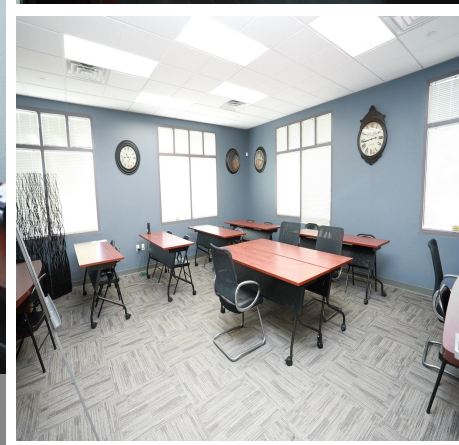
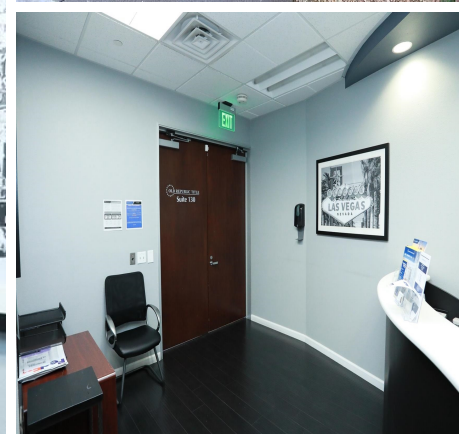
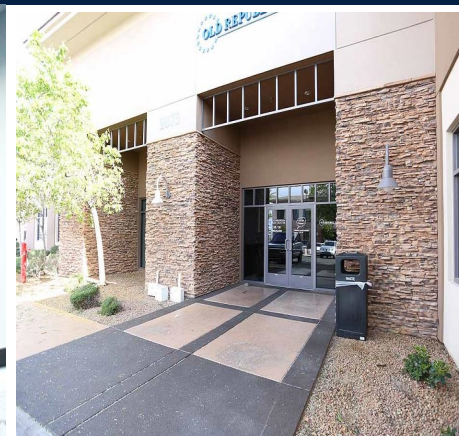
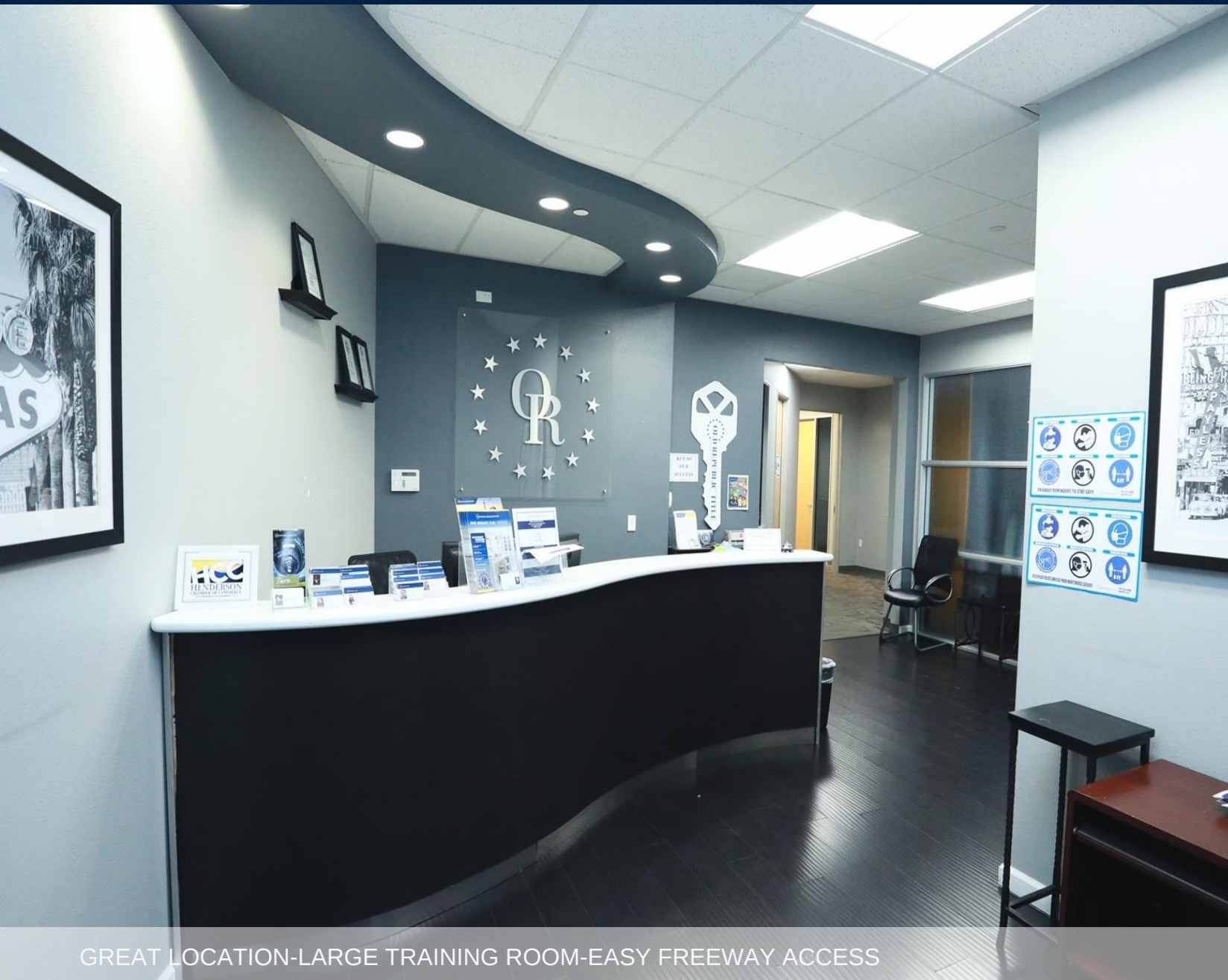


