

FOR LEASE
2340 Horizon Ridge Pkwy.

Henderson, NV 89052



Pete Janemark, CCIM

Senior Vice President

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NV #S.76731



All SVN® offices are independently owned and operated.

EXECUTIVE SUMMARY



OFFERING SUMMARY

LEASE RATE:	Contact Listing Advisor
AVAILABLE SF:	±2,269 SF
LOT SIZE:	±0.52 Acres
YEAR BUILT:	2013
ZONING:	Neighborhood Commercial (CN)

PROPERTY OVERVIEW

2340 W. Horizon Ridge Pkwy. offers a professional commercial environment in one of Henderson's most established and desirable business corridors. The property features strong street presence, convenient access, and excellent visibility along Horizon Ridge Parkway, making it well-suited for office, medical, retail, or service-oriented users seeking a high-quality location with strong customer accessibility.

PROPERTY HIGHLIGHTS

- Located in prominent Henderson submarket
- High visibility and traffic
- Proximity to I-215 Freeway, Green Valley Ranch Casino and The District
- Well-suited for office, medical, retail, or service-oriented users

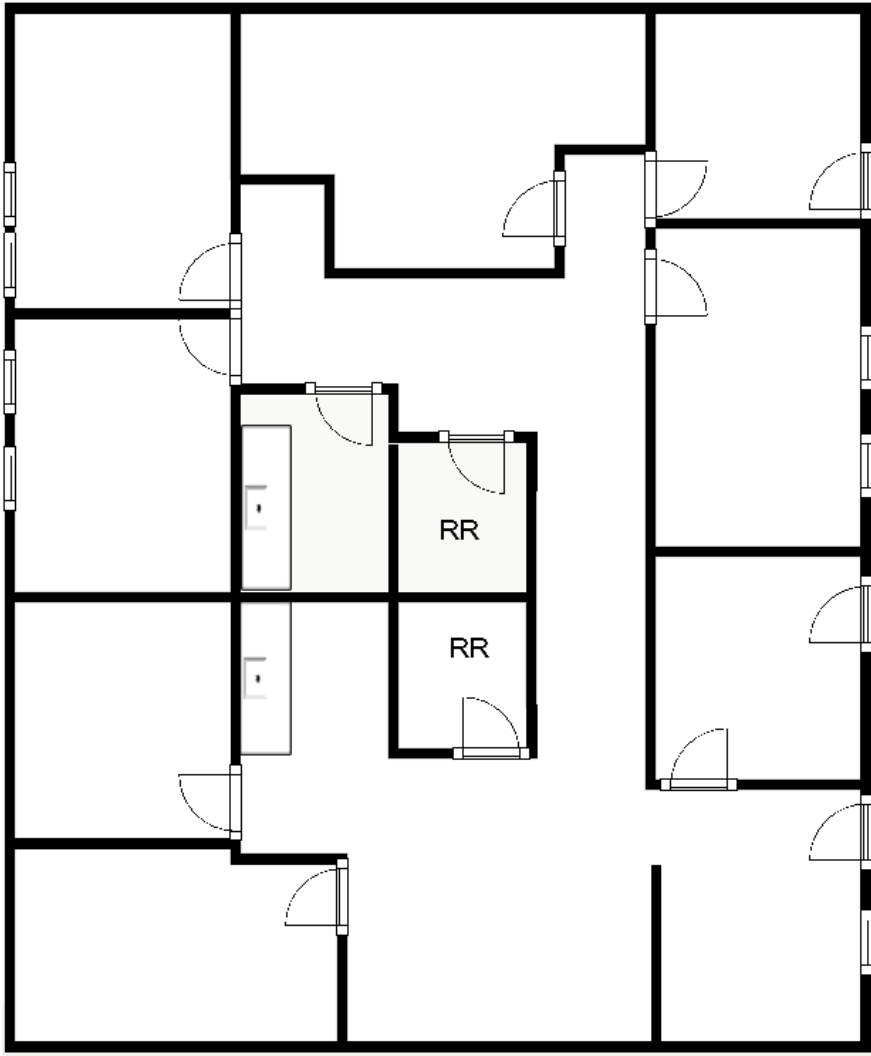
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2340 HORIZON RIDGE PWKY. - SUITE 110 - ±2,269 SF



SUITE DESCRIPTION

This suite features a glass door entrance to the reception area, eight offices, two restrooms, two break areas with sinks, and an open work area. One of the offices features a separate exterior entrance. Parking is available directly in front of the suite.



