

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



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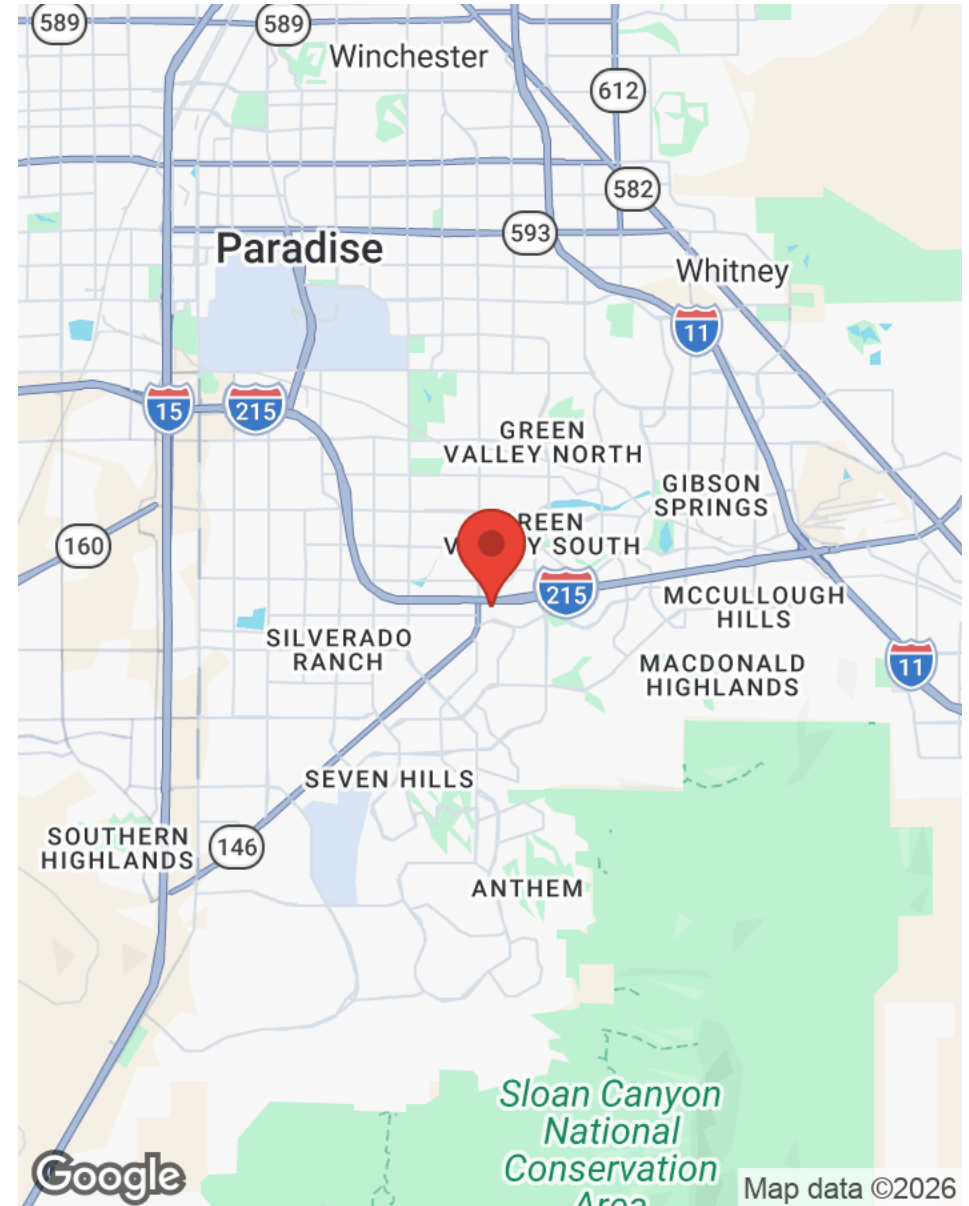
First Federal Realty is pleased to announce the development of a new class A two-story 19,800 SF medical and professional office building situated within Green Valley Ranch.

