

FOR LEASE

HORIZON VILLAGE SQUARE

OFFICE SPACES • 70 E HORIZON RIDGE PKWY, HENDERSON, NV - 89002

FULLY LEASED



ZONED: CC, HENDERSON • APN: 179-30-114-018 • CONSTRUCTION: 2005 • GLA: 21,415 SF • PARKING RATIO: 3.77/1,000

HORIZON VILLAGE SQUARE FREESTANDING OFFICE BUILDING is ±21,415 sf 1-story office building located on East Horizon Ridge Parkway, just feet from the I-515 freeway exit. Situation across the street from a Von's anchored shopping center, Horizon Village Square enjoys very strong neighborhood retail co-tenancy and provides an ideal home base for a wide variety of office uses. One second generation office space is available for immediate occupancy at competitive lease rates.

Property Highlights:

- Conveniently located off the I-515 freeway
- Tenant improvement packages are available *(conditions apply)*
- Great mix of medical, dental, legal, other professional tenants and retail users
- Across the street from a Von's grocery anchored center
- Very strong mix of neighboring retail co-tenancy
- HVS features abundant parking for all tenants and visitors



Scan or click the QR Code to view the property website.

For more information or to schedule an appointment contact:

ROB HATRAK

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Social Media:     

virtus
commercial

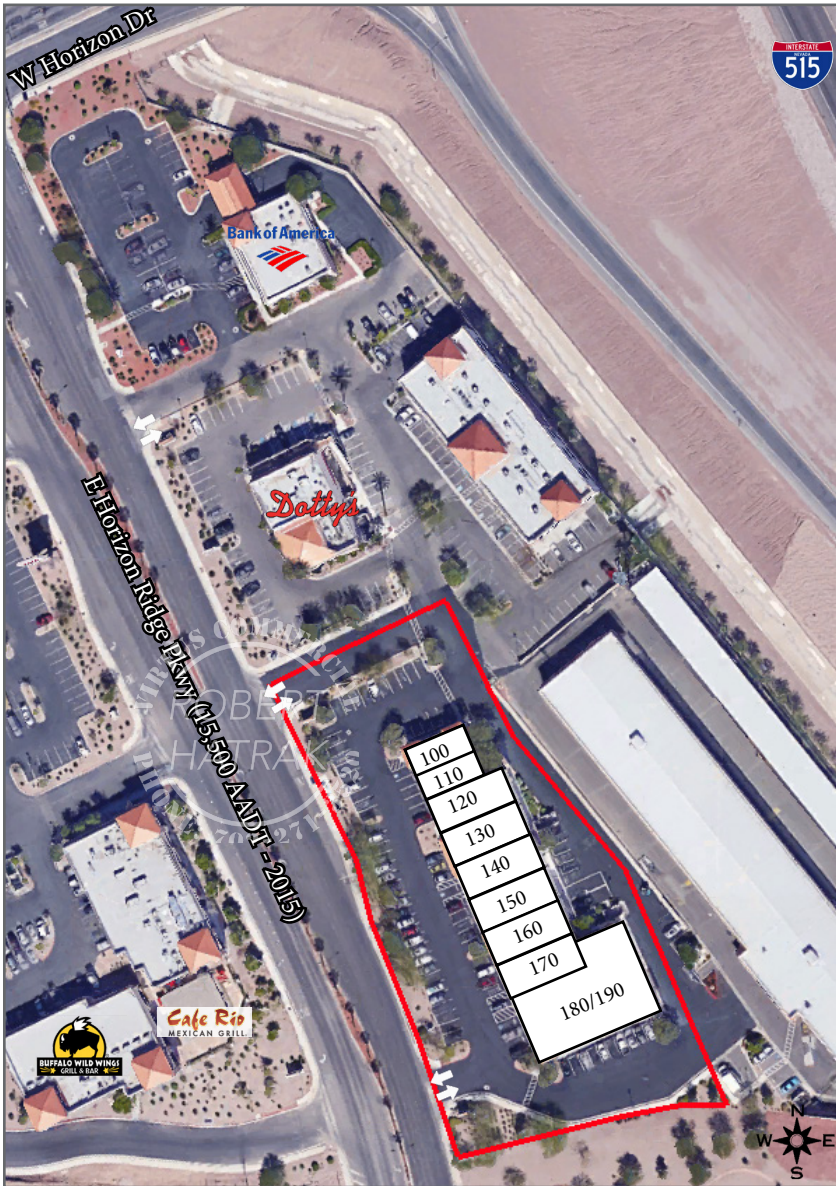
1333 N Buffalo Dr, Ste 120 Las Vegas, NV 89128

702.787.0123

SITE PLAN

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SUITE	SIZE (± SF)	TENANT
100	1,238	Home Health Care Specialists
110	1,512	Insurance
120	2,010	Karate
130	2,010	Ignite Dance
140	2,010	Pharmacy
150	2,010	Dental
160	2,010	Optometry
170	2,010	Gibson Orthodontics
180/190	6,605	Tru Physical Therapy



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1 MILE RADIUS MAP

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Demographics 2017

	1 mile	3 mile	5 mile
Population Estimate	10,864	71,350	146,106
Population 2010 Census	10,097	65,006	130,413
Households	3,886	25,456	54,113
Avg Household Income	\$85,771	\$73,819	\$76,280
Daytime Employees	1,532	20,256	52,156
Population Growth '17-'22	8.25%	8.57%	8.92%
Population Growth '10-'17	7.60%	9.76%	12.03%



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