

# SERENE VIEW PROFESSIONAL CENTER - FOR SALE OR LEASE

## NEW DEVELOPMENT | TWO STORY CLASS A MEDICAL & OFFICE BUILDING

### 2480 VILLAGE VIEW DRIVE | HENDERSON, NV 89074



FIRST FEDERAL REALTY



# PRE- LEASING | 3,000 SF - 9,687 SF

**FIRST FEDERAL REALTY**  
50 S Stephanie Street Suite 101  
Henderson, NV 89012



FIRST FEDERAL REALTY

**PRESENTED BY:**

**JOSEPH DESIMONE**

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# LOCATION OVERVIEW

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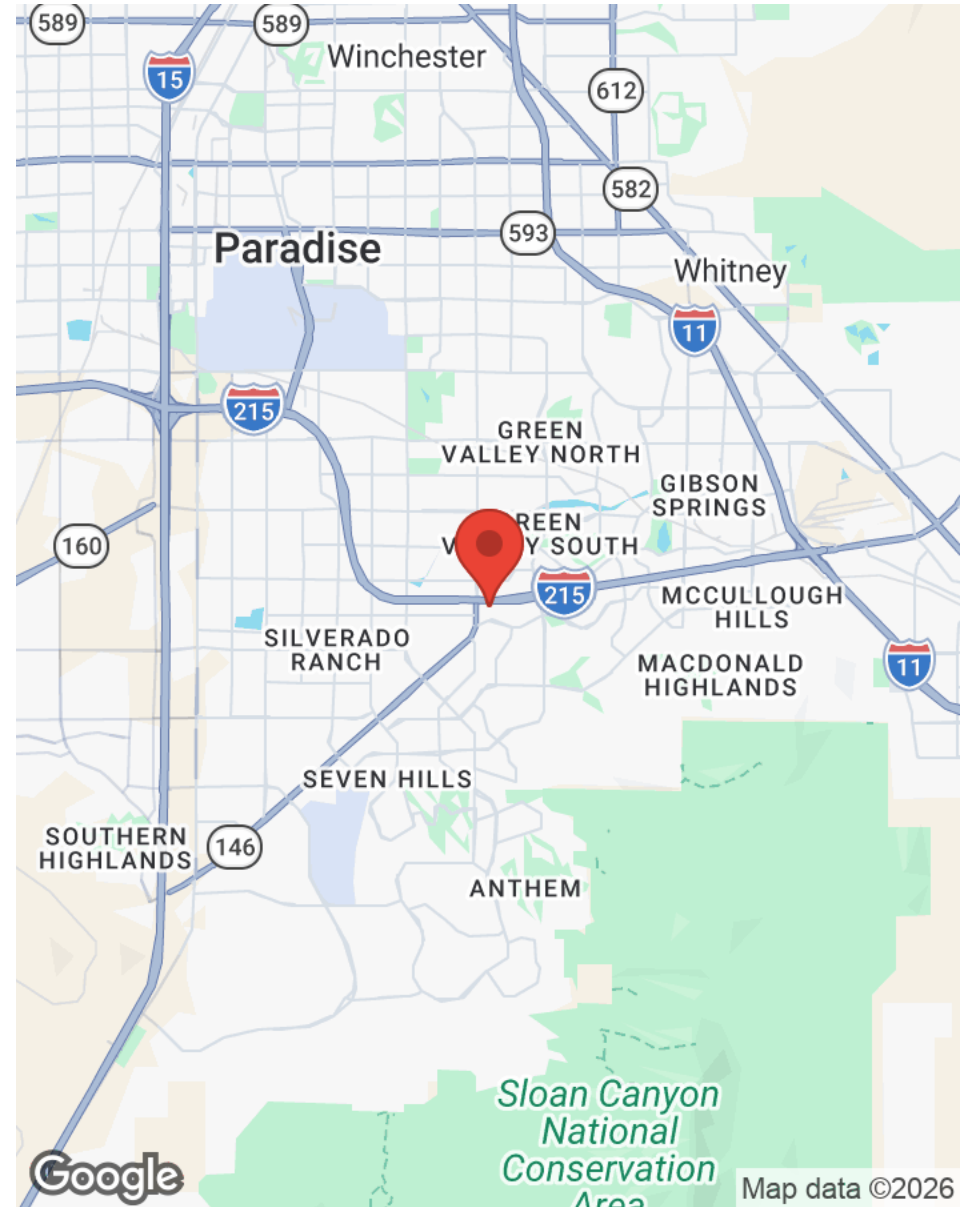
First Federal Realty is pleased to announce the development of a new class A two-story 19,800 SF medical and professional office building situated within Green Valley Ranch.