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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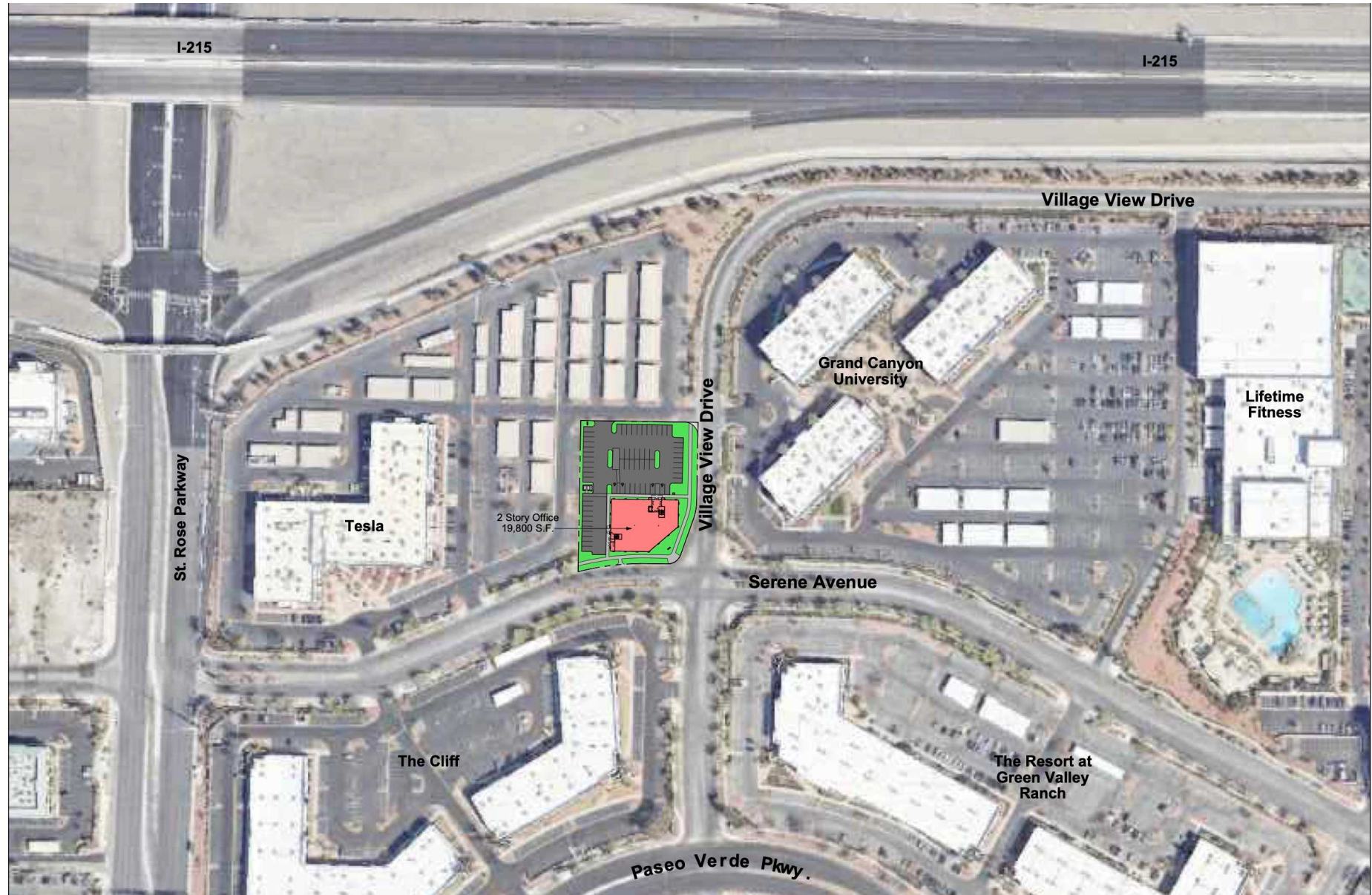
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AERIAL LOCATION

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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		Office/Medical	Grey-Shell	Q4 2026
2nd Floor	9,687	5 -10 years	\$3.00 /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
- Developer will consider subdividing the second floor into two separate parcels

