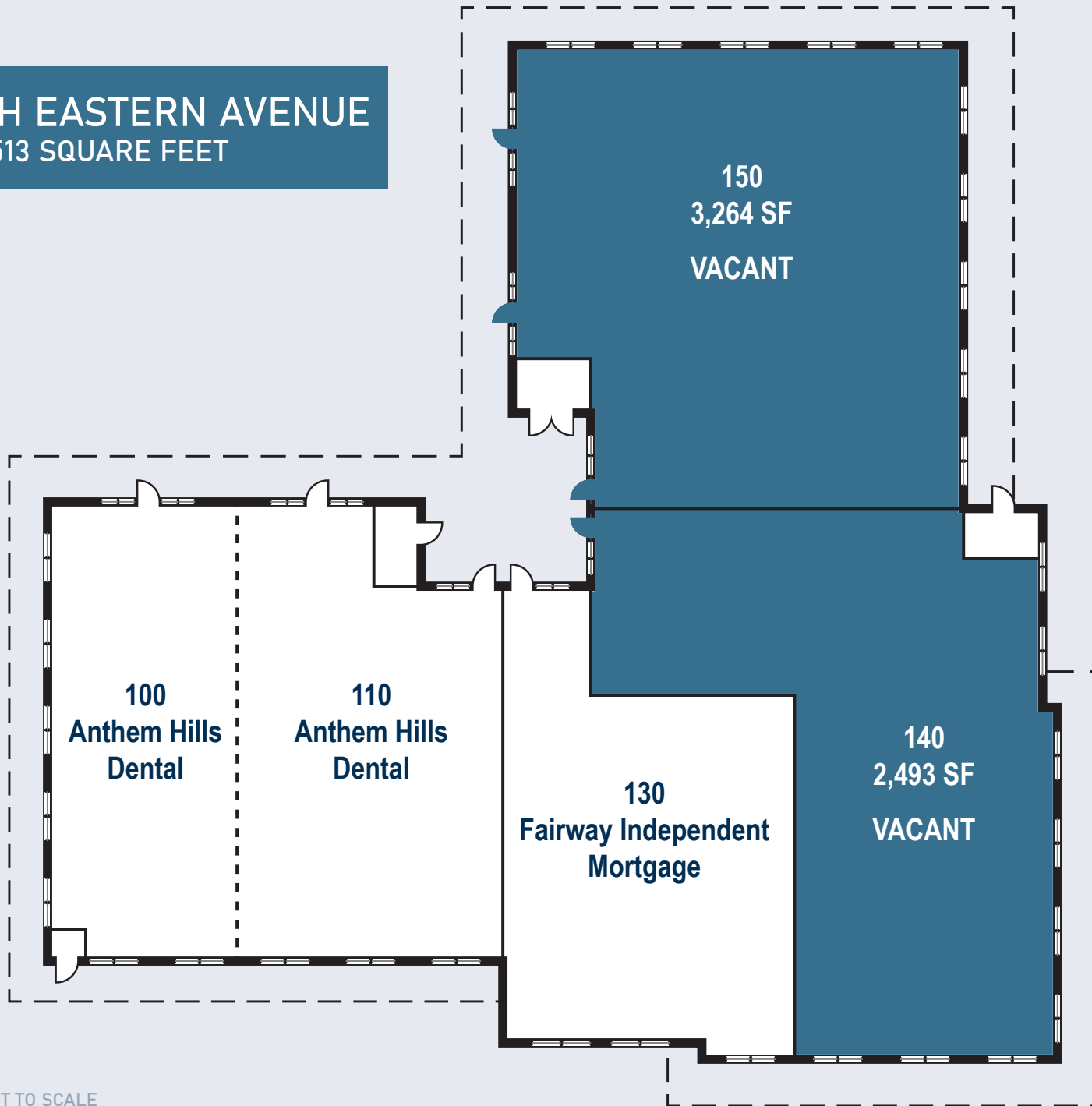
## 12231 SOUTH EASTERN AVENUE

TOTAL BUILDING SIZE	±10,347 Square Feet
CURRENT AVAILABILITY	±5,757 Square Feet
# OF STORIES	One (1)
BUILDING HEIGHT	13'
YEAR BUILT	2003
PARKING RATIO	5.0/1,000 SF
LAND SIZE	2.30 Acres
SPRINKLERS	Wet
ZONING	CN
TENANCY	Multi-Tenant

