

181 N. ARROYO GRANDE BLVD

Henderson, Nevada 89074

AVAILABLE
For Lease

SUBJECT



📍 5960 S. Jones Blvd, Las Vegas, NV 89118
📞 (702) 388-1800 MAIN • (702) 388-1010 FAX
🌐 www.mdlgroup.com

Michael Greene, CCIM
Vice President
Lic#: S.0186326
(702) 388-1800
mgreene@mdlgroup.com

Luke Ramous
Senior Advisor
Lic#: S.0188531
(702) 388-1800
lramous@mdlgroup.com

Hayim Mizrachi, SIOR, CCIM
CEO | Broker | Principal
Lic#: B.0143643.CORP | PM.0167653.BKR
(702) 388-1800
hmizrachi@mdlgroup.com



Property Highlights

- New suite available (±1,000 RSF)
- Suite was recently renovated
- Henderson submarket
- Zoning: Neighborhood Commercial (C-N)
- Close proximity to the I-215 / I-11 interchange
- Covered parking available
- Many dining establishments by Wigwam Parkway including Popeyes Louisiana Kitchen, Raising Cane's, Carl's Jr., Wendy's, Starbucks, and more

Property Overview

MDL Group is pleased to present the **181** at 181 N. Arroyo Grande Blvd., Henderson, NV 89074 (the "Property"), a ±19,731 RSF single-story professional office building with new spec suites located in Henderson, NV. The property is situated in the Green Valley South area, at the hard corner of N. Arroyo Grande Blvd. and Windmill Pkwy., in the center of Henderson. The location offers convenient access to the I-215, I-11, and US-95 Freeways, The Legacy Golf Club, along with many dining establishments and other advantageous amenities that run along W. Sunset Rd. and N. Stephanie St.

Listing Snapshot



\$2,500.00
Monthly Base Rent



±1,000 RSF
Available Space



Henderson
Submarket

Key Demographics (within a 3-mile radius)



±134,752
Population Size



\$134,606
Ave. Household Income

APN 178-16-102-002

Zoning Neighborhood Commercial (C-N)