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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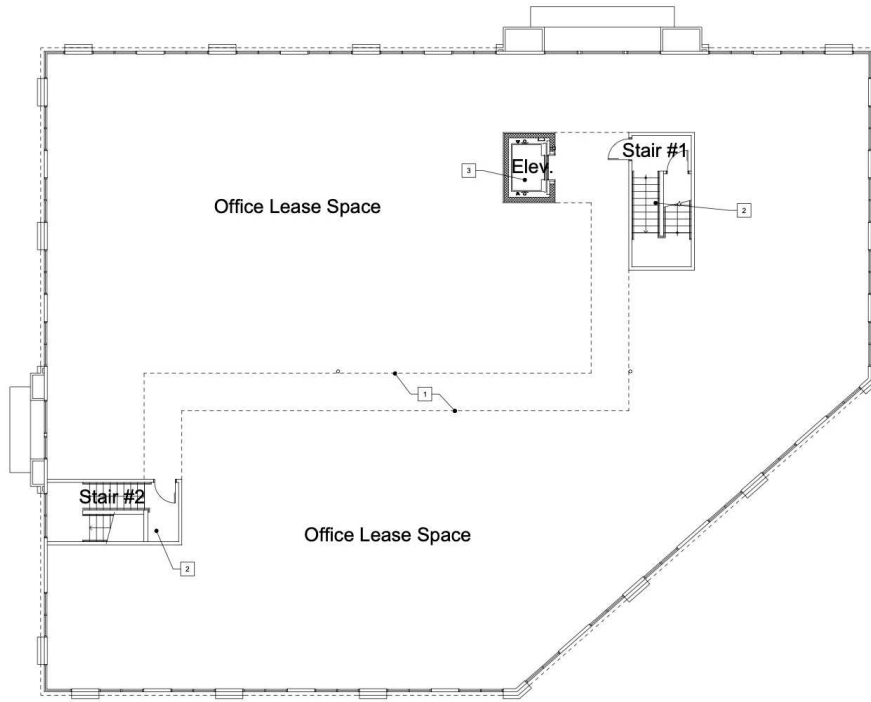
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FLOOR PLAN

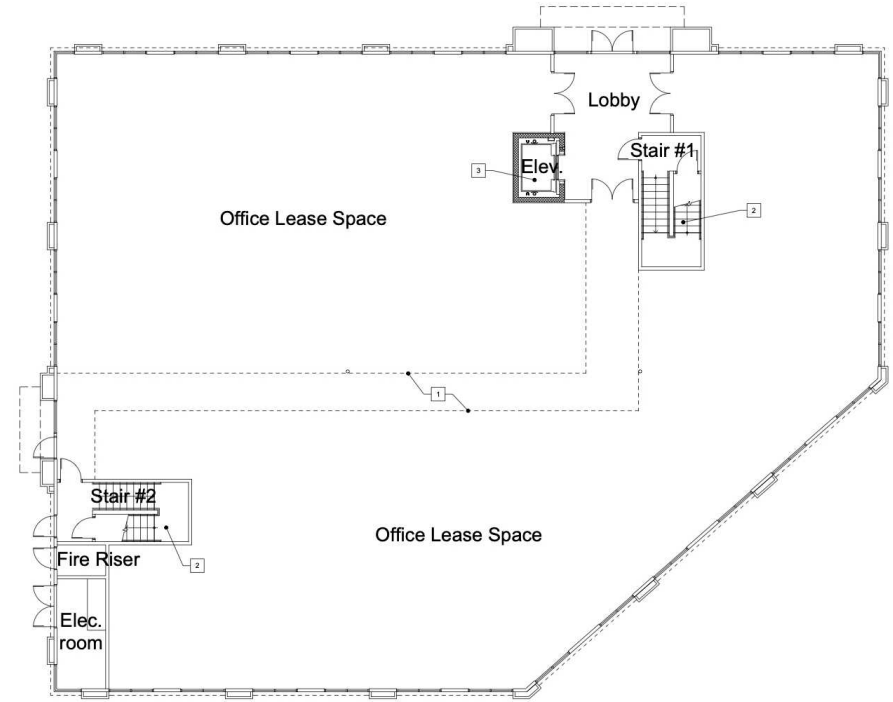
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2nd Floor



