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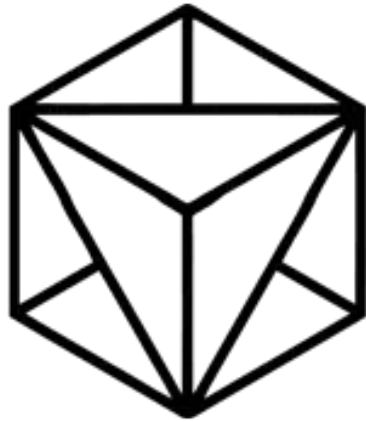
Property Advisors

Energy Behind Every Deal

3039 W. Horizon Ridge Pkwy
Henderson, Nevada 89052

**Built for Healthcare.
Designed for Ownership.**





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BUILT FOR MEDICAL. SCALED FOR GROWTH.



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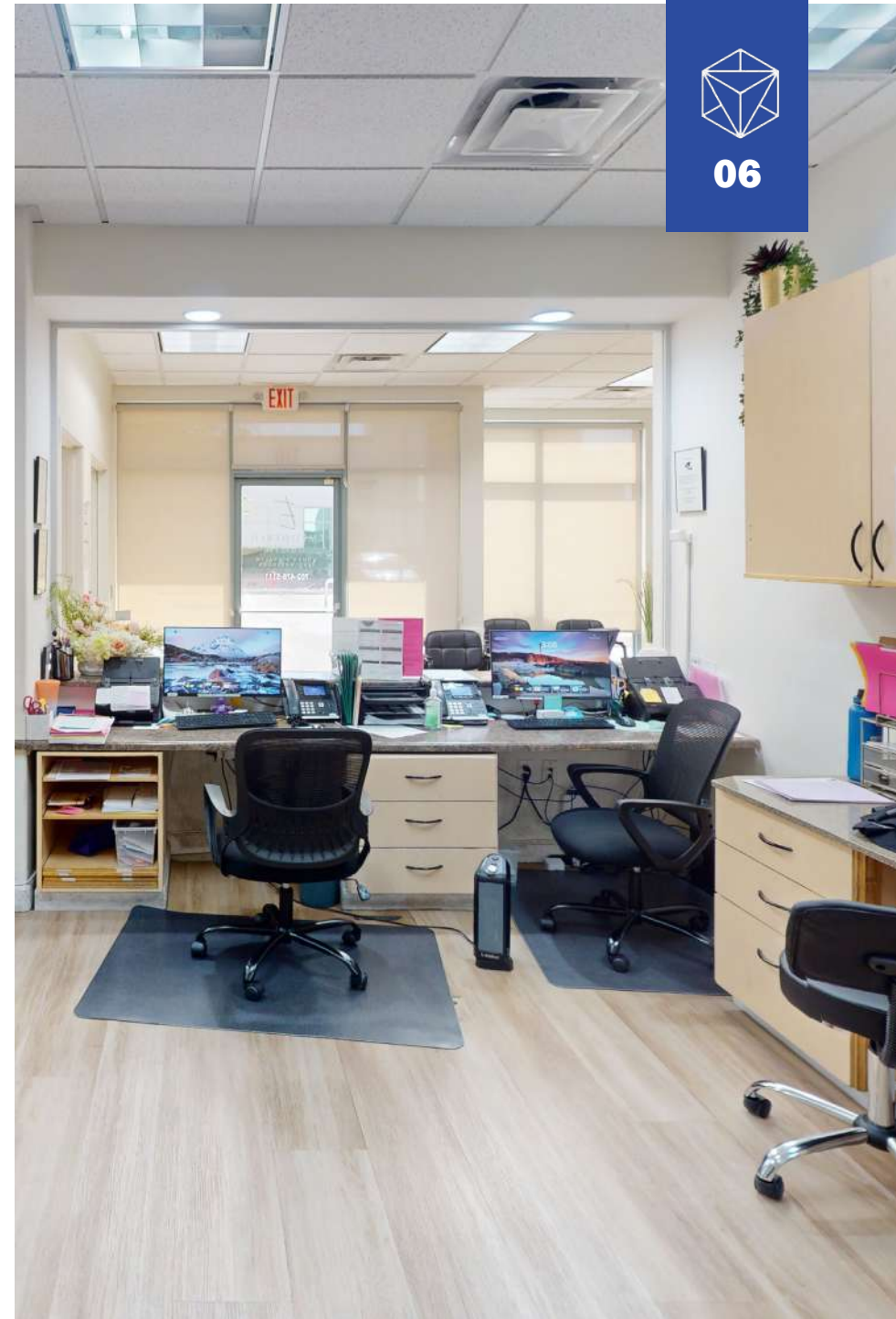
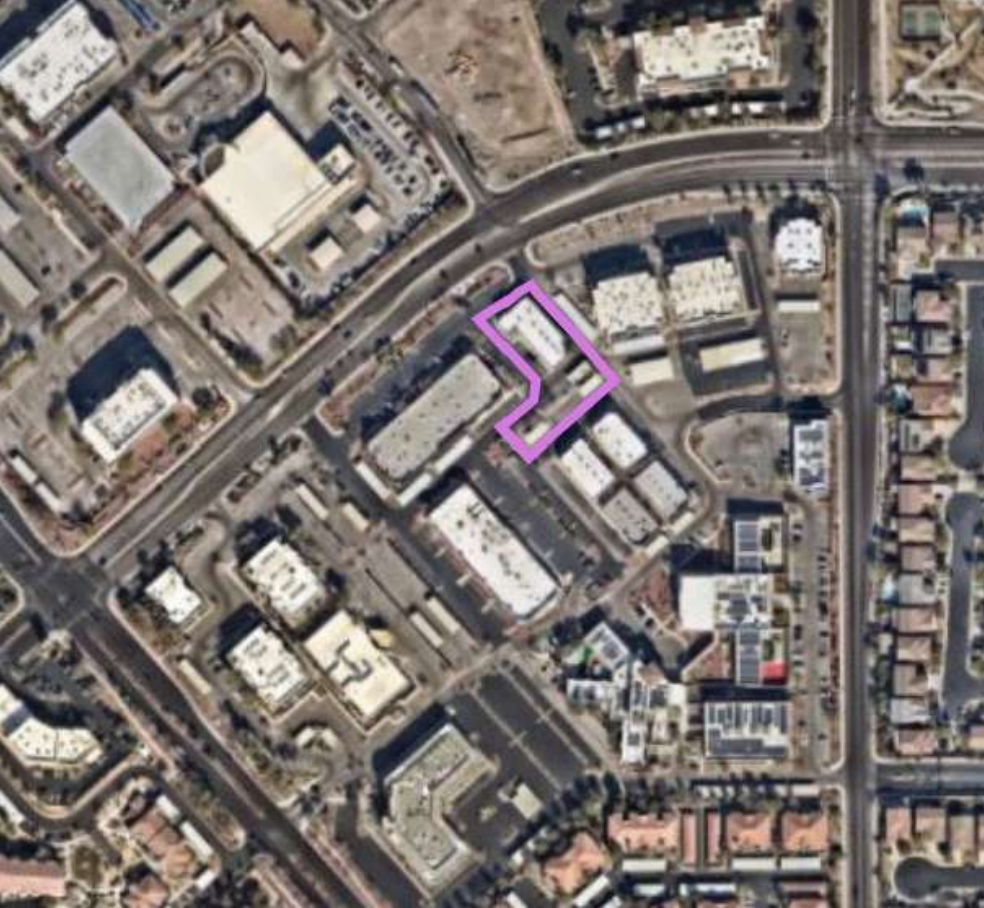
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Demographics