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ADDITIONAL PHOTOS



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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

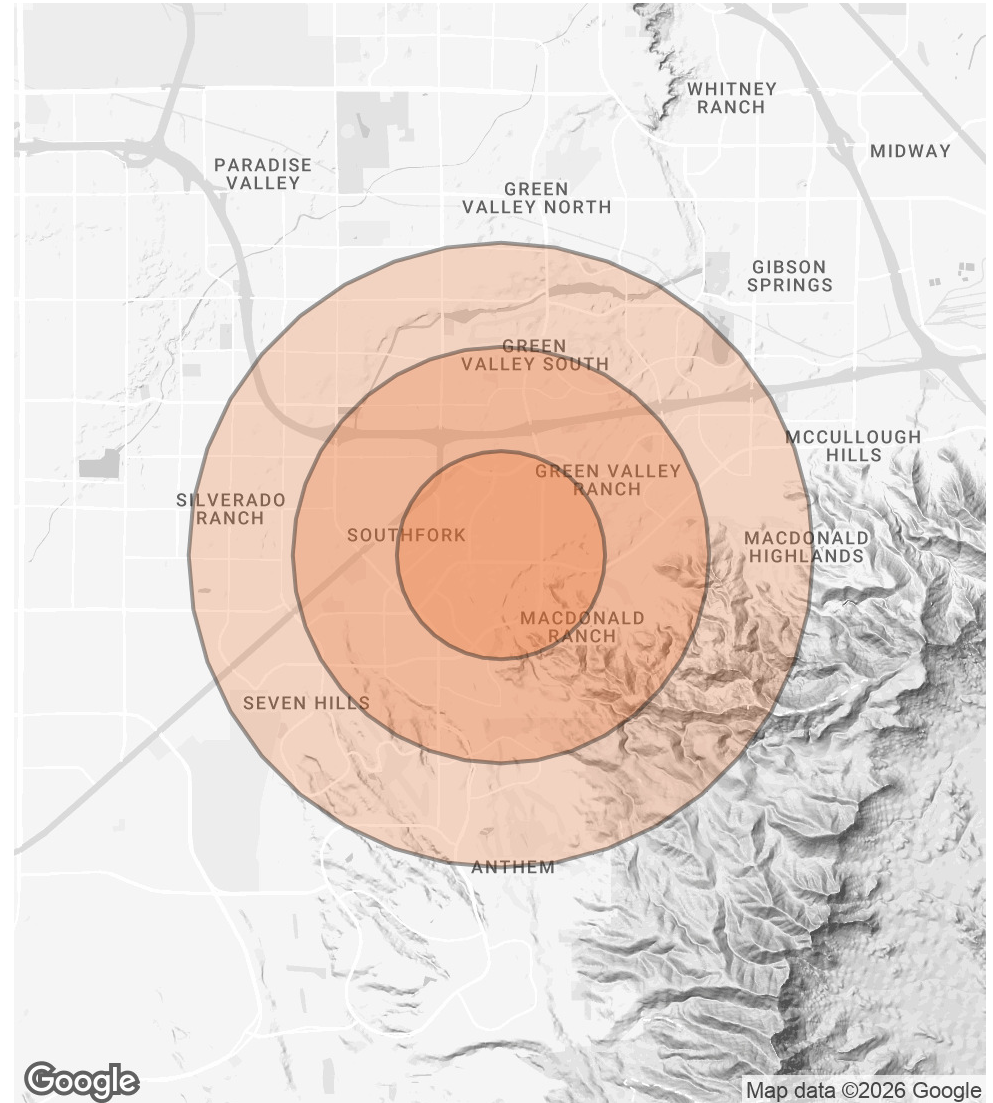
	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	15,137	53,512	128,146
AVERAGE AGE	44.8	43.7	42.7
AVERAGE AGE (MALE)	44.9	44.5	42.8
AVERAGE AGE (FEMALE)	44.3	43.3	42.5

HOUSEHOLDS & INCOME

1 MILE 2 MILES 3 MILES

	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	6,223	21,260	50,422
# OF PERSONS PER HH	2.4	2.5	2.5
AVERAGE HH INCOME	\$136,183	\$131,306	\$128,904
AVERAGE HOUSE VALUE	\$550,998	\$547,576	\$549,637

2023 American Community Survey (ACS) & ndot



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