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

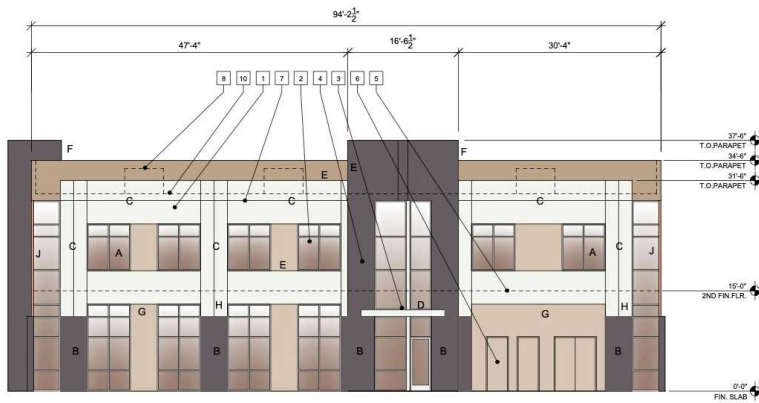
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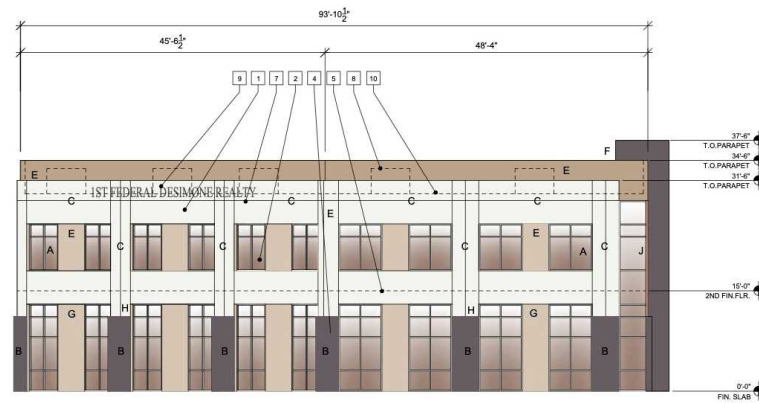
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Color & Materials

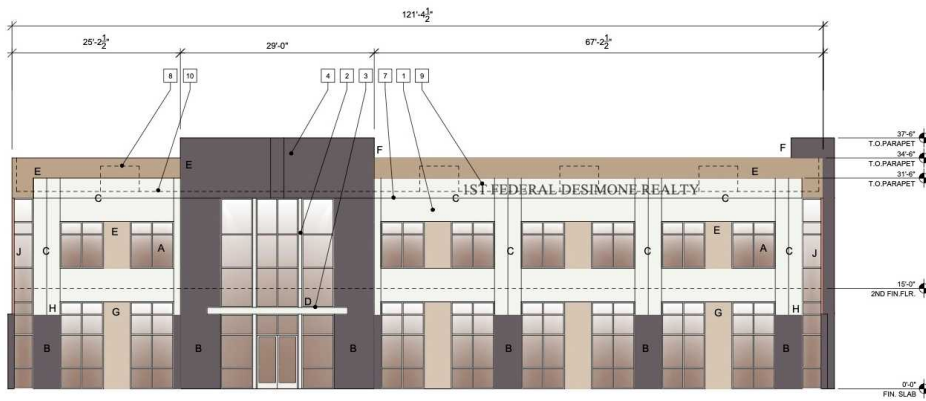
- (EF1) STUCCO FIELD:
SHELL WHITE, SW 8917
RGB CODE: 240, 235, 224
COLOR INTEGRAL @ EFS
- (EF2) STUCCO FIELD:
SAND DOLLAR, SW 6099
RGB CODE: 215, 197, 179
COLOR INTEGRAL @ EFS
- (EF3) STUCCO FIELD:
SANDS OF TIME, SW 6101
RGB CODE: 188, 163, 139
COLOR INTEGRAL @ EFS
- (EFA) DAL-TILE POLISHED GRANITE
ABSOLUTE BLACK
- (SF1) STOREFRONT SYSTEM
CLEAR ANODIZED ALUMINUM
- (SF2) GLAZING
PPG SOLARBAN 90 SOLARBRONZE



