

**FOR LEASE**

# COUNTRY CLUB CENTER

1770-1780 W. Horizon Ridge Parkway, Henderson, NV



All SVN© offices are independently owned and operated.

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PROPERTY SUMMARY



LOCATION DESCRIPTION

Country Club Center is located near a premiere Green Valley Master Planned community within Henderson, NV. This suburban market provides access to extensive retail, commercial, and neighborhood amenities with surrounding demographics at or above median levels. The property is situated directly across from the affluent MacDonald Highlands and Dragon Ridge Country Club, and only minutes away from The District and Green Valley Ranch Resort Spa & Casino.

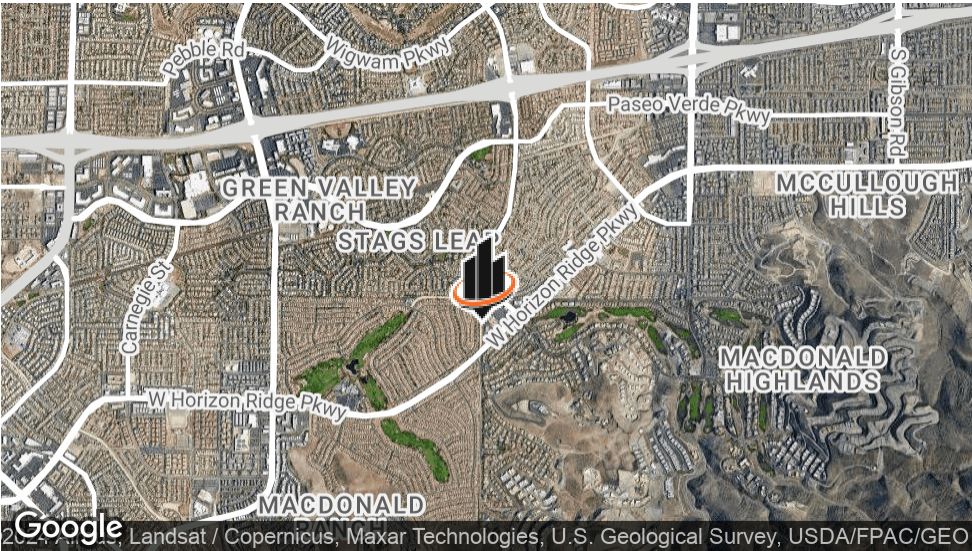
PROPERTY HIGHLIGHTS

- Excellent Visibility w/ Prominent Building Signage
- Ideal Buildout for Medical, Dental, Legal, & Financial Businesses
- ±40,400 CPD at the W. Horizon Ridge & S. Valle Verde Intersection
- Convenient Access to the I-15 & I-95 via I-215
- Affluent Area Surrounding

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OFFERING SUMMARY

|                  |                                |
|------------------|--------------------------------|
| LEASE RATE:      | \$2.25 SF/month (NNN = \$0.35) |
| NUMBER OF UNITS: | 1                              |
| AVAILABLE SF:    | 1,200 SF                       |
| LOT SIZE:        | 3.26 Acres                     |
| BUILDING SIZE:   | 21,195 SF                      |
| PARKING RATIO:   | 5.75/1,000 SF                  |

LEASE SPACES



LEASE INFORMATION

|              |              |             |                 |
|--------------|--------------|-------------|-----------------|
| LEASE TYPE:  | NNN = \$0.35 | LEASE TERM: | Negotiable      |
| TOTAL SPACE: | 1,200 SF     | LEASE RATE: | \$2.25 SF/month |