Year Built 2000

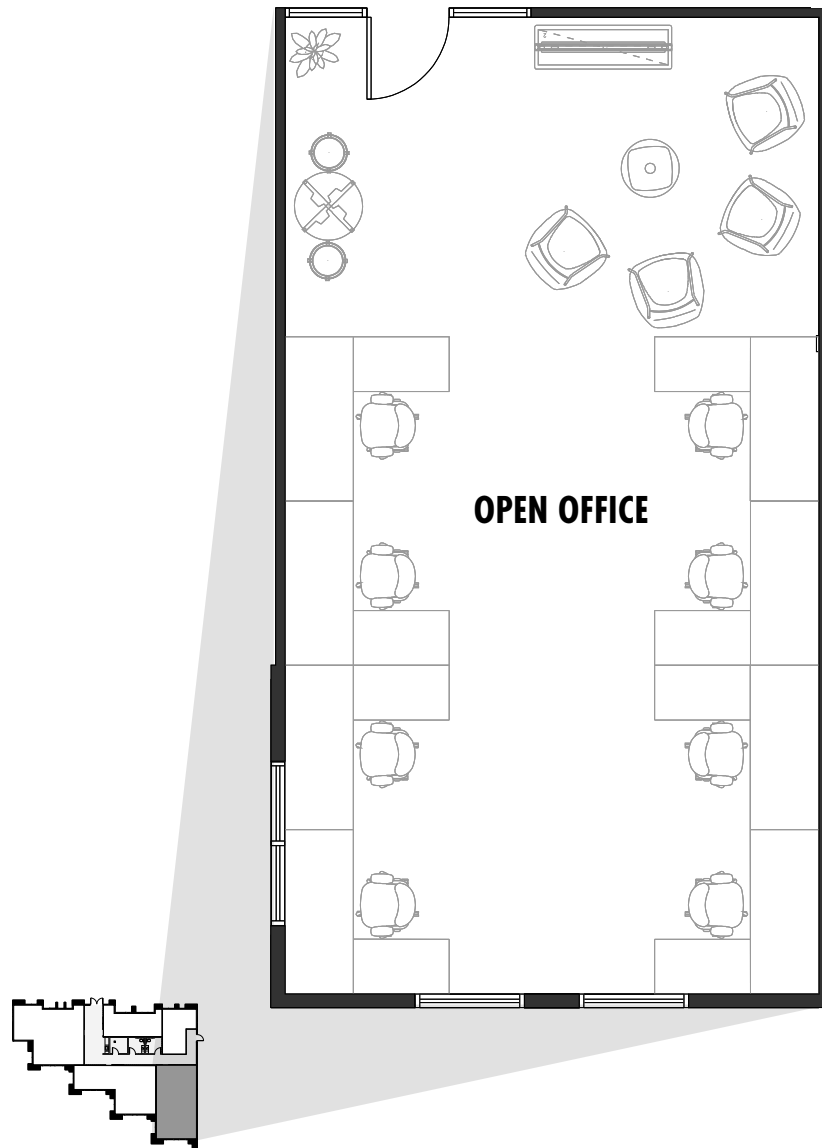
Property Size ±19,731 SF

Cross Streets Arroyo Grande Blvd & Warm Springs Rd

Lot Size ±1.98 AC

181 N. ARROYO GRANDE BOULEVARD
Henderson, Nevada 89074

For Lease



Listing Snapshot



\$2,500.00
Monthly Base Rent



±1,000 RSF
Available Space



Immediately
Availability

MDLGroup
Service you deserve. People you trust.

CORFAC
INTERNATIONAL
MEMBER PARTNER

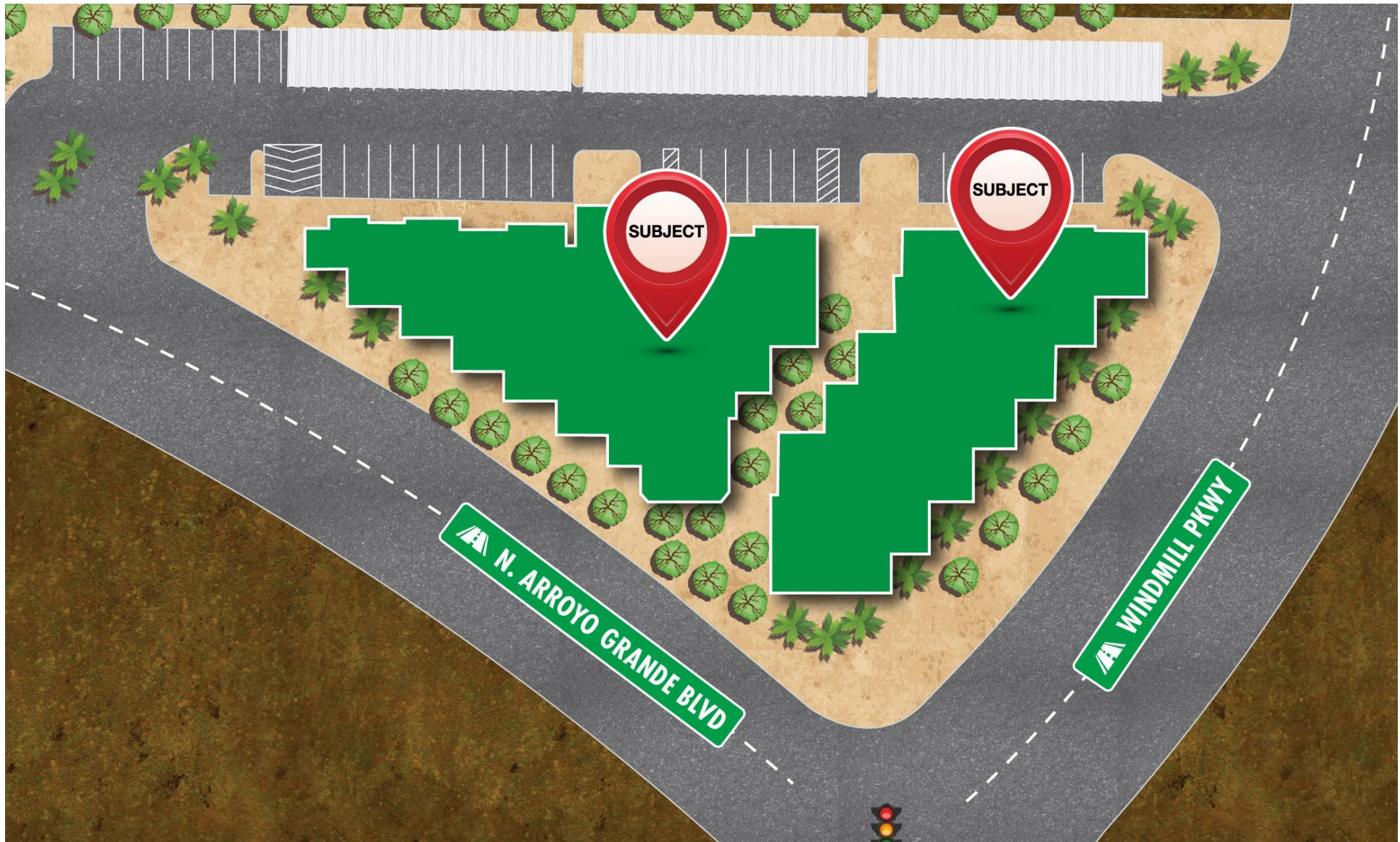
Drawings and plans are not to scale. Any measurements are approximate and are for illustrative purposes only. There is no guarantee, warranty or representation as to the accuracy or completeness of any plans or designs.