For Lease-\$2.25MG



GREAT LOCATION-LARGE TRAINING ROOM-EASY FREEWAY ACCESS

2875 St Rose Parkway Suite 130
Henderson, NV 89074

THE SPACE

Location	2875 St Rose Parkway Suite 130, Henderson, NV, 89074
APN	177-25-216-005
Cross Street	St Rose and Eastern
Square Feet	3600
Annual Rent PSF	\$27.00
Lease Type	MG

HIGHLIGHTS

- High end finishes and lots of parking
- Ready as early as October 15th
- Great Location near shopping/freeways
- Close proximity to St Rose Hospital
- Near Famous Las Vegas Strip



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
21,303	160,169	313,055



AVERAGE HOUSEHOLD INCOME

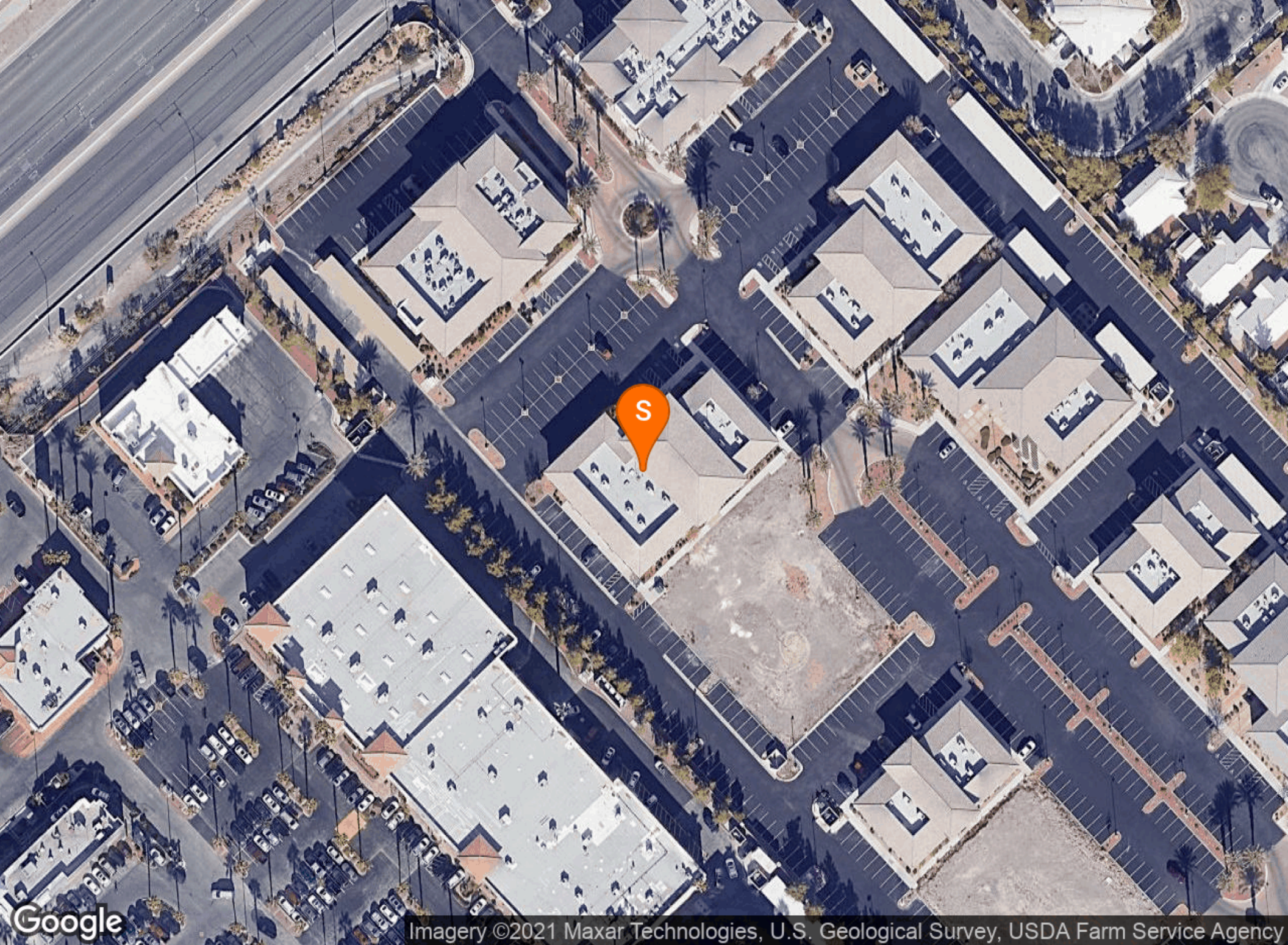
1.00 MILE	3.00 MILE	5.00 MILE
\$100,926	\$103,850	\$102,589



NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
8,694	62,978	125,231





POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	8,145	82,752	156,146
2010 Population	17,182	138,893	262,627
2021 Population	21,303	160,169	313,055
2026 Population	23,386	172,574	338,781
2021 African American	1,939	12,875	26,035
2021 American Indian	143	942	1,967
2021 Asian	2,905	21,019	39,829
2021 Hispanic	4,640	31,461	62,837
2021 Other Race	1,720	10,765	22,353
2021 White	12,564	101,258	197,978
2021 Multiracial	1,803	11,415	21,634
2021-2026: Population: Growth Rate	9.40 %	7.50 %	7.95 %
2021 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	634	3,882	8,472
\$15,000-\$24,999	441	3,034	6,185
\$25,000-\$34,999	657	3,824	8,254
\$35,000-\$49,999	980	7,091	13,862
\$50,000-\$74,999	1,598	11,875	23,527
\$75,000-\$99,999	1,433	9,601	18,948
\$100,000-\$149,999	1,313	12,084	23,267
\$150,000-\$199,999	718	5,056	10,226
\$200,000 or greater	920	6,531	12,489
Median HH Income	\$75,463	\$78,573	\$77,305
Average HH Income	\$100,926	\$103,850	\$102,589

