

ANTHEM HILLS PROFESSIONAL PLAZA

12211 - 12231 SOUTH EASTERN AVENUE, HENDERSON, NV 89052



MEDICAL ~ OFFICE ~ RETAIL ~ FOR LEASE
±1,485 RSF AVAILABLE

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 **MDL**Group

Voit
REAL ESTATE SERVICES

ANTHEM HILLS PROFESSIONAL PLAZA

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12211 - 12231 South Eastern Avenue, in Henderson, Nevada is a two-building professional center that offers a combination of medical, retail and office suites..

The property is located on the hard corner of the prime Intersection of Sun City Anthem Drive and South Eastern Avenue, among two of the most affluent and exclusive communities in Southern Nevada: Seven Hills and Anthem.

This property is located between three luxury golf courses: Rio Secco Golf Club, Anthem Country Club, and The Revere Golf Club and spans over 2.30 acres with 95 parking spaces, for a significant parking ratio of 5/1,000 SF.

The property lies in the midst of a dense residential district with over 150,000 people residing within a one mile radius with a median income of over \$100,000.

ANTHEM HILLS PROFESSIONAL PLAZA
12211-12231

☞ (702) 212-1900 ☞

 FAIRWAY INDEPENDENT MORTGAGE CORPORATION

Edward Jones

Deb's Dog Grooming 527-7797

 **FAIRLESS HOMES LLC**
GENERAL CONTRACTOR

Anthem Hills Dental (702) 791-3100

Property Mgt 702-388-1800

AVAILABILITY

±1,485 SF
12231 BUILDING: SUITE 130

LEASE RATE
\$1.80/SF NNN
(NNN = \$0.60)

Medical ~ Office ~ Retail



12211 SOUTH EASTERN AVENUE

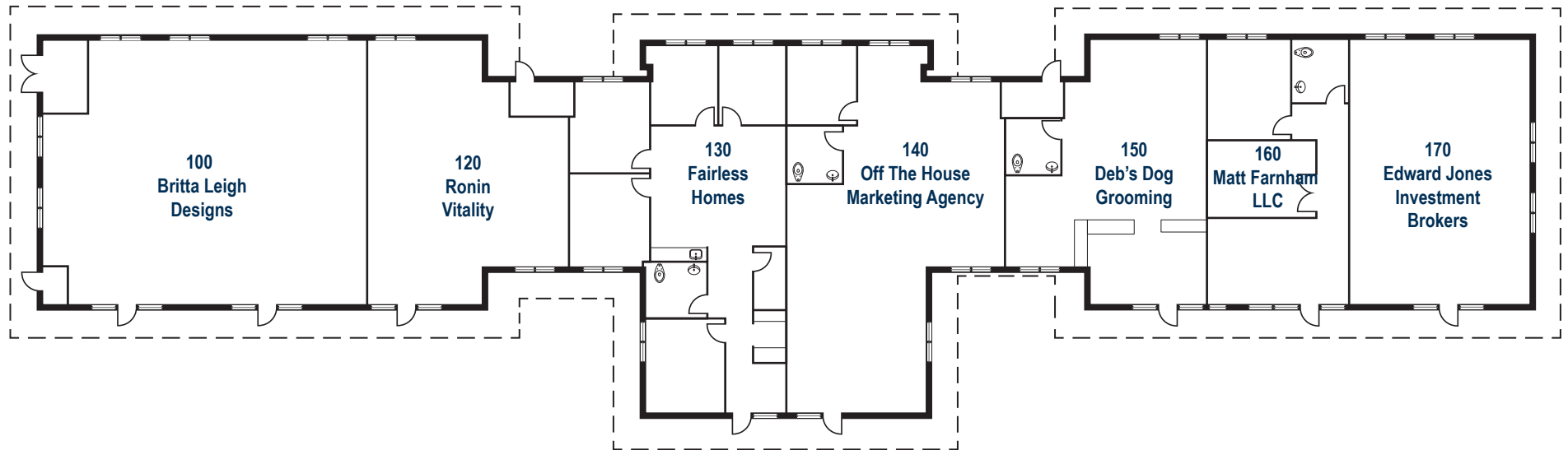
TOTAL BUILDING SIZE	±11,513 SF Square Feet
CURRENT AVAILABILITY	100% Leased
# OF STORIES	One (1)
BUILDING HEIGHT	13'
YEAR BUILT	2003
PARKING RATIO	5.0/1,000 SF
LAND SIZE	2.30 Acres
SPRINKLERS	Wet
ZONING	CN
TENANCY	Multi-Tenant