Copyright © MDL Group. All rights reserved.

5960 S. Jones Boulevard, Las Vegas, Nevada 89118
 (702) 388-1800 MAIN • (702) 388-1010 FAX
 www.mdlgroup.com

181 N. ARROYO GRANDE BOULEVARD
Henderson, Nevada 89074

For Lease



MDLGroup
Service you deserve. People you trust.

CORFAC
INTERNATIONAL
MEMBER PARTNER

Copyright © MDL Group. All rights reserved.

5960 S. Jones Boulevard, Las Vegas, Nevada 89118
(702) 388-1800 MAIN • (702) 388-1010 FAX
www.mdlgroup.com

Future Courtyard



Excellent accessibility to multiple existing and future technology, manufacturing, mixed-use, medical facilities and sporting venues.



Well Maintained

The property is professionally managed with building systems routinely maintained, replaced, or upgraded.



Airport Proximity

Approximately 6.9 miles from the Harry Reid International Airport and car rentals.



High Net Worth Demographics

The property is surrounded by dense residential neighborhoods, attracting residents with higher incomes and education levels. The average household income is \$113,812 and a total population of ±135,191 residents within 3-miles of the Property.



Excellent Accessibility

The property is easily accessed with two (2) points of ingress / egress on Windmill Parkway and N. Arroyo Grande Boulevard with nearby proximity to the I-215, N. Stephanie Street, and N. Valle Verde Drive.



Nearby Amenities

Large variety of amenities in close-proximity, inclusive of Galleria Mall at Sunset, Sunset Station Hotel and Casino, Valley AutoMall, Green Valley Ranch Resort Spa and Casino, and an array of dine-in restaurants, QSRs, shopping, goods & services, automotive, and recreational parks.