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	3,640	34,519	66,123
2010 Total Households	6,993	54,539	105,363
2021 Total Households	8,694	62,978	125,231
2026 Total Households	9,540	67,752	135,136
2021 Average Household Size	2.45	2.54	2.50
2000 Owner Occupied Housing	2,225	24,674	43,253
2000 Renter Occupied Housing	953	7,079	17,582
2021 Owner Occupied Housing	3,877	37,962	73,768
2021 Renter Occupied Housing	4,817	25,016	51,462
2021 Vacant Housing	862	5,382	14,991
2021 Total Housing	9,556	68,360	140,222
2026 Owner Occupied Housing	4,324	41,549	80,889
2026 Renter Occupied Housing	5,216	26,203	54,247
2026 Vacant Housing	933	5,785	15,900
2026 Total Housing	10,473	73,537	151,036
2021-2026: Households: Growth Rate	9.35 %	7.35 %	7.65 %

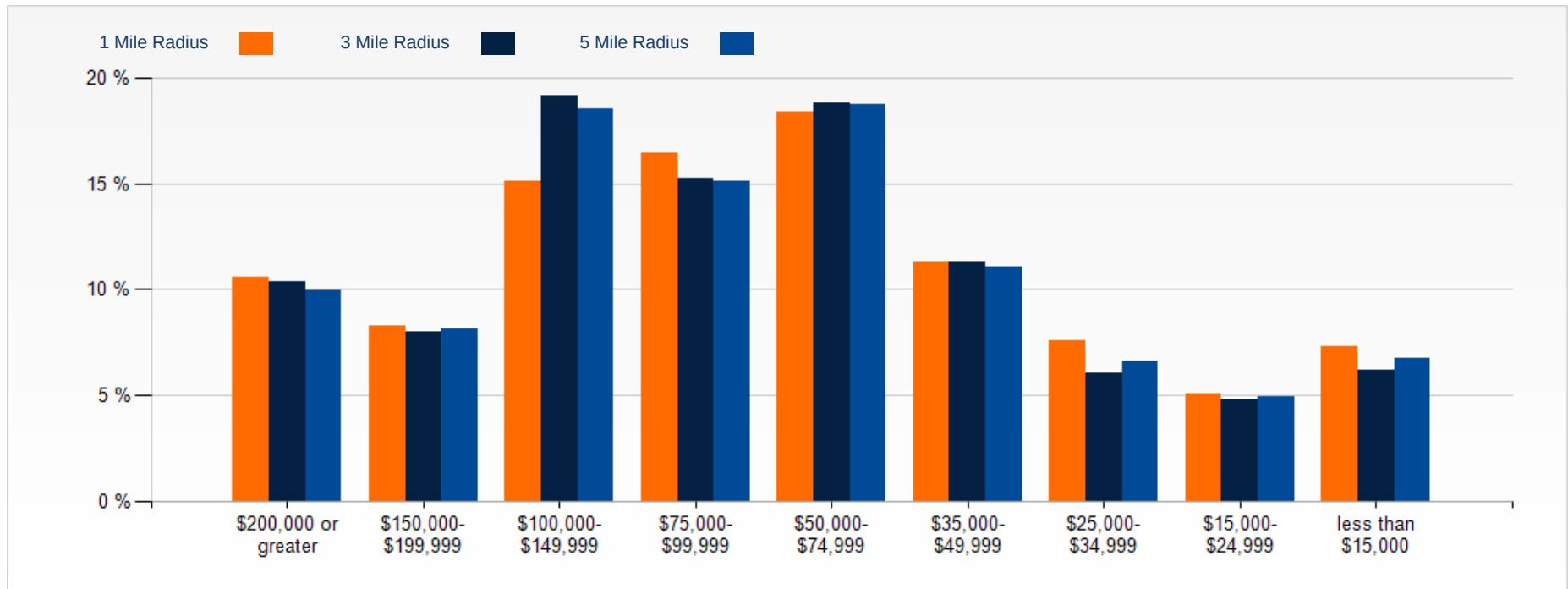
2021 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2021 Population Age 30-34	1,971	12,226	23,438
2021 Population Age 35-39	1,881	12,257	23,594
2021 Population Age 40-44	1,555	11,329	21,573
2021 Population Age 45-49	1,395	10,818	20,379
2021 Population Age 50-54	1,275	10,338	19,650
2021 Population Age 55-59	1,272	10,331	19,847
2021 Population Age 60-64	1,115	9,808	19,808
2021 Population Age 65-69	948	8,941	19,262
2021 Population Age 70-74	743	8,117	17,013
2021 Population Age 75-79	458	5,019	10,665
2021 Population Age 80-84	250	3,073	6,157
2021 Population Age 85+	177	2,305	4,601
2021 Population Age 18+	17,000	128,351	252,447
2021 Median Age	36	40	41