This prestigious location offers a prime location for businesses looking for convenient access, professional surroundings, and nearby amenities. Its location ensures seamless connectivity to the greater Las Vegas area and its minutes from the I-215 beltway, I-15 freeway, and Harry Reid International Airport.

The site delivers easy access to premier amenities, including retail, dining, and entertainment. It is within walking distance to Green Valley Ranch Resort, The District at Green Valley Ranch, Lee's Family Forum, Life Time Fitness, and the proposed multi-use 100k sf redevelopment project, The Cliff coming Q2 2026, located just across the street.

The location is a five-minute drive to St. Rose Hospital—Siena Campus, West Henderson Hospital and is surrounded by prestigious, high-income master-planned communities, including Green Valley Ranch, MacDonald Highlands, Ascaya, Anthem, and Seven Hills.

The developer is experienced and well known in the community having ±80 professional medical and office buildings. Recently completed commercial developments in Las Vegas and Henderson including The Park at Horizon Ridge and Fort Apache Professional Park.



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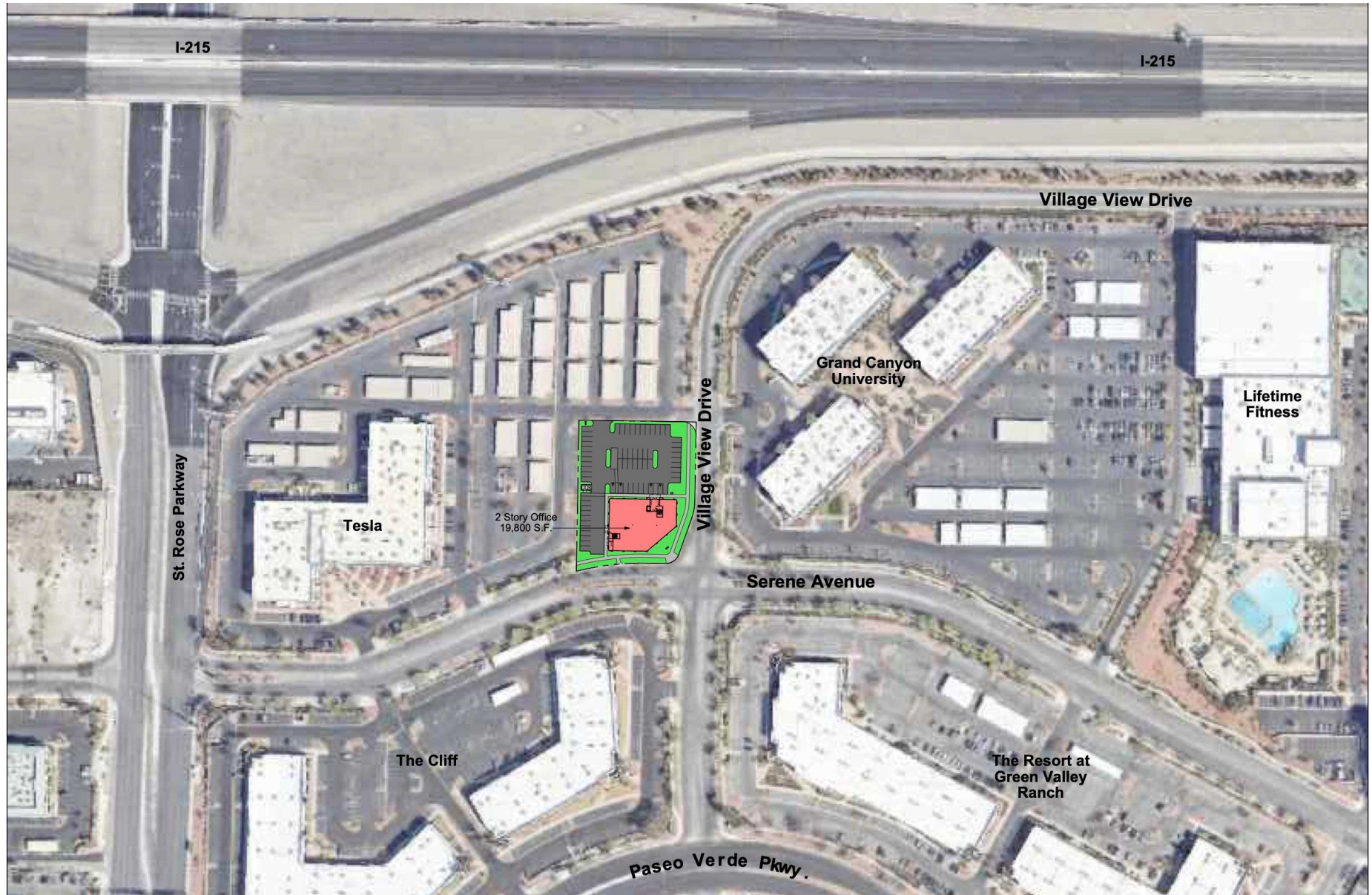
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# AERIAL LOCATION