Fast Facts



136,758

Daytime Population



4,965

Businesses in Area



69.5%

Employees Drive to Work

3-Mile Radius



65.3%

White Collar Employees



0.6%

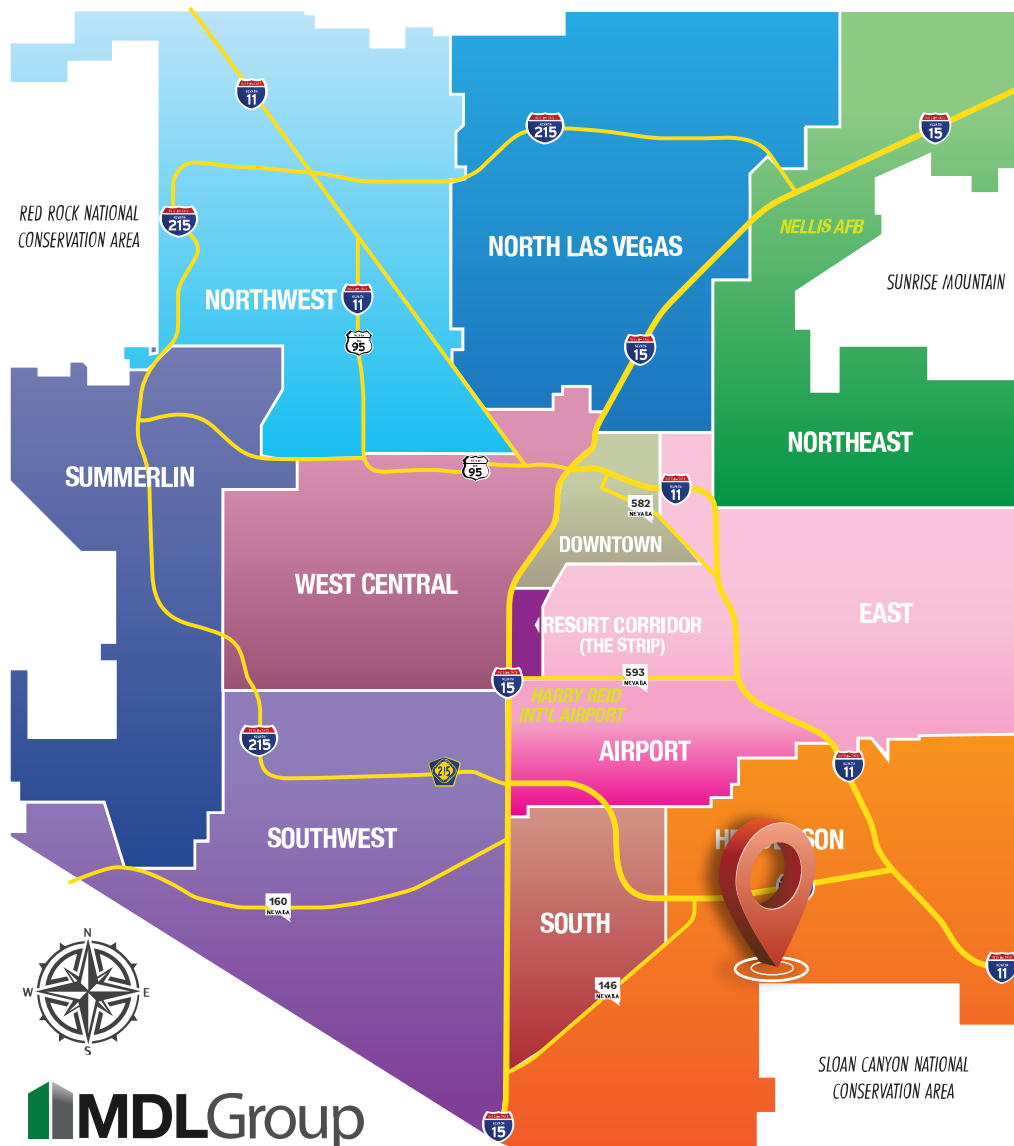
2025 - 2030 Growth Rate



Service you deserve. People you trust.



5960 S. Jones Boulevard, Las Vegas, Nevada 89118
(702) 388-1800 MAIN • (702) 388-1010 FAX
www.mdlgroup.com



Area Connectivity

- I-15 Freeway: ± 5.6 miles (± 10 minutes)
- I-215 Freeway: ± 2.8 miles (± 6 minutes)
- I-11 Freeway: ± 11.2 miles (± 16 minutes)
- Harry Reid International Airport: ± 12.4 miles (± 18 minutes)
- The Las Vegas Strip: ± 7.8 miles (± 14 minutes)

Nearby Amenities

- Healthcare: Close to Spring Valley Hospital Medical Center, providing comprehensive acute care and emergency services to the surrounding community.
- Retail & Dining: Positioned near the commercial hub of Charleston Plaza, which offers a variety of conveniences. This area features popular retailers such as Target and Albertsons, alongside dining destinations like Honey Salt and P.F. Chang's, creating a central spot for daily errands and professional meals in the heart of the community.
- Golf & Country Clubs: Proximity to several golf facilities, including the Badlands Golf Club and various community-focused public courses within the western valley.
- Recreational Areas: Near local neighborhood parks and the extensive walking paths that define the scenic residential corridors of the Spring Valley area.