AVAILABLE SPACES

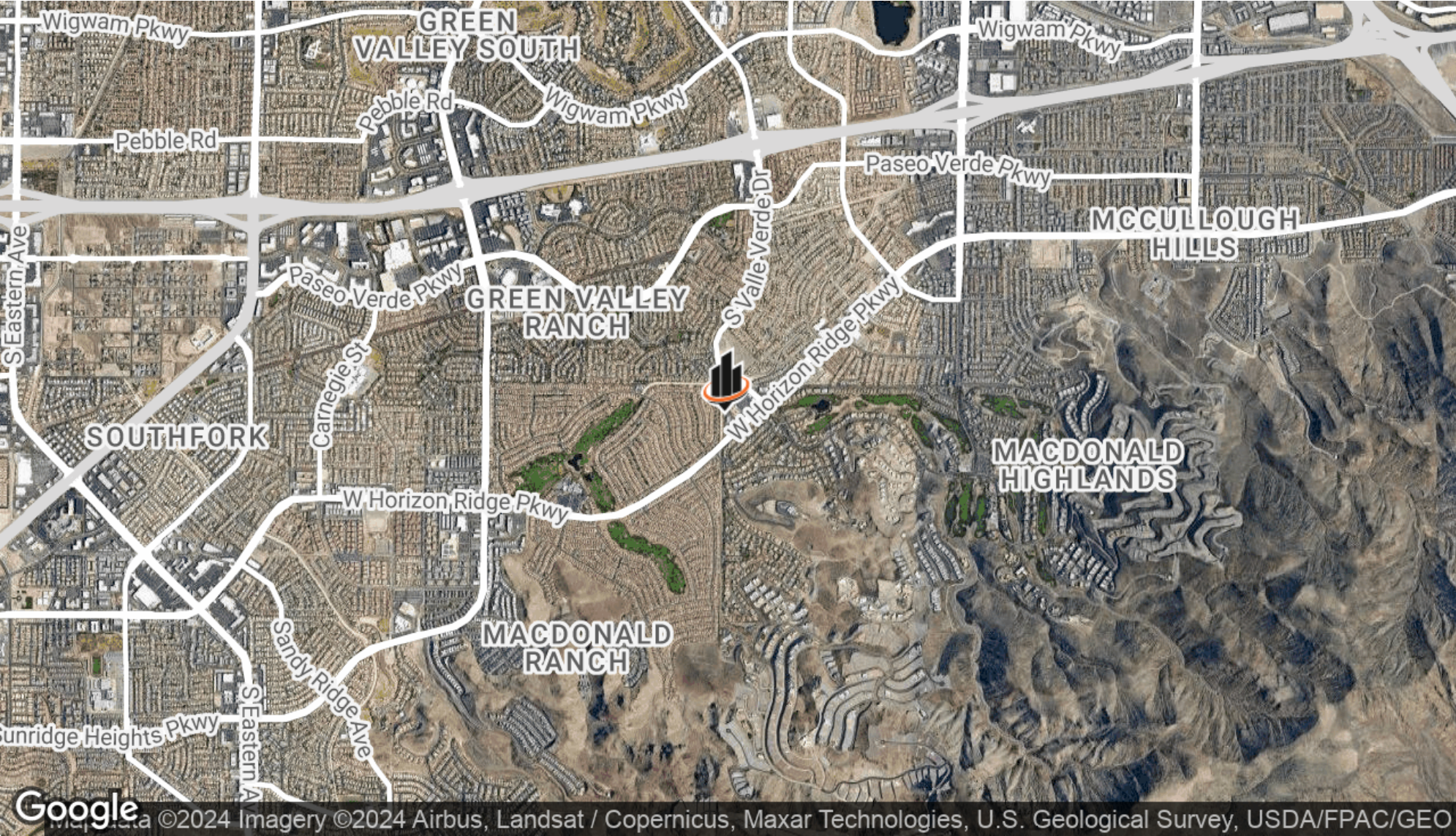
| SUITE    | TENANT    | SIZE (SF) | LEASE TYPE   | LEASE RATE      | DESCRIPTION                                                                                                            |
|----------|-----------|-----------|--------------|-----------------|------------------------------------------------------------------------------------------------------------------------|
| 1776-110 | Available | 1,200 SF  | NNN = \$0.35 | \$2.25 SF/month | Former Insurance Agency w/ Lobby, Open Work Area, Office w/ Abundant Natural Light, One Restroom, and Small Break Area |

