

**First time on the Market
UNDER \$300/PSF— Henderson, NV
Incredible Value!**



1510 W Horizon Ridge Parkway
Henderson, NV 89012

13,187 **Gross SF**

Serving MacDonald Highlands, Ascaya, Green Valley, Roma Hills

RE/MAX
COMMERCIAL

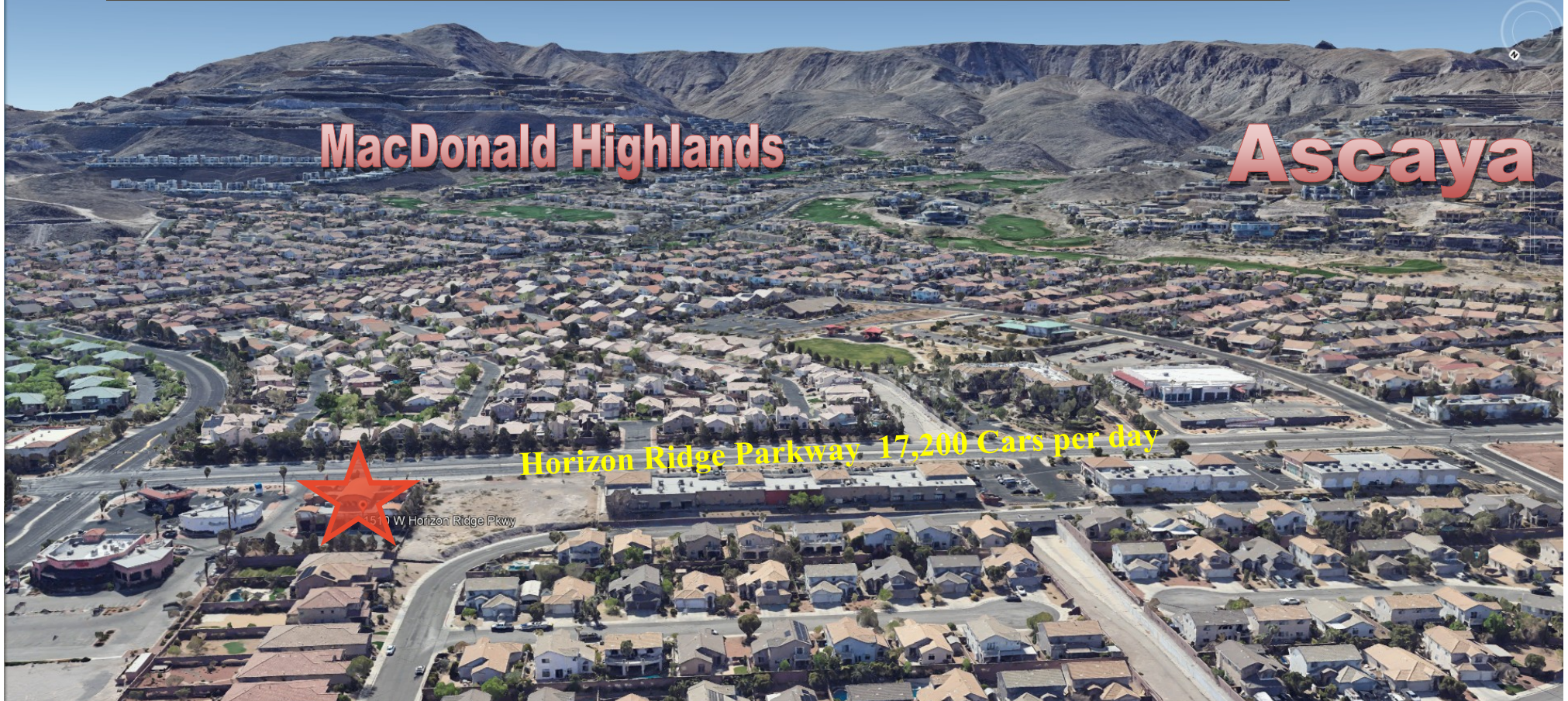


Wes Drown, CCIM

wes@officelv.com

BS.000387

txt/cell702-287-6553

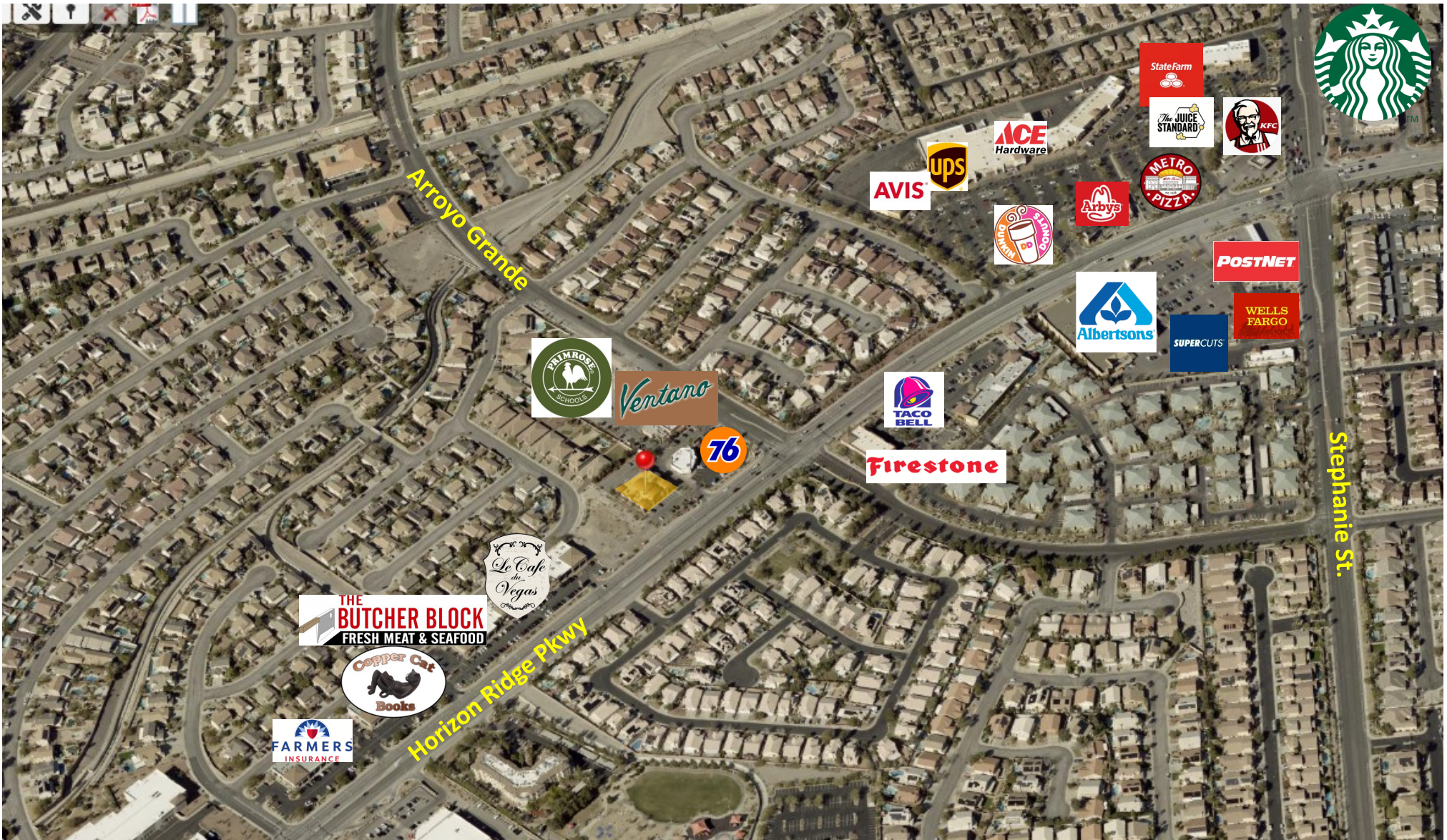


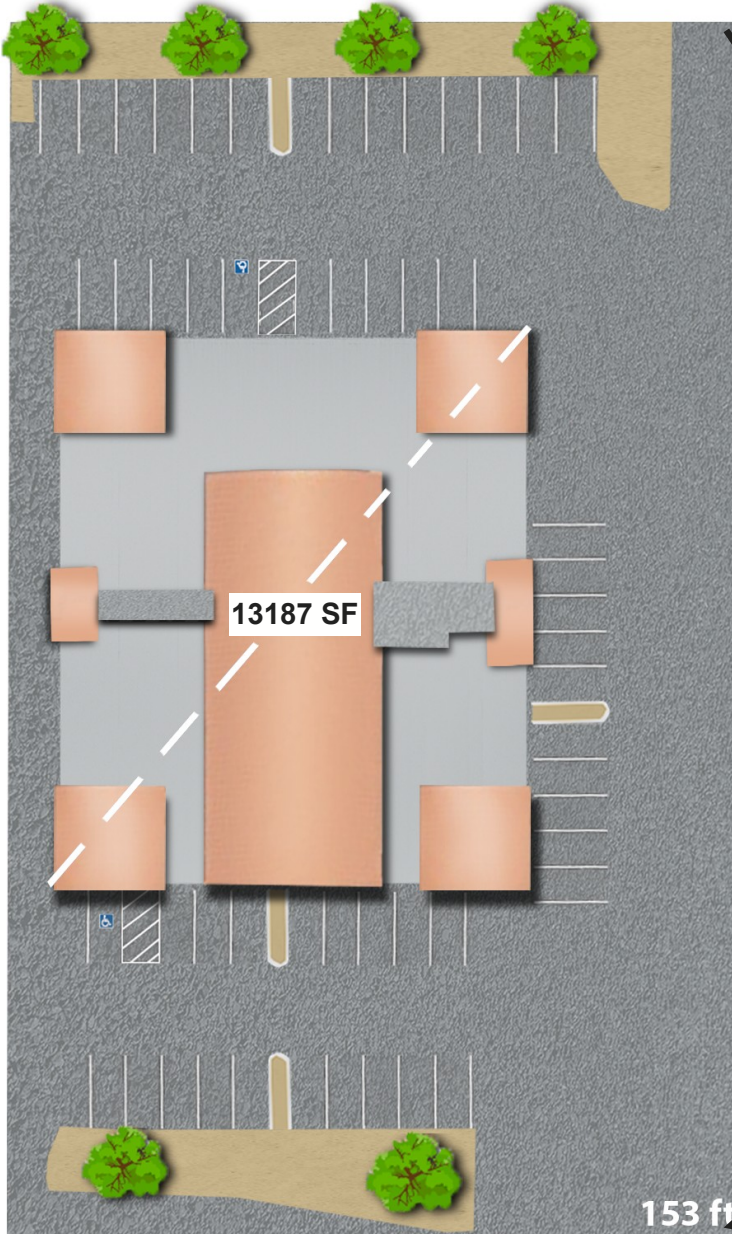
Horizon Ridge Parkway is the Primary Street Running East to West Connecting the Black Mountains in the East, and McCullough Hills in West Henderson, above the 215-Freeway. Directly South of the property are the Large, under development, Master-planned Guard Gated Subdivisions of MacDonal Highlands, and Ascaya, with HUNDREDS of terraced lots starting in the \$1.5m range for land only.

1510 sits on the primary established Office and Retail Corridor serving this High Income Demographic area, that continues to grow at a rapid pace, setting new Record Home Prices for the Whole Las Vegas Valley, annually.

Very Limited Commercial Land available, Established Streets, Freeway and Built out housing developments to the North and West, Prepare this area for substantial pressure from Demand for services, from the Large High-end master-planned subdivisions in the Hills above, and from Cadence to the East.

There are only a couple of vacant lots in the whole corridor, further constraining Retail/Office Expansion to serve the Thousands of new Homes being built