Clark County Nevada

Synopsis

As of the 2020 census, the population was 2,265,461, with an estimated population of $\pm 2,505,000$ for 2026. Most of the county's population resides in and around the Las Vegas urban core. It is by far the most populous county in Nevada, and the 11th most populous county in the United States. It covers roughly 7% of the state's land area but holds about 73% of the state's population, making Nevada one of the most centralized states in the country.

With jurisdiction over the world-famous Las Vegas Strip and covering an area roughly the size of New Jersey, Clark County is the nation's 22nd-largest county by area. The County is a mix of urban and rural locales that offers the convenience of city living with access to some of the nation's best outdoor recreational areas just a short drive away.

Clark County employs more than 10,000 people across nearly 40 departments. The County has an annual budget of approximately \$12.9 billion, which surpasses that of the state government.

Quick Facts



$\pm 7,892$

Land Area
(Square Miles)



2,265,461

Population
(County Data per Census)



308

Pop. Density
(Per Square Mile)

Sources: clarkcountynv.gov, data.census.gov, lvgea.org, wikipedia.com



Service you deserve. People you trust.



Market Overview

City of Henderson

Quick Facts

 **359,000**

Est. Population
(as of 2025)

 **2,984**

Pop. Density
(per square mile)

Synopsis

The City of Henderson is nestled among three of the most renowned man-made attractions – the neon of Vegas, the engineering marvel of the Hoover Dam, and the tranquil beauty of Lake Mead. As a vibrant and inviting residential and business community, Henderson offers an abundance of cultural events, special attractions, miles of trails and open spaces, and outstanding recreational facilities, as well as renowned resorts, restaurants and shopping. Henderson is one of the fastest growing cities in Nevada, offering a nationally acclaimed quality of life, Henderson continually attracts young energetic talent to the region, while a robust training ecosystem develops and delivers workforce skills aligned to industry needs.

In 2024, Henderson was awarded the prestigious Malcon Baldrige National Quality Award.

This is one of the highest recognition for performance excellence in the United States, bestowed by the President. This award highlights Henderson's exceptional commitment to resilience and long-term success, evaluating its processes, data-driven decision-making, and overall excellence.

 **MDL Group**
Service you deserve. People you trust.

 **CORFAC**
INTERNATIONAL
MEMBER PARTNER

Copyright © MDL Group. All rights reserved.

 5960 S. Jones Boulevard, Las Vegas, Nevada 89118
 (702) 388-1800 MAIN • (702) 388-1010 FAX
 www.mdlgroup.com

Nevada Tax Advantages

NEVADA

has always been a popular choice for businesses due to various factors such as low-cost startup, regulatory benefits, and competitive utility rates.

The Tax Climate Index rankings: California ranks 48th, Arizona 14th, Idaho 9th, Oregon 35th, and Utah 15th.

Here are the main tax advantages of this state:

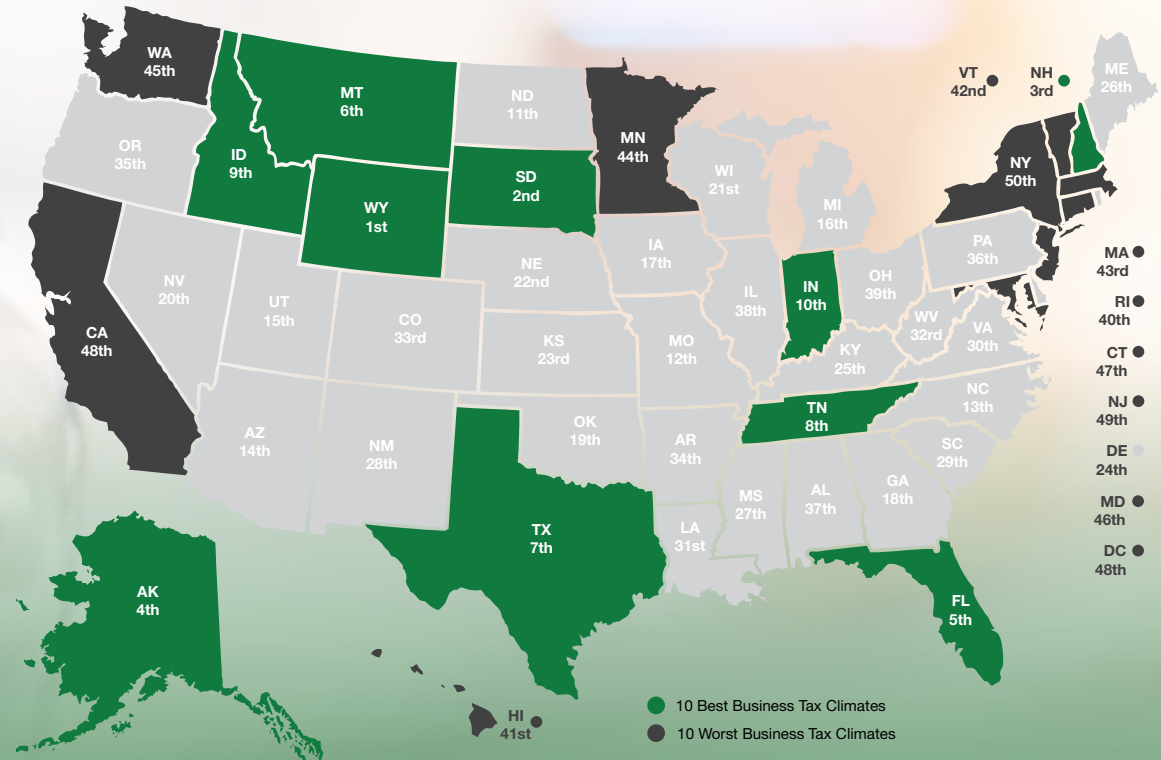
- No income tax
- No tax on pensions
- No tax on social security
- No tax on estate or inheritance
- Low property taxes
- No gross receipts tax
- No franchise tax
- No inventory tax
- No tax on issuance of corporate shares
- No tax on sale or transfer of shares

Nevada Tax System:

Nevada is ranked 20th in the Tax Foundation's 2026 State Business Tax Climate Index, focusing on corporate taxes, individual income taxes, sales taxes, unemployment insurance taxes, and property taxes.

*Source: Nevada Governor's Office of Economic Development;
www.TaxFoundation.org*

2026 State Business Tax Climate Index



Road Transportation

Las Vegas, and surrounding towns are less than one day's drive over arterial interstate highways to nearly 60 million consumers as well as to the major U.S. deep water seaports serving the Pacific Rim.



Rail Transportation

Major Union Pacific and Southern Pacific rail connections in Las Vegas and Reno also, too, play an essential role in carrying the world's freight from the Pacific Coast to America's Heartland and beyond.



Air Transportation

Globally, Harry Reid International Airport in Las Vegas has been a Top 20 airport for more than five years, annually serving more than 40 million and handling more than 189 million pounds of cargo.

Professional Sports

Synopsis

The Las Vegas Valley has quickly become a premier sports market, with most teams playing in the communities around the city rather than in Las Vegas itself. The **Vegas Golden Knights**, its first major league franchise, won the Stanley Cup in 2023, and the **Las Vegas Aces** have dominated the WNBA with titles in 2022, 2023, and 2025. The **Las Vegas Raiders** bring three world championships (XI, XV, and XVIII), and the **Las Vegas Athletics** add a legacy of nine.

The valley also supports a deep minor league scene: the Las Vegas Aviators (Triple-A, Athletics affiliate), the Henderson Silver Knights (AHL, Golden Knights affiliate), and Las Vegas Lights FC (USL Championship soccer). Its indoor football and box lacrosse teams (the Vegas Knight Hawks and Las Vegas Desert Dogs, respectively) share Lee's Family Forum in Henderson with the Silver Knights.



WORLD CHAMPIONS



WORLD CHAMPIONS



WORLD CHAMPIONS



WORLD CHAMPIONS



HENDERSON
SILVER KNIGHTS™



Service you deserve. People you trust.



Copyright © MDL Group. All rights reserved.

5960 S. Jones Boulevard, Las Vegas, Nevada 89118
(702) 388-1800 MAIN • (702) 388-1010 FAX
www.mdlgroup.com



Service you deserve. People you trust.



LAS VEGAS, NEVADA



SALT LAKE CITY, UTAH



WWW.MDLGROUP.COM