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LOCATION MAP



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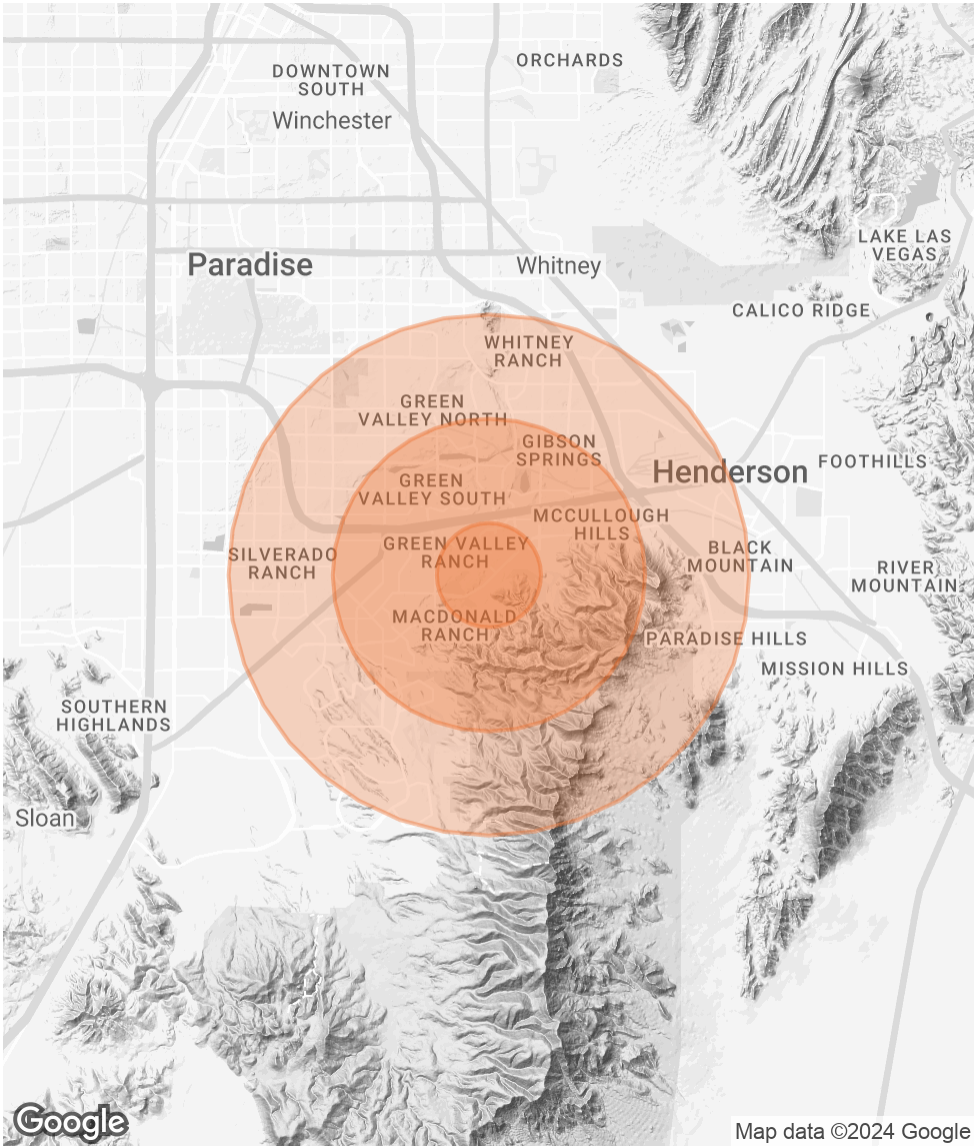
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DEMOGRAPHICS MAP & REPORT

| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| TOTAL POPULATION     | 10,174 | 84,526  | 216,982 |
| AVERAGE AGE          | 46.0   | 41.6    | 39.6    |
| AVERAGE AGE (MALE)   | 47.1   | 41.3    | 38.7    |
| AVERAGE AGE (FEMALE) | 45.1   | 42.0    | 40.4    |

| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS    | 4,245     | 34,334    | 87,372    |
| # OF PERSONS PER HH | 2.4       | 2.5       | 2.5       |
| AVERAGE HH INCOME   | \$94,781  | \$91,248  | \$89,659  |
| AVERAGE HOUSE VALUE | \$403,649 | \$387,470 | \$406,656 |

\* Demographic data derived from 2020 ACS - US Census



Map data ©2024 Google

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