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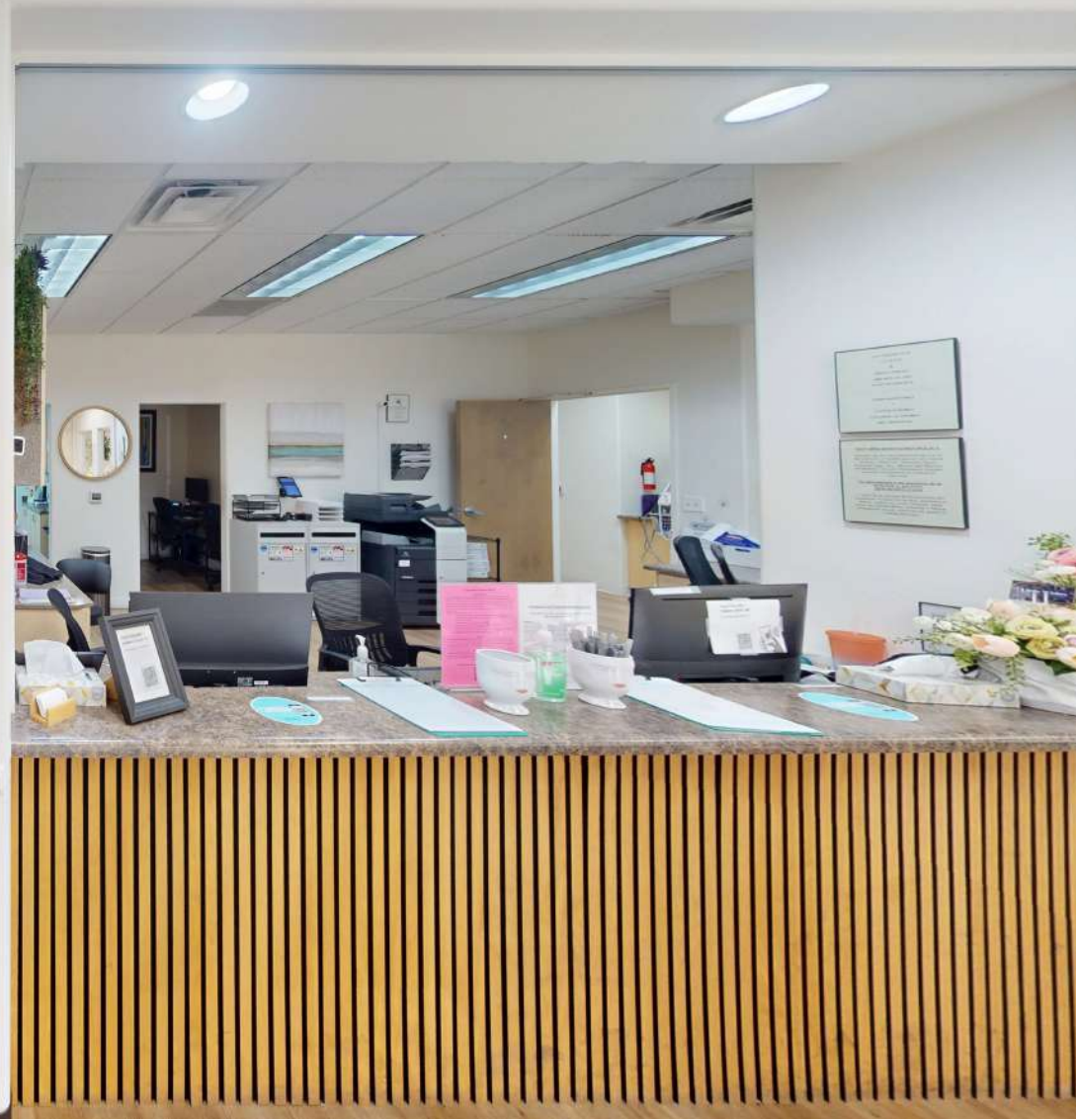


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Property Address	3039 W. Horizon Ridge Pkwy Henderson, NV 89052
Property Type	Medical Office
Parcel Number	177-35-510-029
Parcel Size	.73 Acres
Total Building Size	+/-6,761 SF
Zoning	Commercial Office (CO)
Parking	Private/Covered
Parking Ratio	5:1000 SF
Year Built	2008



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OPPORTUNITY OVERVIEW



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Asking Price

\$3,380,000

Total Building Size

6,761 SF

PPSF

\$499

Current Occupancy

100.0%

Projected Occupancy (1/1/2027)

33.0%

Own your medical office, build equity, and control your future growth.

- Owner-user opportunity with approximately 67% vacancy available, allowing immediate occupancy and future expansion within an established medical office environment.
- SBA 504 financing eligible, providing qualified buyers with attractive leverage, lower down payments, and long-term fixed financing.
- Fully improved medical office featuring exam rooms, reception areas, plumbing infrastructure, and functional layouts designed for healthcare providers.
- Strategically located within Henderson's premier medical corridor, offering excellent demographics, accessibility, visibility, and patient convenience.
- Reduce occupancy costs while building long-term equity by owning your facility instead of continuing to lease space.
- Flexible suite configuration accommodates single practitioners, specialty groups, or growing healthcare organizations seeking operational scalability and control.