2021 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$62,731	\$68,303	\$69,094
Average Household Income 25-34	\$84,254	\$85,562	\$86,384
Median Household Income 35-44	\$87,097	\$92,016	\$89,085
Average Household Income 35-44	\$115,266	\$114,634	\$112,443
Median Household Income 45-54	\$95,390	\$102,073	\$99,360
Average Household Income 45-54	\$124,386	\$128,666	\$125,889
Median Household Income 55-64	\$82,648	\$88,815	\$86,593
Average Household Income 55-64	\$111,132	\$118,550	\$116,919
Median Household Income 65-74	\$67,386	\$69,464	\$70,040
Average Household Income 65-74	\$95,030	\$95,933	\$97,345
Average Household Income 75+	\$68,625	\$67,706	\$70,155

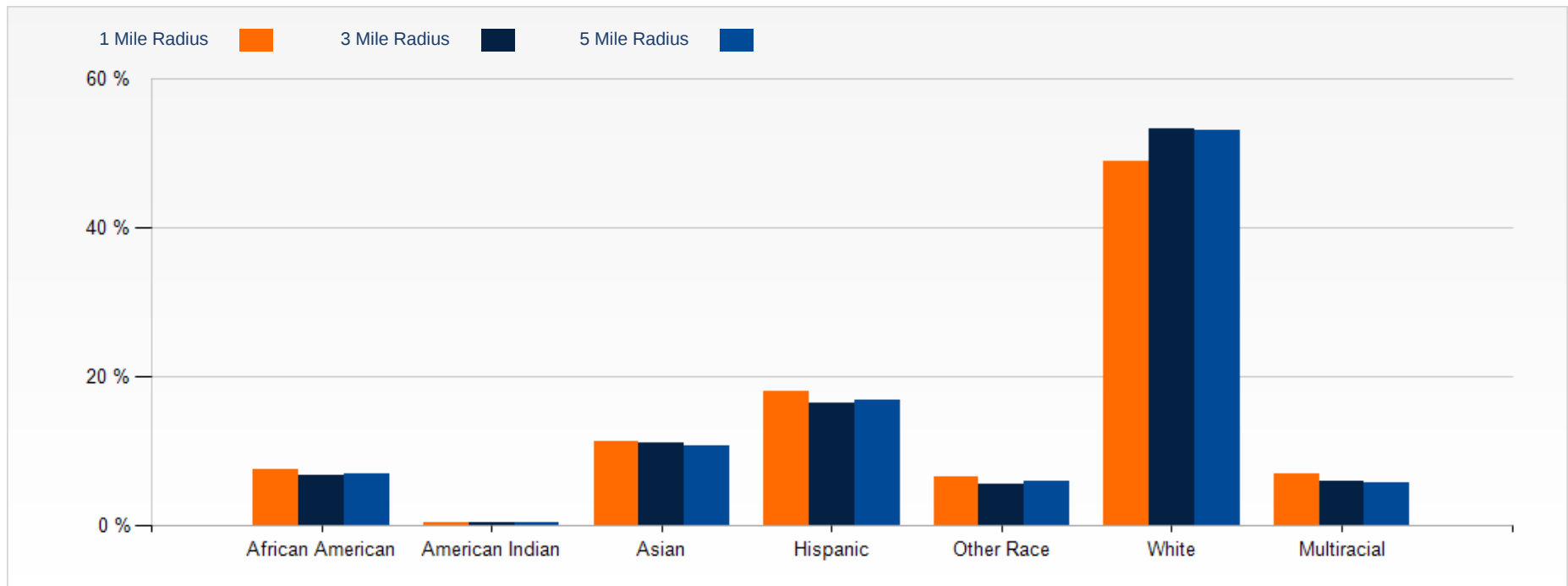
2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	2,202	13,625	26,090
2026 Population Age 35-39	2,186	14,041	26,316
2026 Population Age 40-44	1,783	12,621	24,230
2026 Population Age 45-49	1,510	11,113	21,405
2026 Population Age 50-54	1,304	10,334	19,833
2026 Population Age 55-59	1,234	10,276	19,704
2026 Population Age 60-64	1,239	10,201	19,673
2026 Population Age 65-69	1,108	9,838	19,951
2026 Population Age 70-74	830	8,512	18,441
2026 Population Age 75-79	639	6,954	14,926
2026 Population Age 80-84	354	3,921	8,402
2026 Population Age 85+	229	2,887	5,876
2026 Population Age 18+	18,720	138,480	272,992
2026 Median Age	37	40	41