**12211 SOUTH EASTERN AVENUE**  
**±10,347 SQUARE FEET**



**12231 SOUTH EASTERN AVENUE**  
±11,513 SQUARE FEET

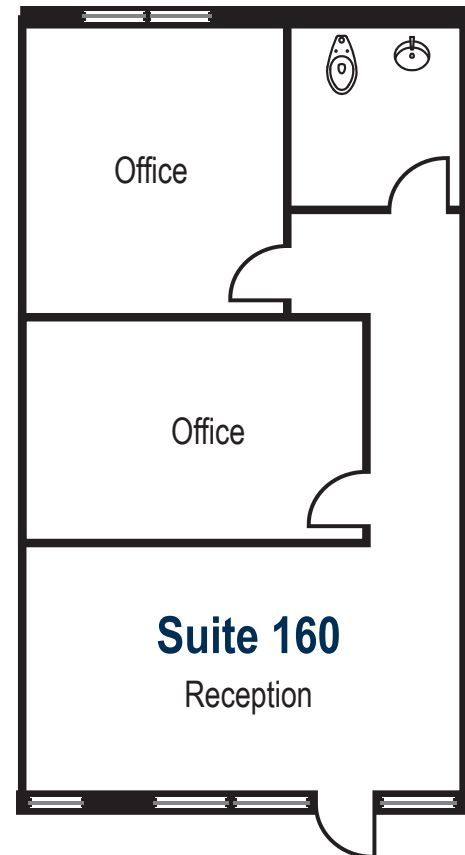


FLOOR PLAN NOT TO SCALE

**±840 SF**  
**12211 BUILDING: SUITE 160**

**SUITE FEATURES:**

- » 2 Private Offices
- » One Restroom
- » Reception
- » Available with 30 Days Notice

