



# 10911 S. EASTERN AVENUE

Henderson, Nevada 89052

5% CO-OP

## EXCLUSIVE LISTING AGENTS

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FOR LEASE

**±5,169 SF Turn-key  
Medical Office Suite**

FOR LEASE: ±5,169 SF Turn-key Medical Office Suite

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## PROPERTY DESCRIPTION

**10911 South Eastern Avenue is located just north of Sunridge Heights Parkway on Eastern Avenue in affluent Green Valley/Henderson.**

Strategically situated within the Henderson Medical Corridor and retail district of Eastern Avenue, tenants enjoy the benefits of nearby amenities as well as referral volume potential from adjacent medical facilities and Dignity Health. St. Rose Dominican Hospital - Siena Campus. Ideal opportunity for medical or dental users to take advantage of turn-key medical space with immediate occupancy.



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## PROPERTY HIGHLIGHTS

- ±5,169 SF Turn-key Medical Office Suite
- High-traffic location at Eastern Avenue and Sunridge Heights Parkway
- Heart of the Henderson Medical Corridor across from Dignity St. Rose Dominican Hospital – Siena Campus
- Two Private Entrances
- Ideal for Pediatrician's office (well and sick entrance) or Primary Care (concierge and general entrance)
- Pylon signage available
- Tenant Improvement Allowance Available
- Base Rental Rate starting at \$1.75/SF NNN
- \$0.58/SF CAM



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**FOR LEASE STARTING AT  
\$1.75 /SF NNN**

TURN-KEY MEDICAL OFFICE SUITE

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## MEDICAL OFFICE BUILD-OUT INCLUDES:

- Two (2) private waiting areas
- Reception desk (check-in)
- Sixteen (16) perimeter exam rooms, employee break room
- Five (5) restrooms with urine pass thru windows in place
- Medical billing/coding area
- IT closet
- Two (2) storage rooms
- Two (2) physician offices
- A practice manager's office, nurses stations and several lab areas



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## POPULATION

	0 - 1 MILES	0 - 3 MILES	0 - 5 MILES
2024 Projection	21,065	133,937	316,490
2019 Estimate	19,115	123,059	291,999
2010 Census	15,247	102,856	244,308
2000 Census	4,868	49,179	136,320
Projected Growth 2019 - 2024	10.20%	8.84%	8.39%
Estimated Growth 2010 - 2019	25.37%	19.64%	19.52%
Growth 2000 - 2010	213.21%	109.15%	79.22%

## HOUSEHOLDS

	0 - 1 MILES	0 - 3 MILES	0 - 5 MILES
2024 Projection	7,964	51,601	123,898
2019 Estimate	7,289	47,792	114,887
2010 Census	5,959	41,021	97,814
2000 Census	1,936	19,325	52,730
Projected Growth 2019 - 2024	9.26%	7.97%	7.84%
Estimated Growth 2010 - 2019	22.32%	16.51%	17.45%
Growth 2000 - 2010	207.80%	112.27%	85.50%

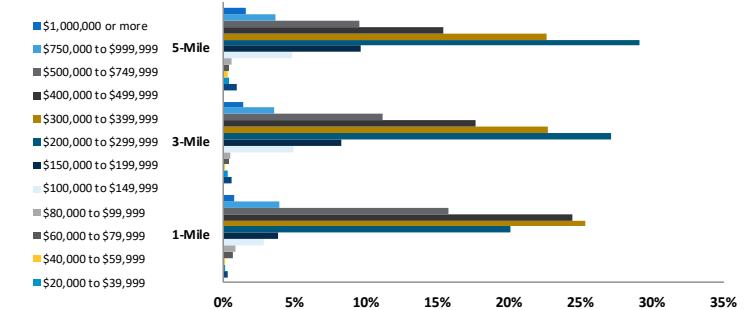
## FAMILY HOUSEHOLDS

	0 - 1 MILES	0 - 3 MILES	0 - 5 MILES
2024 Projection	5,096	33,981	80,285
2019 Estimate	4,673	31,505	74,524
2010 Census	3,874	27,142	63,567
2000 Census	1,404	13,696	36,936
Growth 2019 - 2024	9.05%	7.86%	7.73%
Growth 2010 - 2019	20.63%	16.07%	17.24%
Growth 2000 - 2010	175.93%	98.17%	72.10%

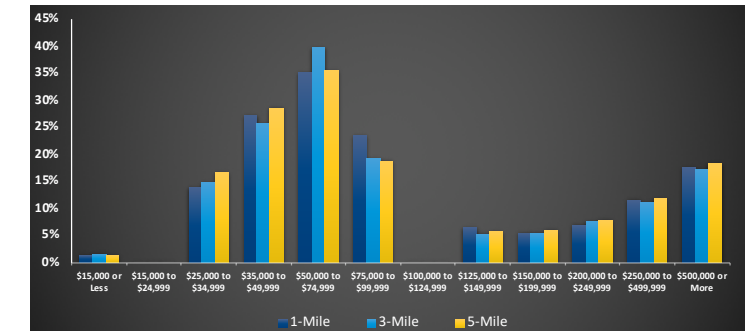
## 2019 EST. HOUSEHOLDS BY HH INCOME

	0 - 1 MILES	0 - 3 MILES	0 - 5 MILES
Per Capita Income	\$31,726	\$30,656	\$30,664
Est. Average Household Income	\$106,283	\$105,231	\$98,732
Est. Median Household Income	\$77,116	\$79,140	\$75,118

## EST OWNER OCCUPIED PROPERTY VALUES



## EST HOUSEHOLDS BY INCOME



## EST HOUSEHOLDS BY TYPE