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# AVAILABLE SPACES

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## Available Spaces

Space	Size	Term	Rate	Space Use	Condition	Available
1st Floor	10,113	SOLD	\$3.00 /sf/mo	Office/Medical	Grey-Shell	Q4 2026
2nd Floor	9,687	5 -10 years	\$3.25 /sf/mo	Office/Medical	Grey-Shell	Q4 2026

### FOR SALE

- \$425/SF for 9,687 SF 2nd floor grey shell.
- 277/480V, 3 phase
- Zoning: CC
- High-potential commercial real estate opportunity

### FOR LEASE

- Custom build-out options are available for tenant's specifications.
- Available space 3,000 SF up to 9,687 SF - 2nd floor.
- \$100/SF tenant improvement allowance for qualified tenants.
- Monument signage available
- Triple Net (NNN) lease.

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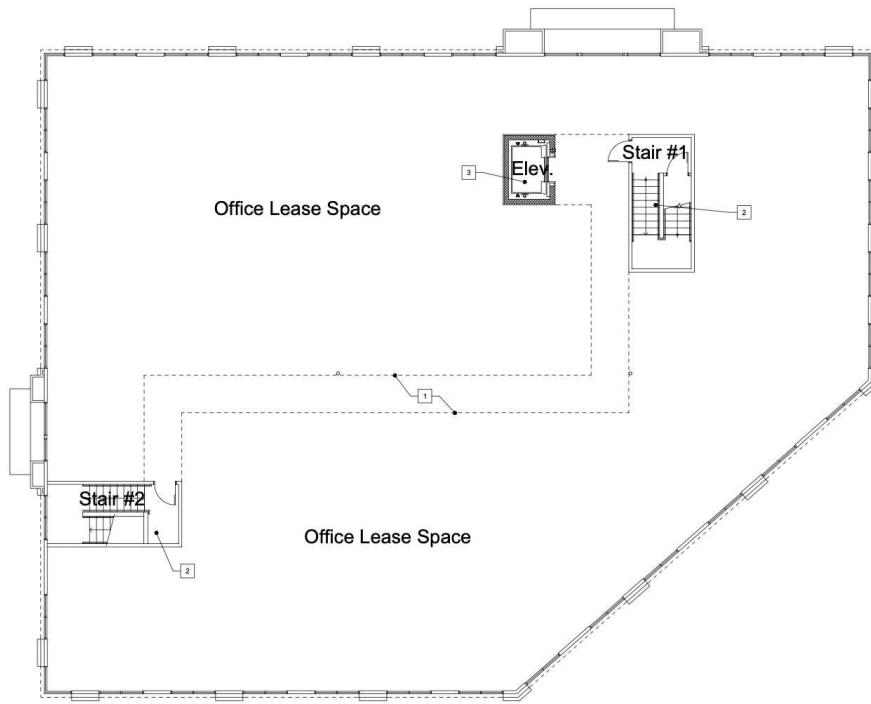
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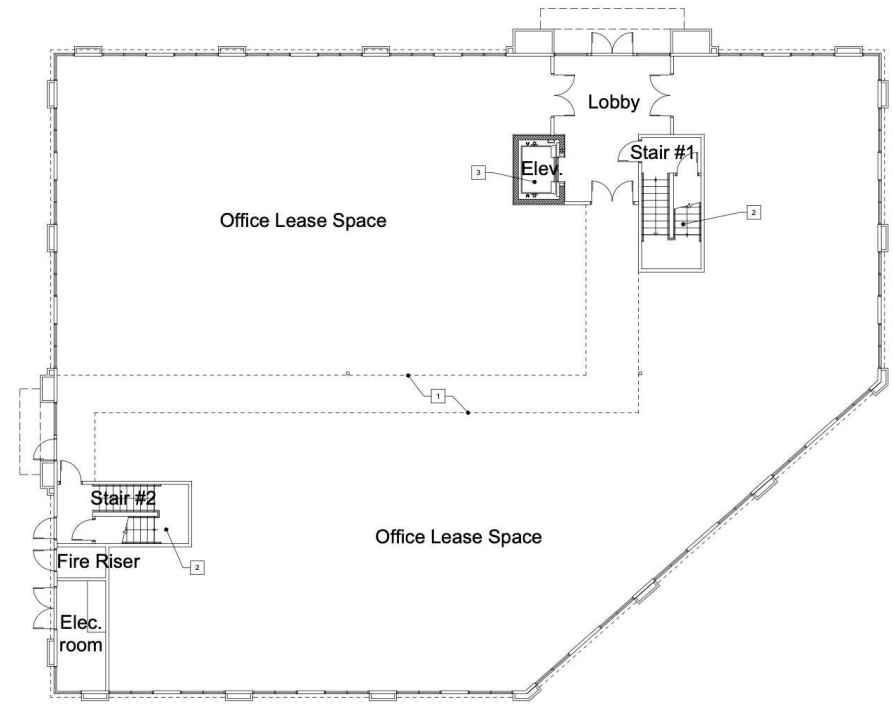
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# FLOOR PLAN