12231 SOUTH EASTERN AVENUE

TOTAL BUILDING SIZE	±10,347 Square Feet
CURRENT AVAILABILITY	1,485 RSF
# OF STORIES	One (1)
BUILDING HEIGHT	13'
YEAR BUILT	2003
PARKING RATIO	5.0/1,000 SF
LAND SIZE	2.30 Acres
SPRINKLERS	Wet
ZONING	CN
TENANCY	Multi-Tenant

12211 SOUTH EASTERN AVENUE

±10,347 SQUARE FEET



FLOOR PLAN NOT TO SCALE

12231 SOUTH EASTERN AVENUE
±11,513 SQUARE FEET



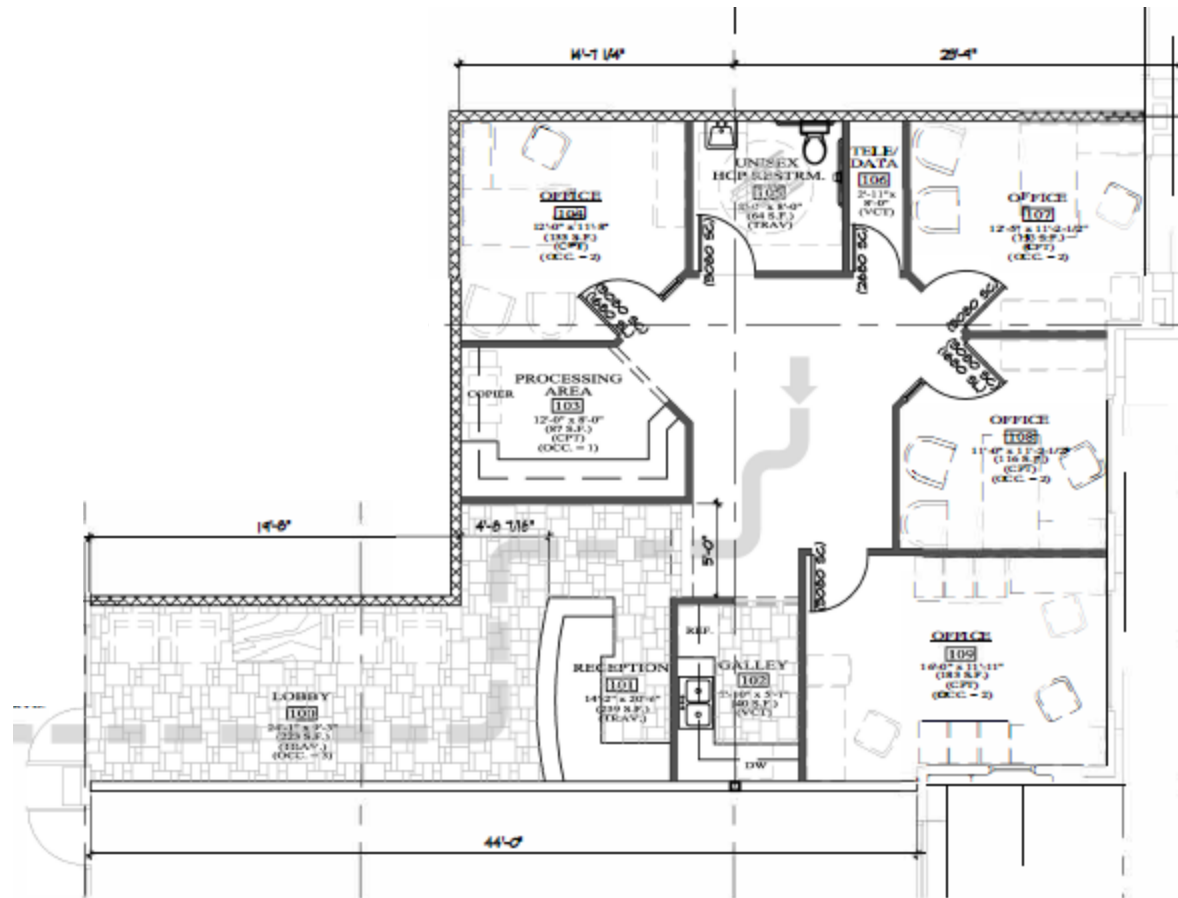
FLOOR PLAN NOT TO SCALE

±1,485 RSF

12231 BUILDING: SUITE 130

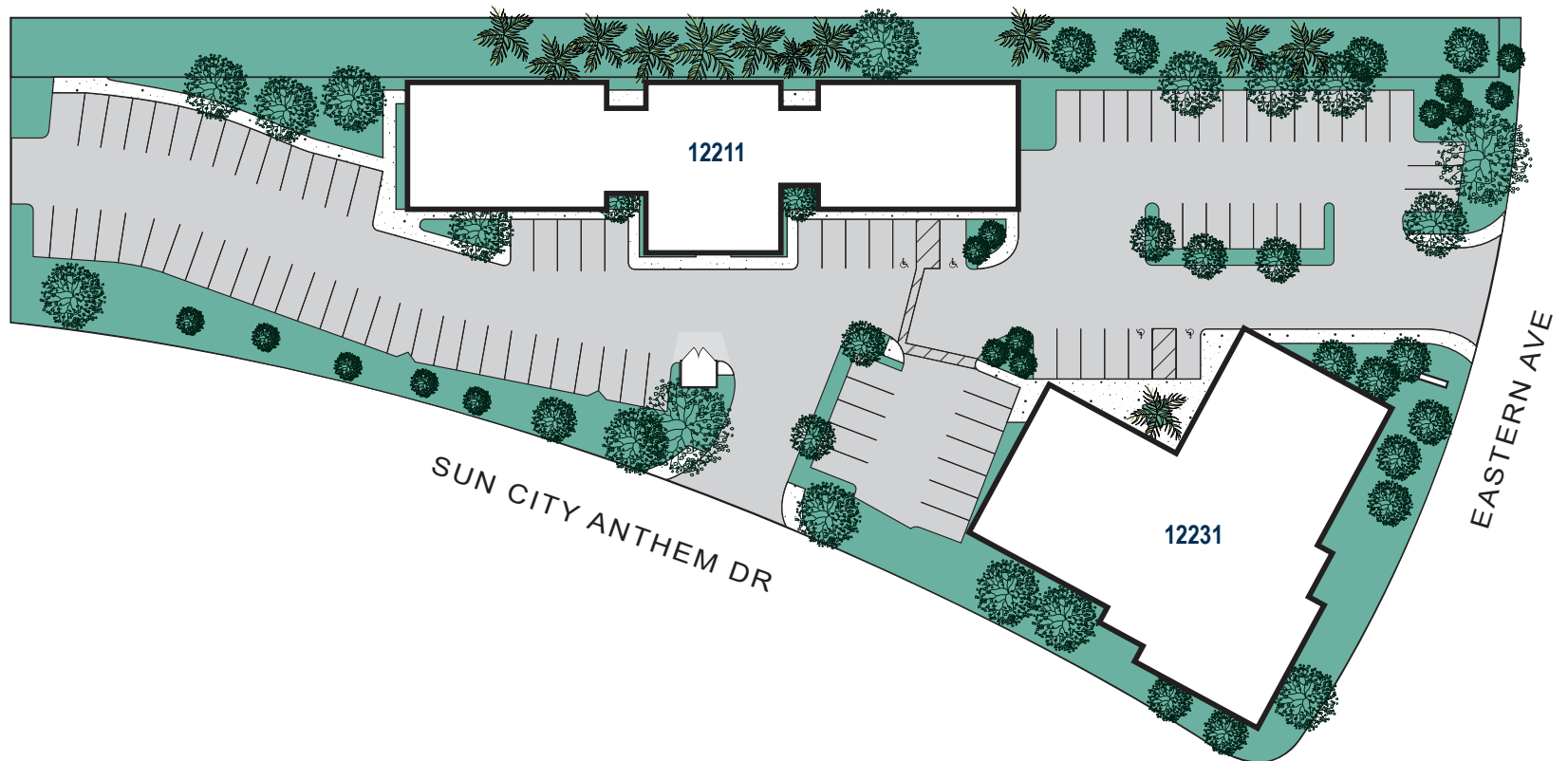
SUITE FEATURES:

- » 4 Private Offices
- » One Restroom
- » Break Area
- » Reception
- » Available October 1, 2026



FLOOR PLAN NOT TO SCALE

SITE PLAN





93,652
BUSINESSES

23,117
EMPLOYEES

\$1.45M
CONSUMER SPENDING

3 MILE RADIUS



43.2
MEDIAN AGE
5 MILE RADIUS



88,539
HOUSEHOLDS
5 MILE RADIUS



POPULATION

1 MILE 7,901
3 MILE..... 96,317
5 MILE..... 221,050

2004
MEDIAN YEAR
HOUSEHOLDS BUILT



MEDIAN HOUSEHOLD INCOME

1 MILE \$96,166
3 MILE..... \$88,065
5 MILE..... \$85,805



"A PLACETOCALLHOME"
CITY SLOGAN

LAS VEGAS
SPORTS
TEAMS
PARTIAL LIST







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