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$70,719	\$76,728	\$77,894
Average Household Income 25-34	\$96,299	\$96,766	\$97,868
Median Household Income 35-44	\$98,515	\$103,606	\$101,332
Average Household Income 35-44	\$130,302	\$130,264	\$127,751
Median Household Income 45-54	\$105,663	\$109,560	\$107,263
Average Household Income 45-54	\$137,956	\$141,743	\$139,339
Median Household Income 55-64	\$92,024	\$101,594	\$98,573
Average Household Income 55-64	\$126,263	\$135,301	\$132,640
Median Household Income 65-74	\$77,541	\$79,790	\$80,696
Average Household Income 65-74	\$110,432	\$111,744	\$113,152
Average Household Income 75+	\$81,669	\$80,028	\$84,039

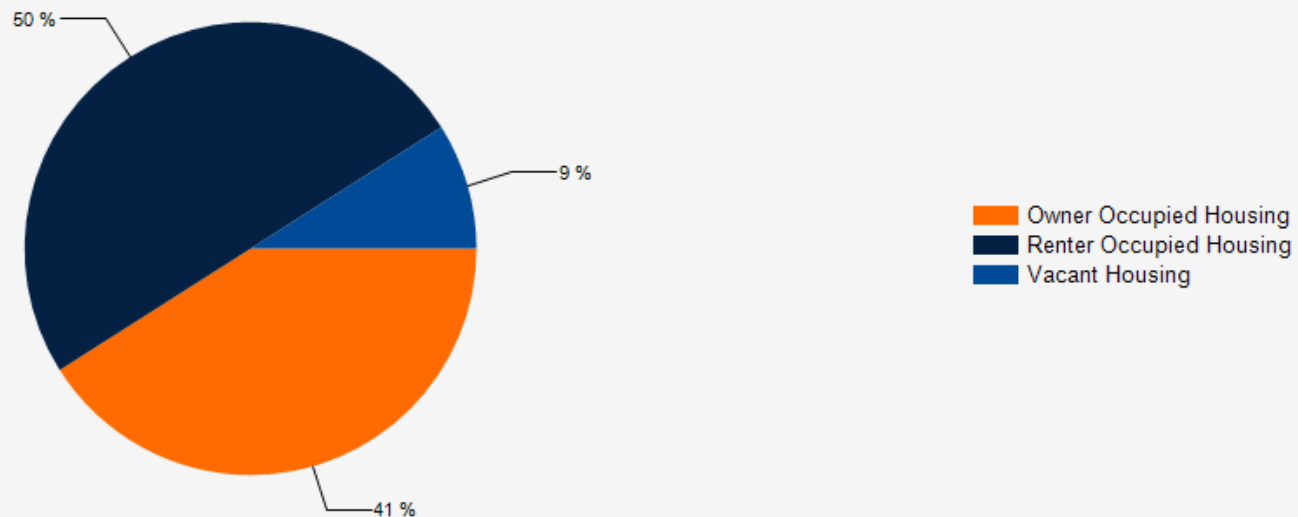
2021 Household Income



2021 Population by Race



2021 Household Occupancy - 1 Mile Radius



2021 Household Income Average and Median