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2nd Floor



1st Floor

## 1 Floor Plans

Scale: 1/8" = 1'-0"

1st Floor = 10,113 s.f.  
 2nd Floor = 9,687 s.f.  
 Total Bldg. = 19,800 s.f.



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# ELEVATION

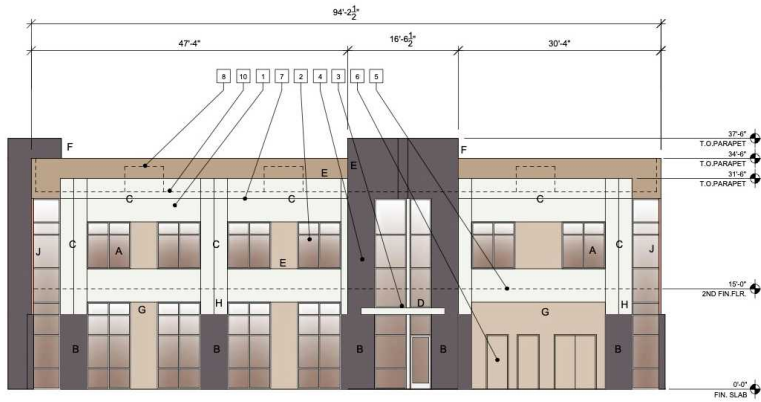
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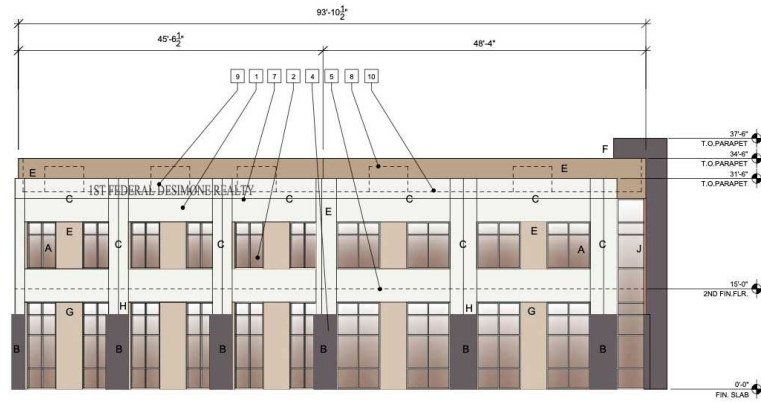
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## Color & Materials