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Rent Roll



3039 W. Horizon Ridge Pkwy - As Is

Suite #	Tenant	% of Total	RSF	Lease Start Date	Lease Expiration Date	Lease Type	Annual Escalation	CAM/SF	CAM	Rate / RSF	Monthly Rent	Annualized		
100	Dr. Bertolli	32.38%	2,189	11/1/2022	12/31/2027	NNN	4%	\$0.50	\$1,098.50	\$1.91	\$4,186.00	\$50,232.00		
110	Empower OBGYN	41.74%	2,822	-	12/31/2026	NNN	-	\$0.50	\$1,417.62	\$1.74	\$4,920.87	\$59,050.44		
120	Empower OBGYN	25.88%	1,750	-	12/31/2026	NNN	-	\$0.50	\$879.25	\$1.74	\$3,050.73	\$36,608.76		
Occupied		100.00%	6,761									\$3,395.37	\$12,157.60	\$145,891.20
Vacant		0.00%	0											
Total		100.00%	6,761											

Rent Income:	\$145,891.20
CAM:	\$40,744.44
Total Income:	\$186,635.64
Total Expenses:	\$40,744.44
Net Operating Income:	\$145,891.20

Notes:

- Empower OBGYN is vacating at the end of 12/31/2026.
- Suite 110 and 120 currently being marketed for lease at \$2.25 PSF NNN
- The Lease agreement is personally guaranteed by Troy Bertoli MD

4,572 SF Available January 2027 — Ideal for an owner-user seeking immediate control and future expansion



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Tenant Profile



Bertoli Health & Wellness is a concierge-focused primary care and wellness practice led by Dr. Troy Bertoli, a board-certified family medicine physician with more than 15 years of experience serving the Las Vegas Valley. The practice delivers personalized healthcare through a membership-based model emphasizing preventive medicine, wellness optimization, and direct physician access.

The practice offers a comprehensive suite of services including concierge primary care, medical weight loss programs, IV hydration therapy, red-light therapy, wellness memberships, and preventive healthcare services. Bertoli Health & Wellness differentiates itself through a patient-centered approach, limited patient panels, individualized treatment plans, and enhanced physician accessibility.

Founded and operated by Dr. Troy Bertoli, the practice is located at 3039 W. Horizon Ridge Parkway in Henderson, Nevada. Dr. Bertoli has served the Southern Nevada community for more than a decade and has held leadership positions within the Nevada Academy of Family Physicians, including serving as president. He has also been recognized among Las Vegas' top family medicine physicians.