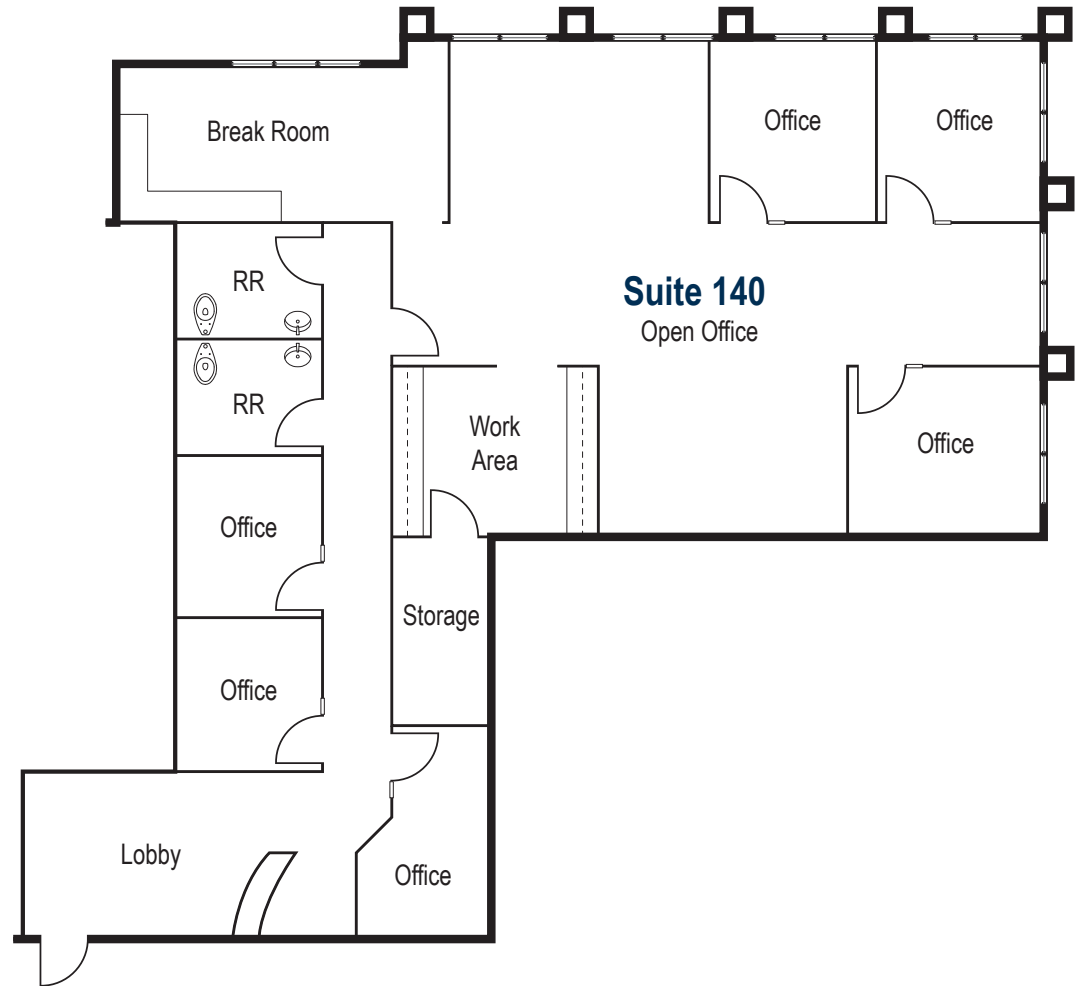


FLOOR PLAN NOT TO SCALE

**±2,493 SF**  
12231 BUILDING: SUITE 140

**SUITE FEATURES:**

- » 6 Private Offices
- » Break Room
- » Two Restrooms
- » Lobby
- » Storage
- » Open Office
- » Work Area



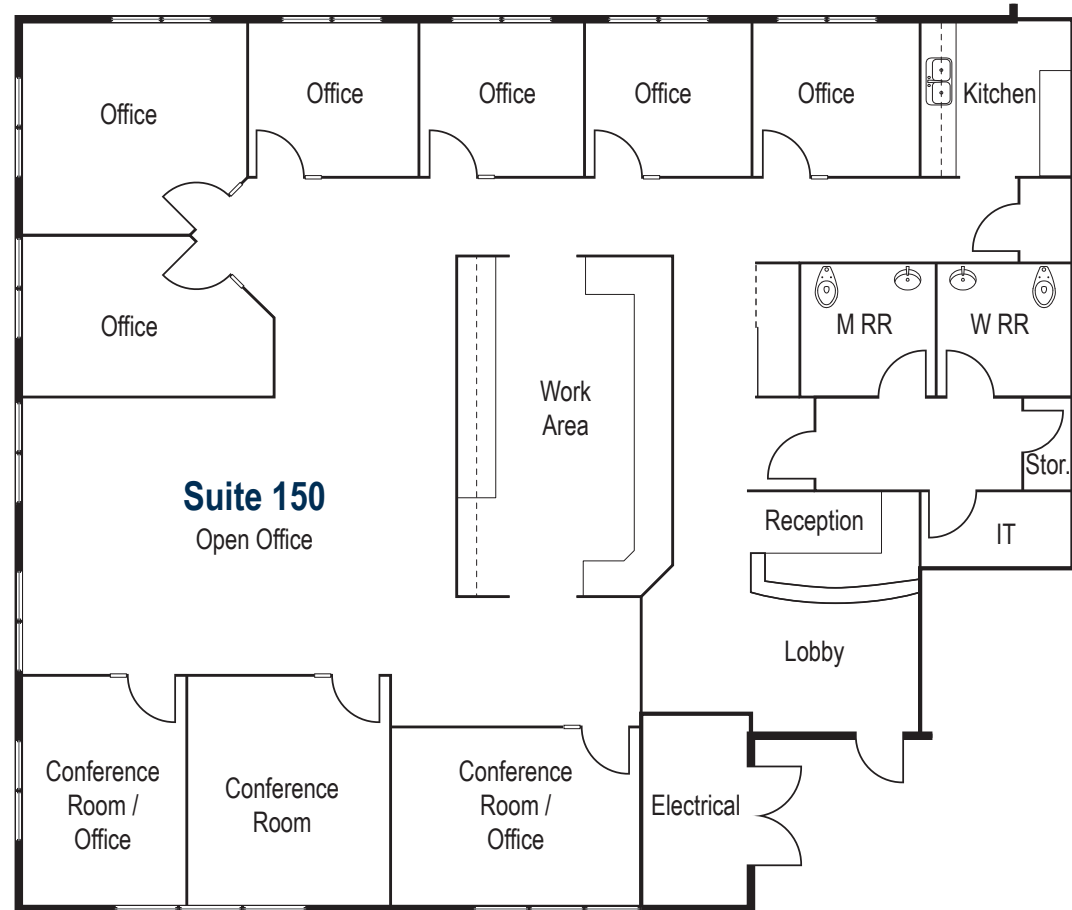
**±5,757 SF**  
CAN BE COMBINED WITH SUITE 150

FLOOR PLAN NOT TO SCALE

**±3,264 SF**  
12231 BUILDING: SUITE 150

**SUITE FEATURES:**

- » 6-7 Private Offices
- » Two Restrooms
- » Reception & Lobby
- » 2 Conference Rooms
- » Work Area & Open Cubicle
- » Kitchen
- » IT, Electrical & Storage Rooms
- » Available Now