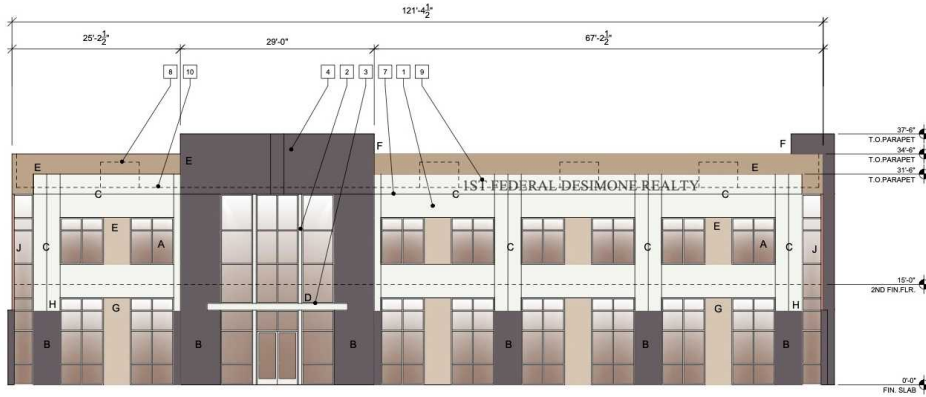
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SHELL WHITE, SW 8917  
RGB CODE: 240, 235, 224  
COLOR INTEGRAL @ EFS
- (EF2) STUCCO FIELD:  
SAND DOLLAR, SW 6099  
RGB CODE: 215, 197, 173  
COLOR INTEGRAL @ EFS
- (EF3) STUCCO FIELD:  
SANDS OF TIME, SW 6101  
RGB CODE: 188, 163, 139  
COLOR INTEGRAL @ EFS
- (EFA) DAL-TILE POLISHED GRANITE  
ABSOLUTE BLACK
- (SFS1) STOREFRONT SYSTEM  
CLEAR ANODIZED ALUMINUM
- (SFS2) GLAZING:  
PPG  
SOLARBAN 90 SOLARBRONZE



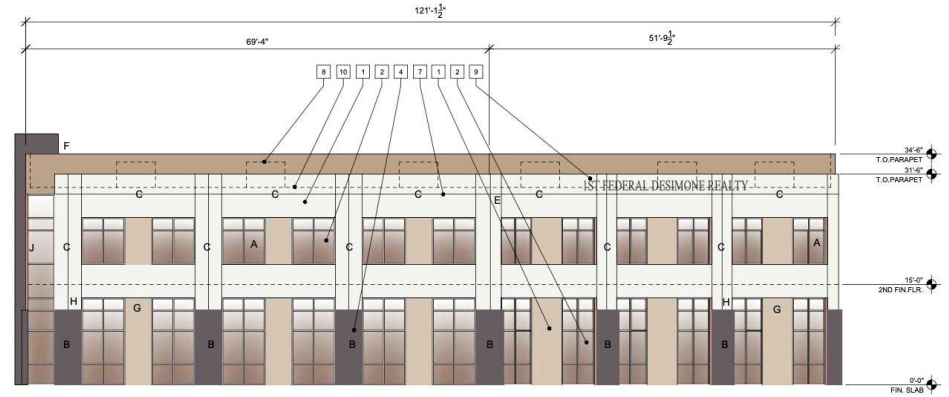
West



East



North



South

## 1 Exterior elevations

scale: 1/8" = 1'-0"