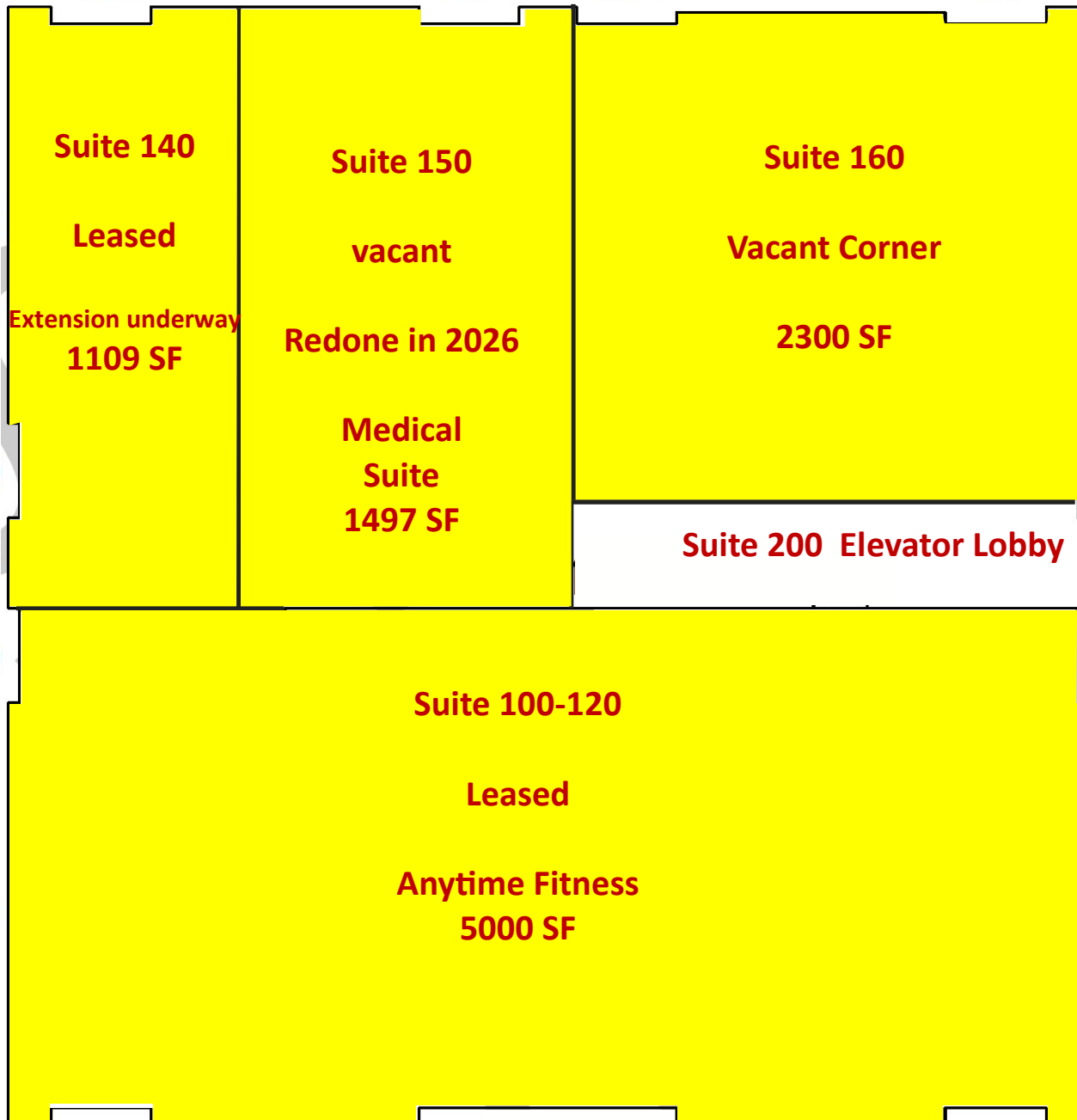




HORIZON RIDGE PARKWAY



HORIZON RIDGE PARKWAY



Bottom Floor Retail suites are leased.

Anytime Fitness, finished an extensive Remodel and upgrade on their suite, (2025) and have renewed for 5 more years.

Suites 150-New Medical Build-out and 160 (open slate) are vacant.

Suite 200 on the second floor has a private entrance with stairs and a Private Elevator that leads directly into the Suite's reception area. Suite 200 is an Office Suite, with views in all directions. 3 Bathrooms, Break Room, Reception, Unique Conference room set up. Lots of windows. Currently Available for Lease 6-27-2025

