

3031

W. Horizon Ridge Pkwy.
Suite 120, Henderson, NV
89502



Lease Flyer



Description

North American Commercial is proud to exclusively present Suite 120 at 3031 W. Horizon Ridge Parkway for lease.

The suite features a modern reception area, multiple exam rooms, and a functional, thoughtfully designed layout that creates a professional and welcoming environment for both clients and staff. This turnkey space is well suited for medical or professional office users and is available for immediate occupancy.

Located within Seven Hills Business Park, this site offers excellent visibility, strong foot traffic, and ample parking. The property benefits from access to the I-215 Freeway, which services approximately $\pm 300,000$ vehicles per day, providing outstanding exposure in the Las Vegas/Henderson market.

*Tenant to verify all building specifications

Property Specifications

Property Address: 3031 West Horizon Ridge Parkway

Suite Number: 120

Lease Type: NNN

Property Type: Office

Total SF: $\pm 3,000$

Asking Rate: \$2.05 PSF

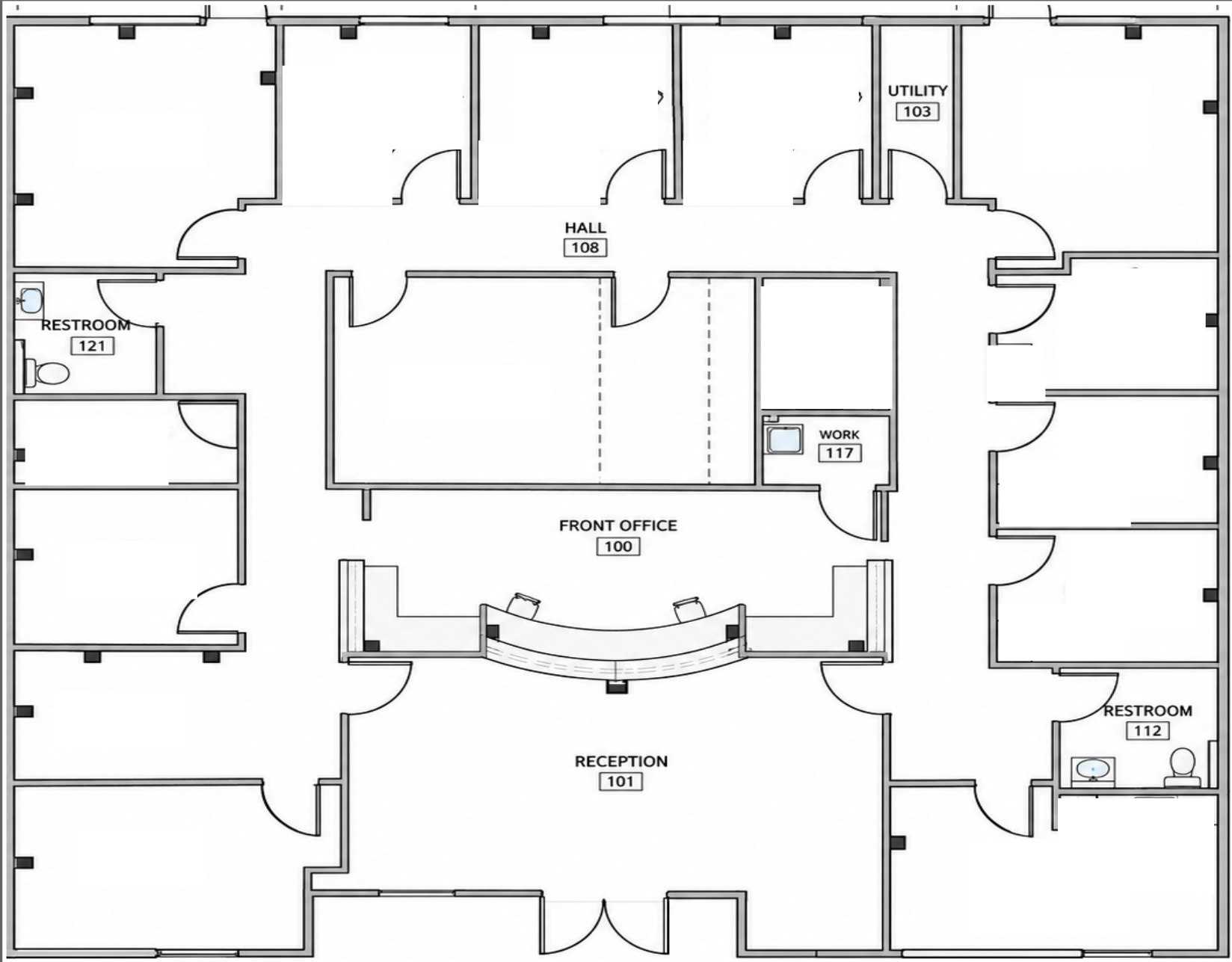
CAMs: TBD

Term: Negotiable

Parking: Nine (9)