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# CONCEPT PHOTO

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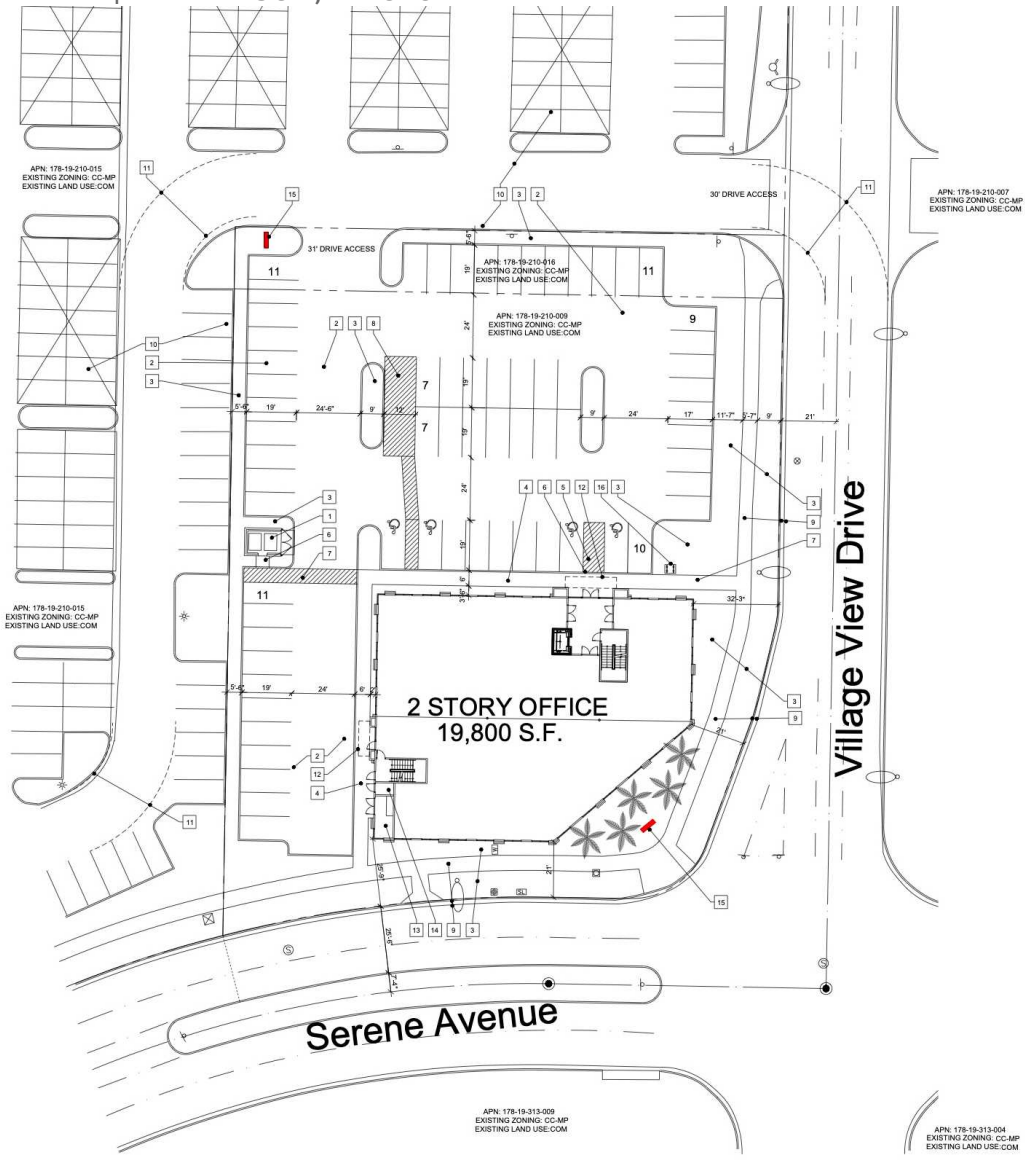
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# SITE PLAN

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**1** Site plan (showing site signage)  
scale: 1" = 20'-0"

12	LINE OF OVERHANG ABOVE
13	ELECTRICAL ROOM
14	FIRE RISER ROOM
15	MONUMENT SIGN - NOT A PART. MASTER SIGN APPLICATION BY OTHERS
16	BIKE RACK - SEE DETAIL

### Project Data

EXISTING USE: UNDEVELOPED OFFICE PAD  
 PROPOSED USE: MEDICAL OFFICE  
 EXISTING ZONING: CC-MP  
 PROPOSED ZONING: CC-MP  
 EXISTING LAND USE: COM  
 PROPOSED LAND USE: COM