1510 W Horizon Ridge Suite 200

Second Floor, Floor-Plan

2493 SF



Private Elevator
Private Entrance
Great Security

Marketing For Lease

Q2-2026



Additional interior photos
HENDERSON, NV 89012

Design In Progress Now

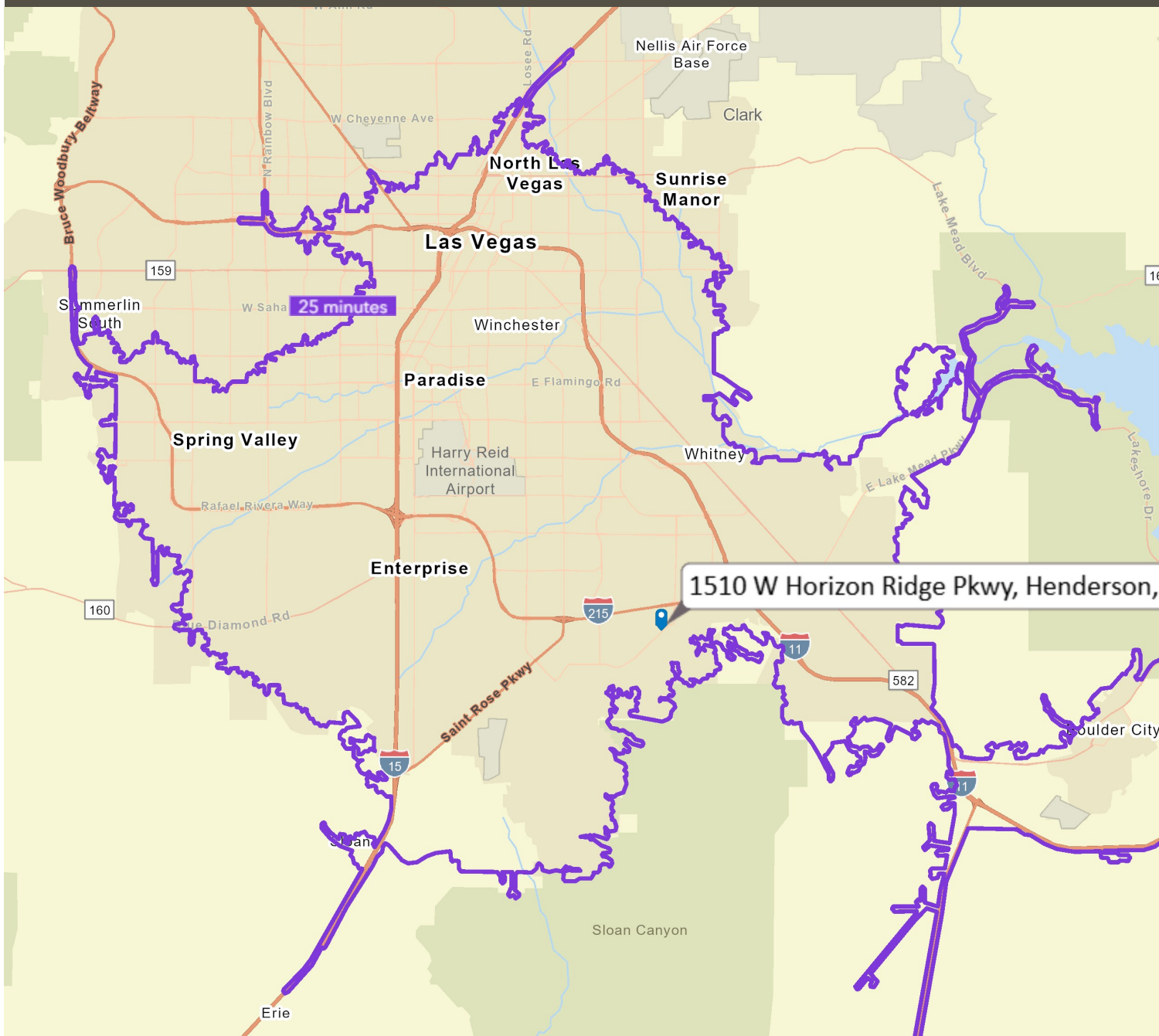
RE/MAX
COMMERCIAL®



Wes Drown, CCIM

wes@officelv.com

702-287-6553



Cover 80% of the Las Vegas Valley and all of Boulder City within a 25 minute Drive Time!

Quick Freeway access at 215 -Stephanie or 215- Valle Verde makes for an incredible reach.

Great for your Tenants

To the East of this property is the new Cadence Master-Planned Subdivision, which is only about 1/3 sold. Considered one of the best selling New properties in the US today, with parks, Golf Course, only 10 minutes away. 2200 Acres, Thousands of new residents.

In hills above the property lays Macdonald Ranch and Ascaya Masterplans. Dragon Ridge Golf Course and The Willows are golfers delights, and attract high Net worth individuals in Multi-Million Dollar Homes. Still Building, still growing your client Base!



Expansion Growth Diverse Young Entertainment Sports Aerospace DOD

#1 State and Metro in the West US for Business

New Commercial Construction in all Quadrants.

One Day Drive to 60-million People

Most Secure Area in the US (FEMA)

Prime Tech-Company Migration

Formula One NASCAR Electric Daisy Carnival

MSG Sphere OPEN , Universal Studios Horror Adventure OPEN

BORING Company Tunneling in Progress

#1 State for Job Growth

Welcome: NFL, NHL, WNBA, UFC, and the A's

Over 38—Million Visitors in 2025

#1 Best State for Digital Infrastructure

PBR World Finals Rodeo World Series of Poker

1/3 COLA of San Francisco

3 Times national average for Population Growth

99% Indoor water supply Recycling

7,453 MILES of Fiber Optic Cable-installed

Civilian & DOD Drone proving grounds