Year Built: 2009

FLOOR PLAN



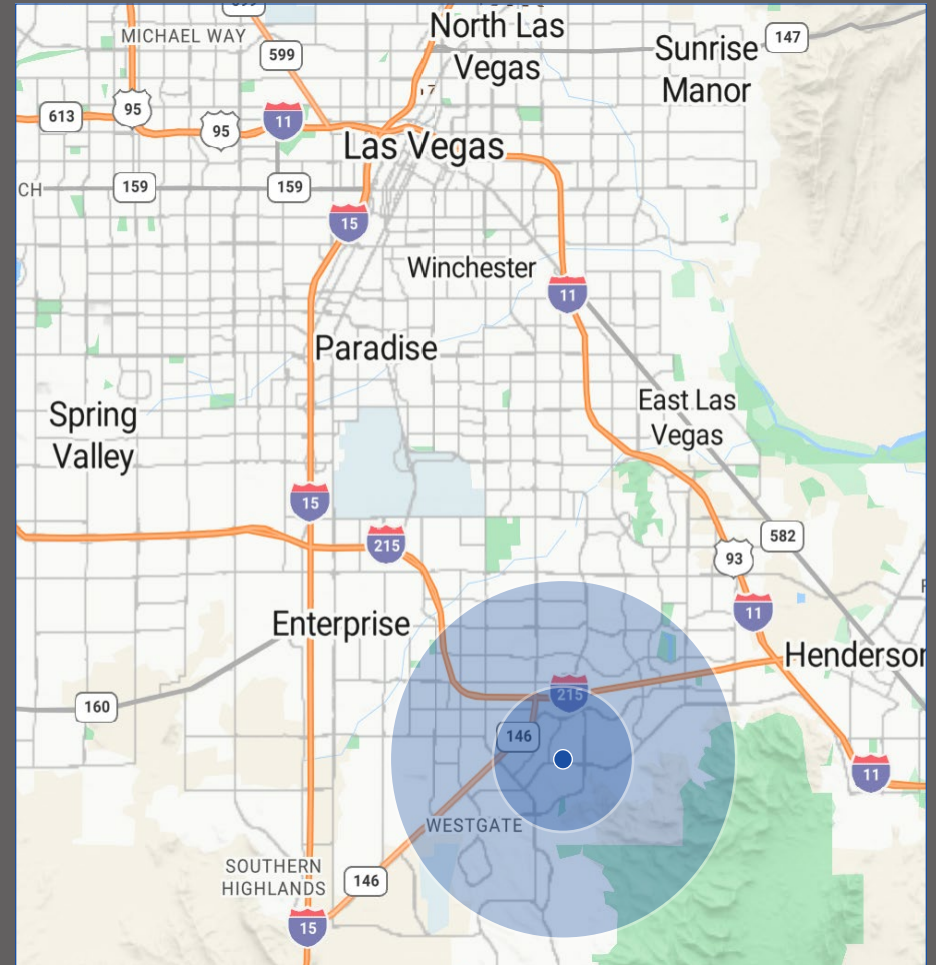
DEMOGRAPHICS

 POPULATION	2 MILE	5 MILE	10 MILES
2029 Projection	25,403	385,503	1,515,000
2024 Population	23,736	356,587	1,406,000
Growth 2024-2029	1.4%	1.6%	1.5%

 HOUSEHOLDS	2 MILE	5 MILE	10 MILES
2029 Projection	9,401	156,477	588,541
2024 Population	8,798	144,871	546,611
Growth 2024-2029	1.4%	1.6%	1.5%

 HH INCOME	2 MILE	5 MILE	10 MILES
2024 Average Household Income	\$92,102	\$81,059	\$83,900

 BUSINESSES	2 MILE	5 MILE	10 MILES
# of Businesses	2,943	22,613	68,192
# of Employees	34,837	303,599	682,577





CLARK COUNTY BUSINESS INFORMATION

Business Assistance

- Sales and Use Tax Abatement
- Modified Business Tax Abatement
- Personal Property Tax Abatement
- Real Property Tax Abatement for Recycling
- TRAIN Employees Now (TEN)
- Silver State Works Employee Hiring Incentive

Nevada Tax Climate:

- No Corporate Income Tax
- No Admissions Tax
- No Personal Income Tax
- No Unitary Tax
- No Franchise Tax on Income

LABOR OVERVIEW

- **Southern Nevada features some of the lowest labor costs in the region.**
- **The U.S. Bureau of Labor Statistics reports that the Las Vegas metropolitan area employs over 105,800 individuals in the distribution, public transportation, warehousing, and manufacturing sectors.**
- **Over 60,000 students are enrolled in The University of Nevada Las Vegas, and the College of Southern Nevada.**
- **Over the next five years, manufacturing jobs are projected to increase by 1.6%, while transportation and warehousing jobs are expected to rise by 0.8%.**
- **Industrial employment sectors in Las Vegas are anticipated to grow at a faster rate than the national average.**
- **By the end of 2023, employment growth in Las Vegas reached 4.1%**

Property Map



Kevin Jackson

NV LIC# S.0191427

Senior Associate

(702) 573-2025 C

kevin.jackson@nac-re.com

www.nac-re.com

Anthony Battisti

NV LIC# S.0200033

Associate

(702) 449-0167 C

anthony.battisti@nac-re.com

www.nac-re.com



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