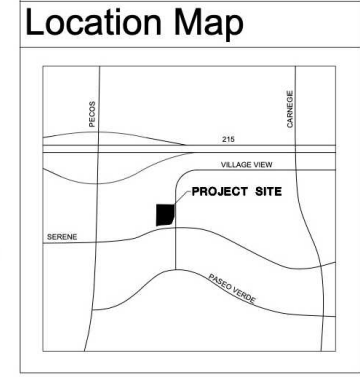
AREA/PARKING SUMMARY					
USE	AREA	FACTOR	PARKING REQUIRED	PARKING PROVIDED	
HANDICAP OFFICE	19,800 S.F.	1/300 GFA	66	66	

HANDICAP SPACE SUMMARY					
USE	TOTAL PARKING	FACTOR	HANDICAP SPACES REQUIRED	HANDICAP SPACES PROVIDED	
OFFICE	66 SPACES	3:51 to 75	3	4	

LOADING SPACE SUMMARY					
USE	AREA	FACTOR	LOADING SPACE REQUIRED	LOADING SPACE PROVIDED	
OFFICE	19,800 S.F.	10,000-20,000 GFA	1 - TYPE B	1 - TYPE B	

BICYCLE PARKING SUMMARY					
USE	AREA	FACTOR	SPACES REQUIRED	SPACES PROVIDED	
OFFICE	19,800 S.F.	SHORT TERM - 4 MIN. or 5% LONG TERM - 2 MIN. or 1%	4 2	4 2	

SITE ACREAGE: 52,434 S.F. (1.2 AC.)  
 F.A.S. FLOOR AREA RATIO: 38%  
 LOT COVERAGE: 19.3%  
 APN#: 178-19-210-009,016



OFFICE PROJECT  
 NWC Serene & Village View  
 for Joseph DeSimone, Jr & Phil Raiston

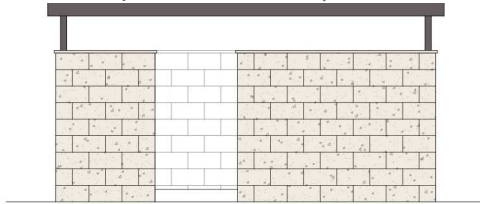
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proj. no.	2023.27
drawn by	
chkd. by	

GREEN VALLEY HENDERSON NEVADA

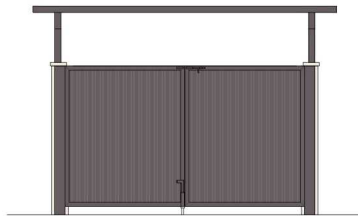
Sheet no. **ST1**

# MONUMENT SIGN

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Left Side (right side & rear similar)



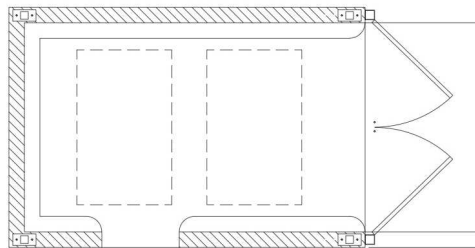
Front



Top View

## 2 Trash Enclosure Elevations

No Scale



Elevation

## 2 Trash Enclosure Plan

No Scale

## 1 Monument Sign

Scale: 1/2" = 1'-0"