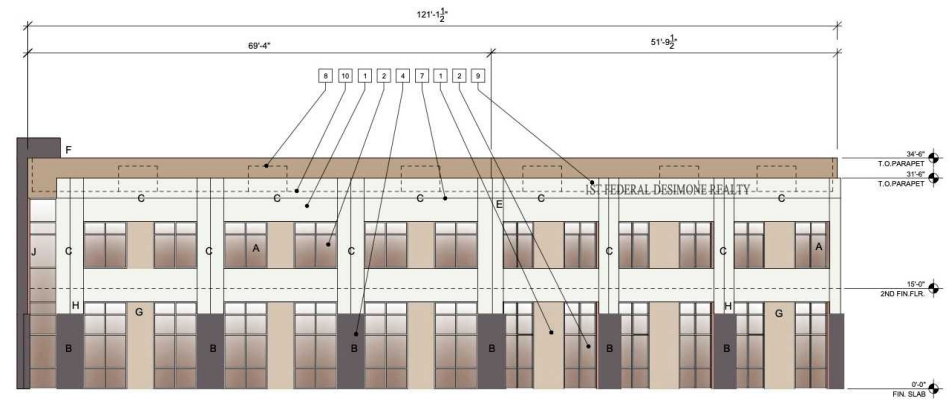
West



East



North



South

1 Exterior elevations

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

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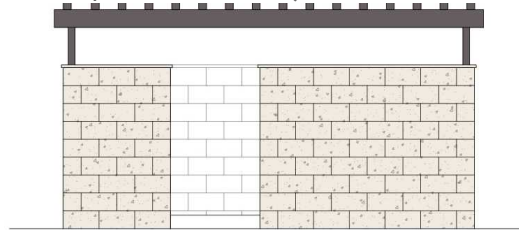
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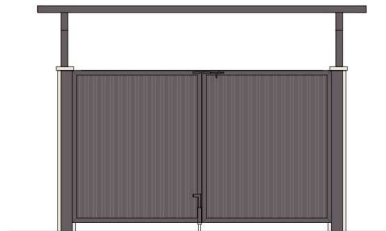
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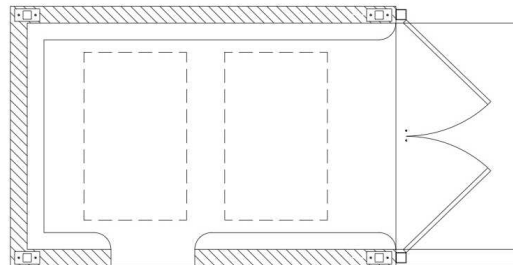
Left Side (right side & rear similar)



Front

2 Trash Enclosure Elevations

No Scale



Top View



Elevation

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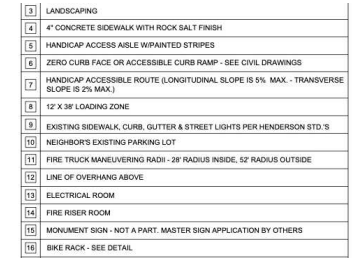
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John David Runko, Architect

John David Burke, Architect, 9790 S. Fort Apache Rd., #115, Las Vegas, NV 89148 (702) 976-4863, john@burkearchitect.com

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

AREA/PARKING SUMMARY				
USE	AREA	FACTOR	PARKING REQUIRED	PARKING PROVIDED
MEDICAL OFFICE	18,800 S.F.	1/1000 GFA	66	66

HANDICAP SPACE SUMMARY				
USE	TOTAL PARKING	HANDICAP SPACES REQUIRED	HANDICAP SPACES PROVIDED	
OFFICE	66 SPACES @ 3.5:1 TO 75	3	4	

LOADING SPACE SUMMARY				
USE	AREA	FACTOR	LOADING SPACES REQUIRED	LOADING SPACES PROVIDED
OFFICE	18,800 S.F.	10,000 TO 20,000 GFA	1 - TYPE B	1 - TYPE B

BI-CYCLE PARKING SUMMARY				
USE	AREA	FACTOR	SPACES REQUIRED	SPACES PROVIDED
OFFICE	18,800 S.F.	SHORT TERM - 4 MIN. or % LONG TERM - 2 MIN. or %	2	2

