

FOR SALE



**2900 W Horizon Ridge
Pkwy, Suite 221
Henderson, NV 89052**

**3,698 SF
Office/Professional**

Devon Sansone

(702) 321-1927

Devon@SansoneInvestments.com

Lic. B.0144024

Ben Atias

(725) 600-1064

Ben@SansoneInvestments.com

Lic. S.0200404

**SANSONE
INVESTMENTS**



Property Details

SQFT: 3,698 SF

Modern Finishes

SALE PRICE: \$1,571,650

PSF: \$425

OFFICE / PROFESSIONAL

Property Highlights

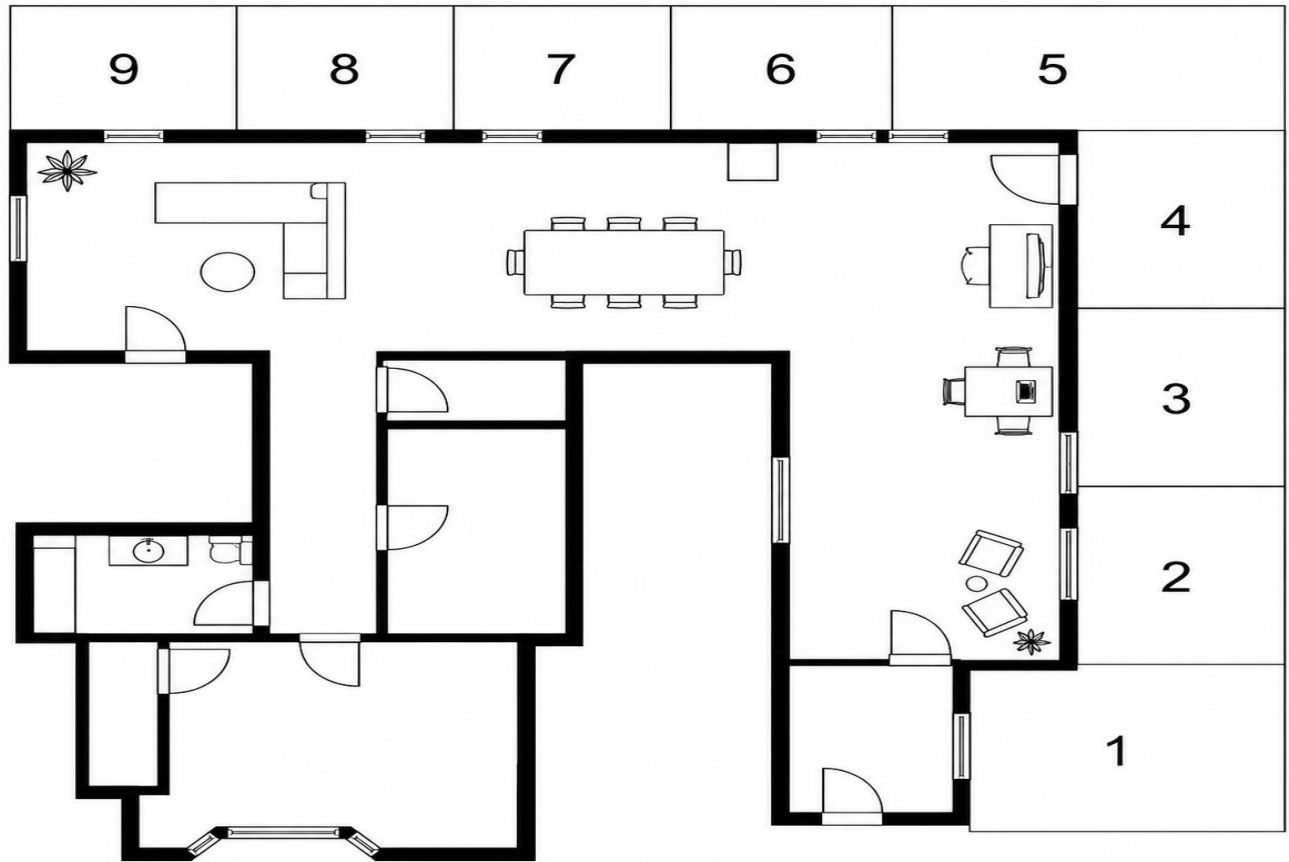
- Suite 221 — Second Floor
- Contemporary Finishes Throughout
- 30 Parking Stalls
- Commercial Office (CO)
- Multi-Tenant Occupancy
- Built – 2004
- 24 Hour Access
- I-215 Freeway Access & St Rose Pkwy
- Lot Size — 3.25 Acres
- Monument Signage
- Common areas & Balconies
- Covered Parking

Space Plan

Space Available:
3,698 SF

Office / Professional

Sale Price:
\$1,571,650 / \$425 PSF



2900 W Horizon Ridge Pkwy, Suite 221
Henderson NV, 89052



Target
 Office DEPOT
 ULTA
 Marshalls
 FAMOUS Footwear
 DOLLAR TREE
 Nike
 PETS MARY
 Michaels
 Smith's
 LOWE'S

Walmart
 OLD NAVY
 IN-N-OUT
 SALLY BEAUTY
 ROSS
 petco
 Sam's CLUB

Dignity Health
 St. Rose Dominican

WEST HENDERSON
 HOSPITAL
 A Member of The Valley Health System

GVR
 GREEN VALLEY RANCH

Medical Corridor

SITE

–Approx. 0.9 miles / 5 minutes from Dignity Health St. Rose Dominican

–Approx. 2 miles / 12 minutes from West Henderson Hospital

INTERSTATE 15

INTERSTATE 215

INTERSTATE 215

INTERSTATE 15

INTERSTATE 15

S LAS VEGAS BLVD

CACTUS RD

ST. ROSE PKWY

S EASTERN AVE

STEPHANIE ST

HORIZON RIDGE PKWY



DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2025 Population	23,200	142,000	321,200
HOUSEHOLDS	1-mile	3-mile	5-mile
2025 Households	9,600	57,100	130,200
INCOME	1-mile	3-mile	5-mile
2025 Avg HH Income	\$112,800	\$119,300	\$120,900

Contact us for more information on commercial spaces or
development in the Vegas Valley.

Devon Sansone

(702) 321-1927

Devon@SansoneInvestments.com

Lic. B.0144024

Ben Atias

(725) 600-1064

Ben@SansoneInvestments.com

Lic. S.0200404

SANSONE
I N V E S T M E N T S