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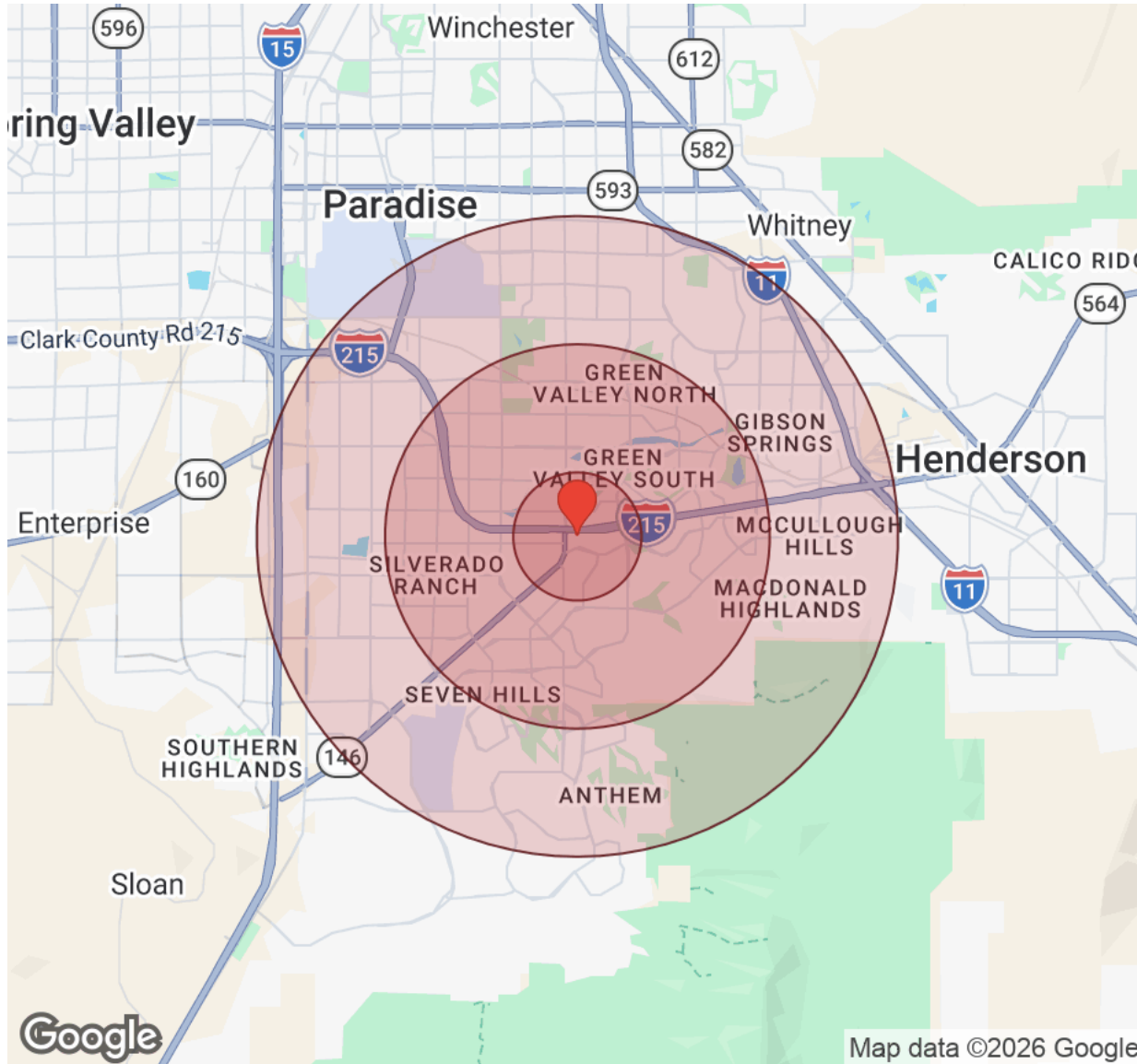
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# DEMOGRAPHICS

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Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	7,045	78,231	153,240
Female	7,175	81,160	157,087
Total Population	14,220	159,391	310,327

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	7,729	77,847	145,512
Black	916	13,740	28,395
Am In/AK Nat	47	414	807
Hawaiian	70	1,291	2,762
Hispanic	3,036	36,772	74,261
Asian	1,699	21,071	42,018
Multiracial	694	7,922	15,734
Other	30	319	776

Housing	1 Mile	3 Miles	5 Miles
Total Units	6,255	71,017	140,212
Occupied	5,853	66,689	131,047
Owner Occupied	3,607	36,804	69,638
Renter Occupied	2,246	29,885	61,409
Vacant	403	4,328	9,164

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	2,232	24,707	47,357
Ages 15 - 24	1,401	17,342	33,834
Ages 25 - 54	5,419	64,714	127,629
Ages 55 - 64	2,020	20,946	39,909
Ages 65+	3,149	31,681	61,599

Income	1 Mile	3 Miles	5 Miles
Median	\$106,928	\$94,352	\$91,537
Under \$15k	423	4,236	9,043
\$15k - \$25k	223	2,545	5,454
\$25k - \$35k	205	3,060	6,258
\$35k - \$50k	487	6,302	12,880
\$50k - \$75k	787	10,152	20,505
\$75k - \$100k	636	9,108	17,212
\$100k - \$150k	1,016	12,946	25,466
\$150k - \$200k	814	7,930	15,069
Over \$200k	1,260	10,410	19,163

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