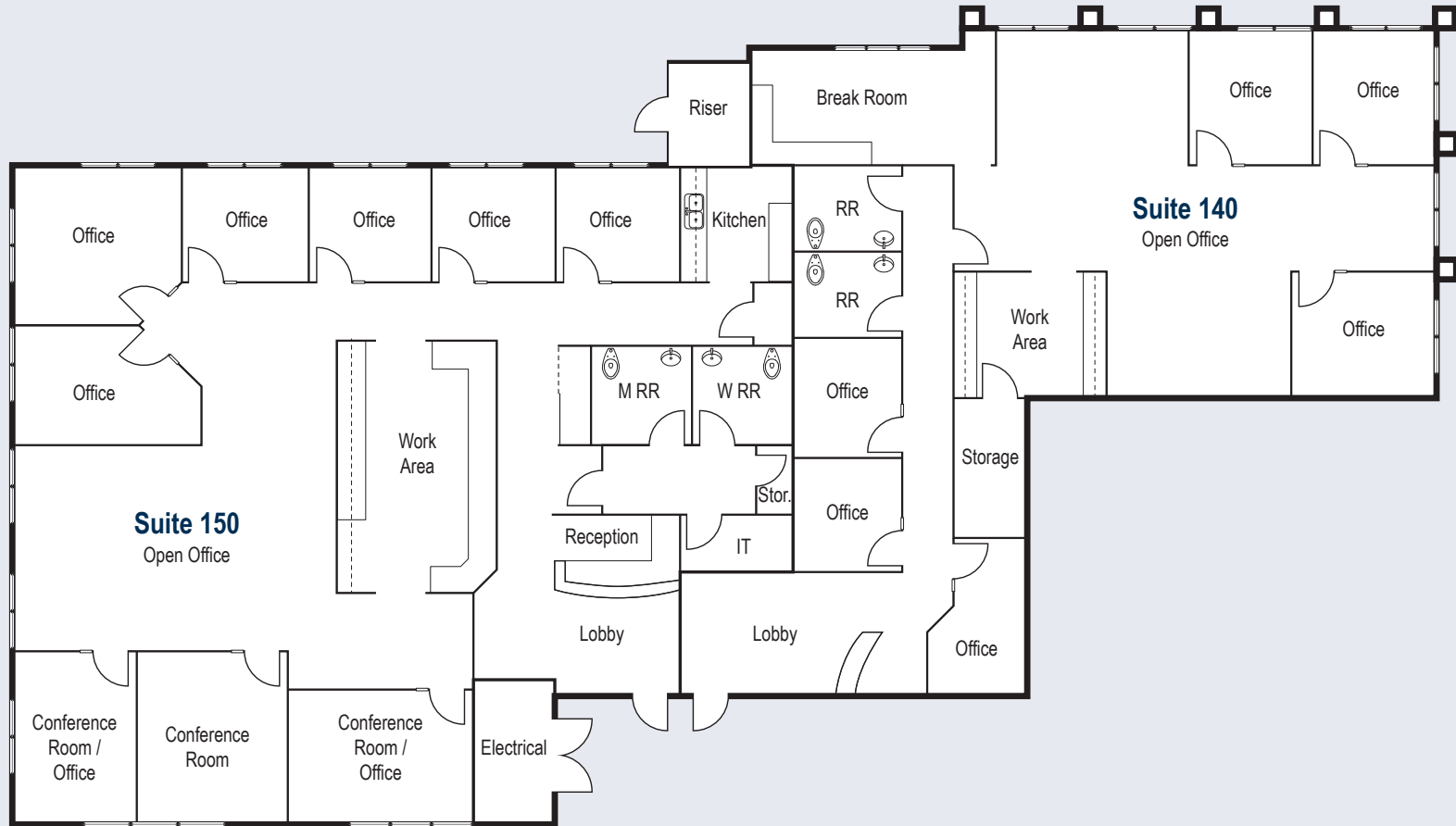


**±5,757 SF**  
CAN BE COMBINED WITH SUITE 140

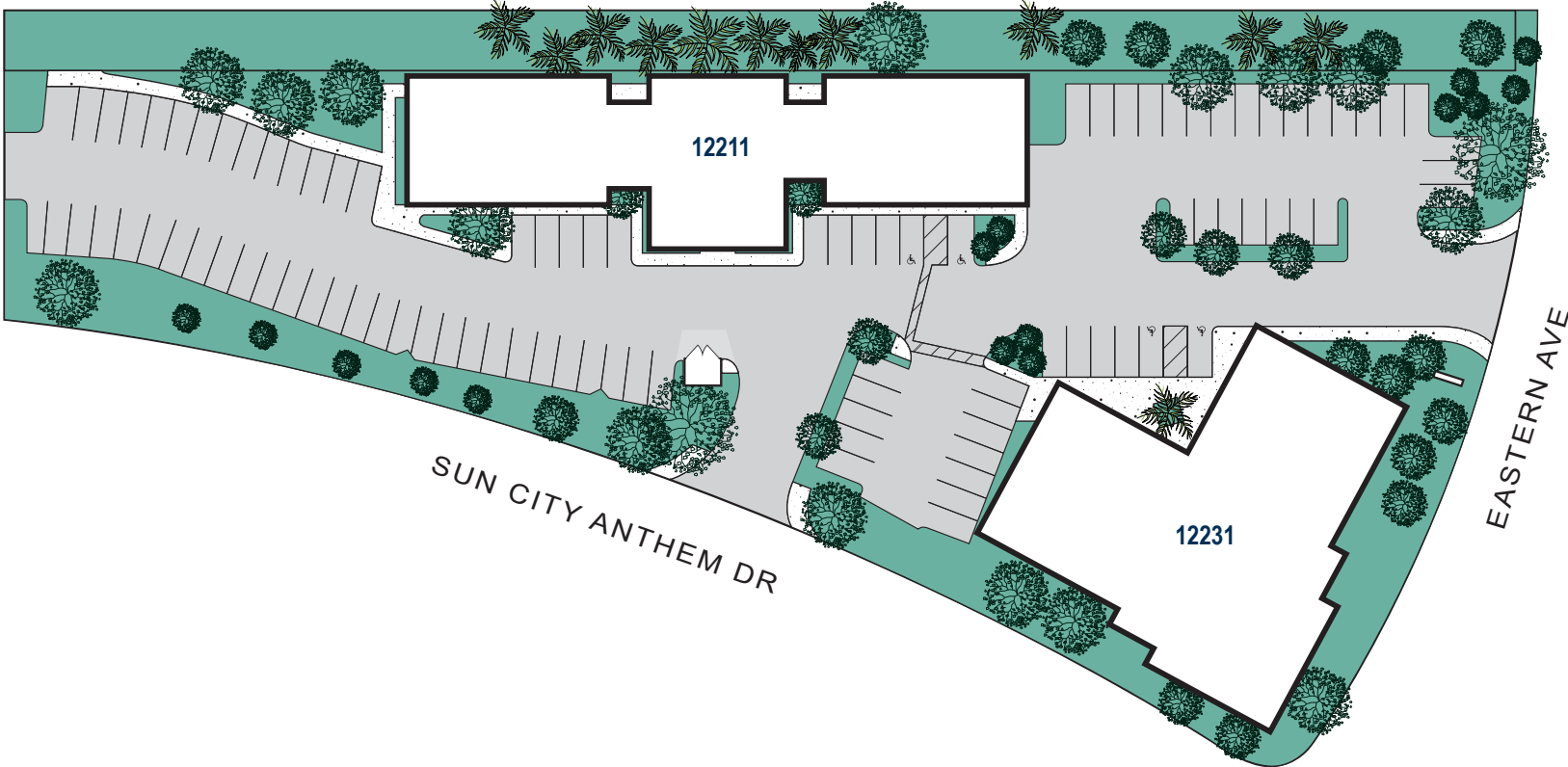
FLOOR PLAN NOT TO SCALE



±5,757 SF  
SUITES 140 & 150



# SITE PLAN





**2004**  
 MEDIAN YEAR  
 HOUSEHOLDS BUILT



**Las Vegas  
 Sports  
 Teams**

PARTIAL LIST

**93,652**  
 BUSINESSES

**43.2**  
 MEDIAN AGE  
 5 MILE RADIUS

**88,539**  
 HOUSEHOLDS  
 5 MILE RADIUS

**23,117**  
 EMPLOYEES



MEDIAN HOUSEHOLD INCOME

1 MILE ..... **\$96,166**  
 3 MILE..... **\$88,065**  
 5 MILE..... **\$85,805**



**\$1.45m**  
 CONSUMER SPENDING

3 MILE RADIUS



POPULATION

1 MILE ..... **7,901**  
 3 MILE..... **96,317**  
 5 MILE..... **221,050**



**"A PLACE TO CALL HOME"**  
 CITY SLOGAN











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