SITE AREA:		52,546 S.F. (12.4 AC.)
F.F. (FLOOR AREA RATIO):		38%
LOT COVERAGE:		19.7%

APN: 176-19-210-009.016

OFFICE PROJECT
NWC Serene & Village View
for Joseph DeSimone, Jr & Phil Ralston
GREEN VALLEY HENDERSON NEVADA

date	4/11/2025
proj. no.	2023-27
dwn. by	
chkd. by	

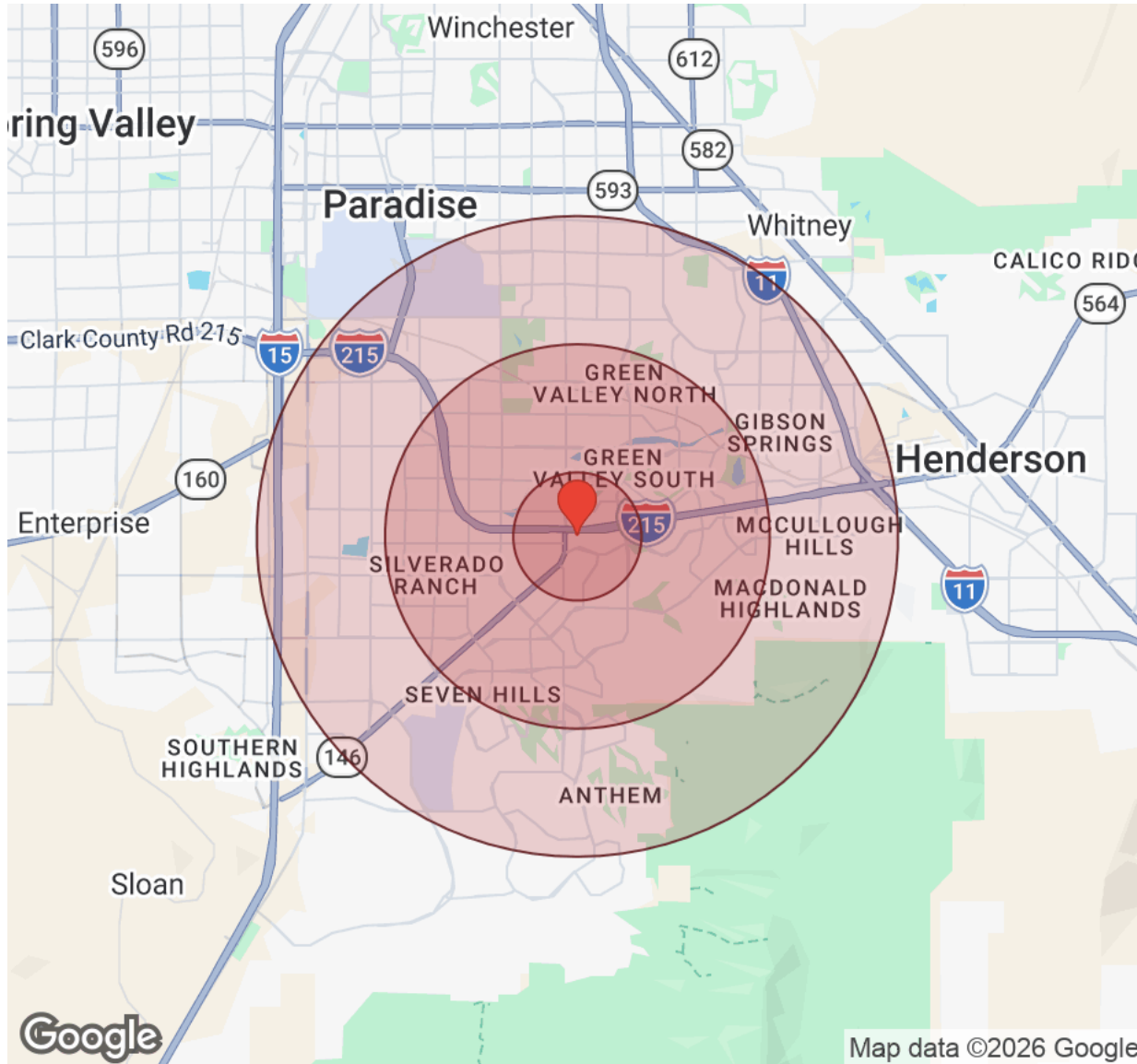
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DEMOGRAPHICS

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Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	6,915	77,850	152,664
Female	7,305	81,541	157,663
Total Population	14,220	159,391	310,327

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	7,730	77,847	145,512
Black	916	13,740	28,395
Am In/AK Nat	47	414	807
Hawaiian	70	1,291	2,762
Hispanic	3,035	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	64,712	127,627
Ages 55 - 64	2,019	20,946	39,907
Ages 65+	3,150	31,683	61,603

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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