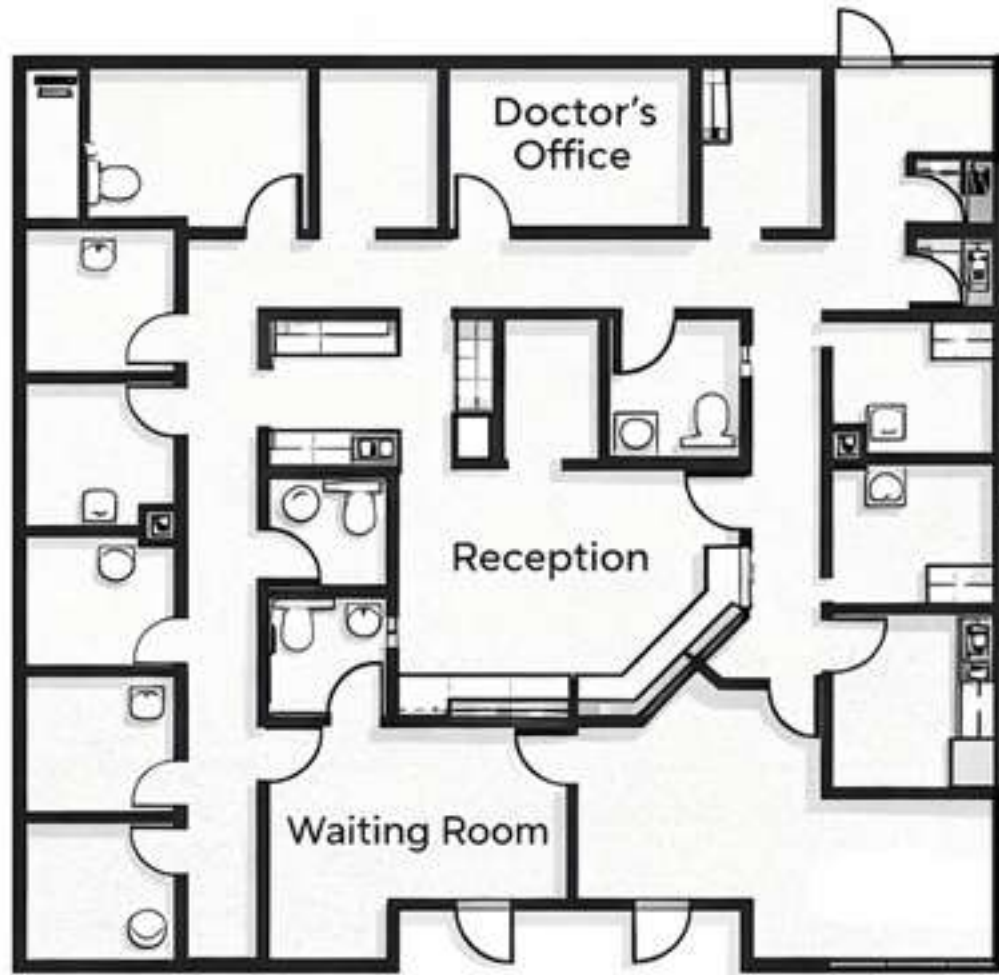




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Suite 110: 2,822 SF

FLOORPLAN

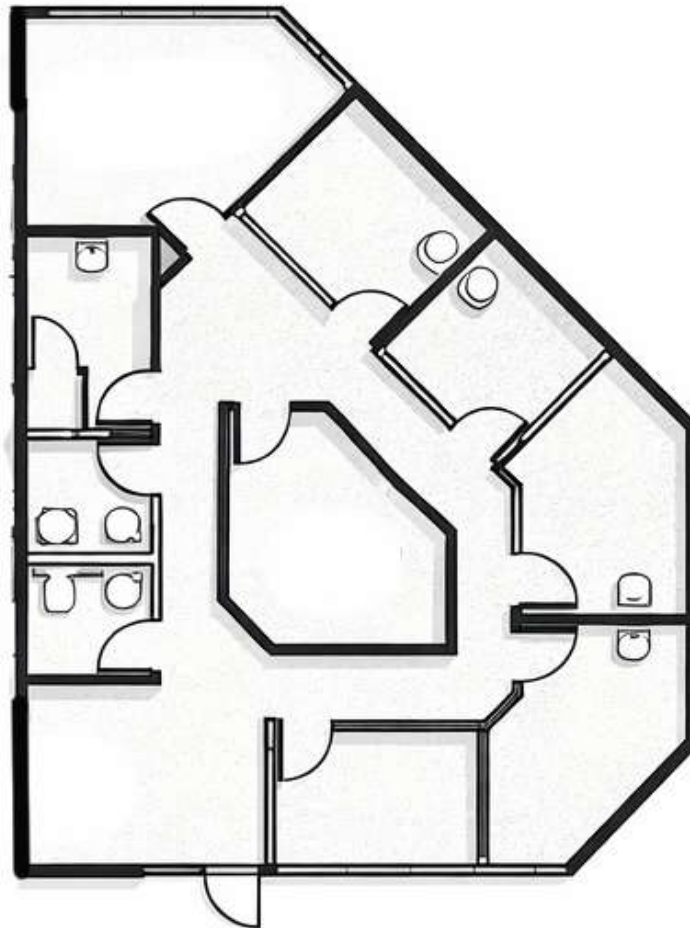




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Suite 120: 1,750 SF

FLOORPLAN

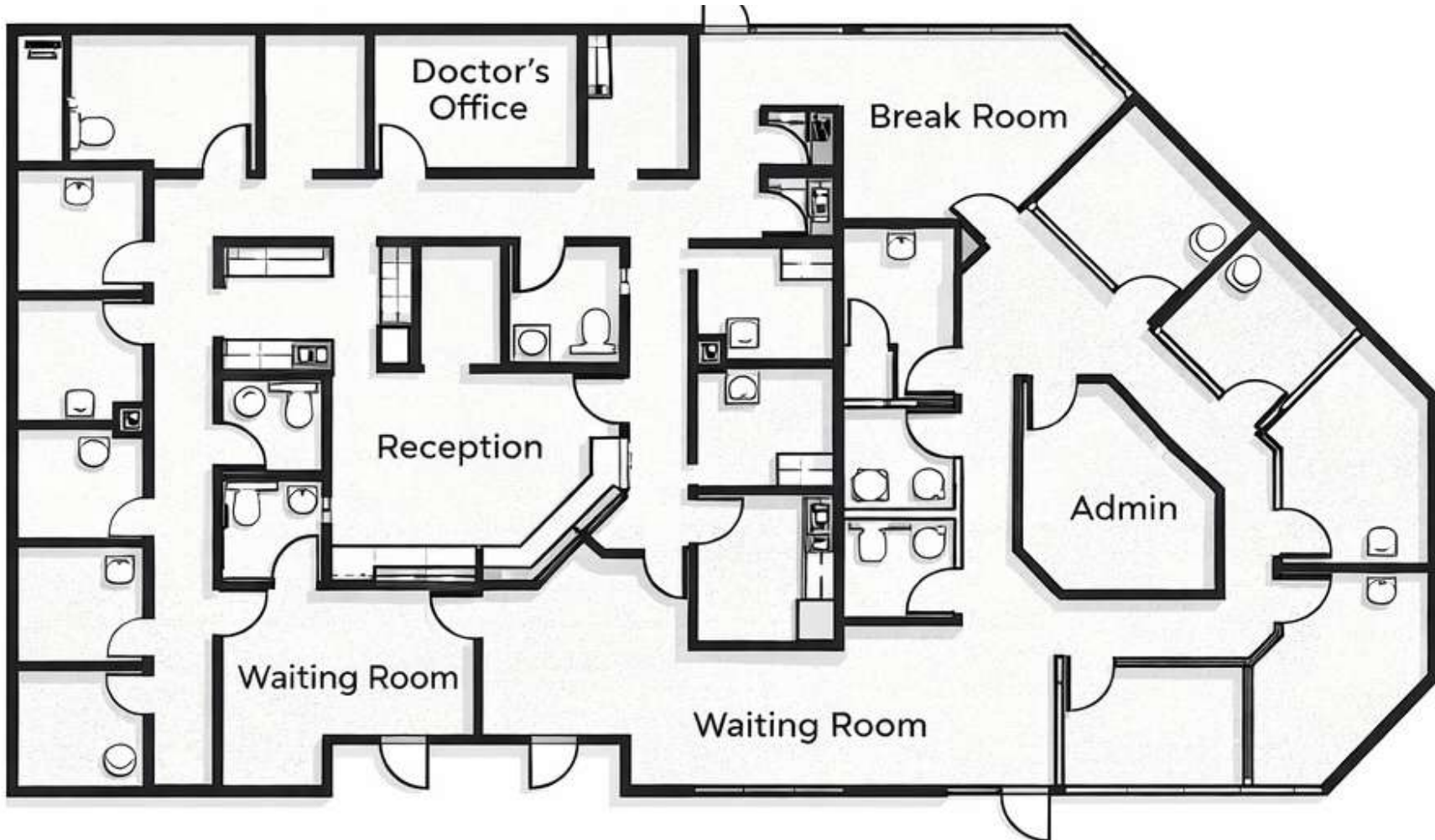




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Suite 110 & 120: 4,572 SF

FLOORPLAN





Professional Transaction Management

-  *Full-service representation from initial tour through lease execution, ensuring a streamlined and efficient process.*
-  *Advisory on layout functionality, growth planning, and alignment of the space with operational needs.*
-  *Clear breakdown of lease economics, including rent structure, operating expenses, and long-term occupancy costs.*
-  *Strategic positioning of LOIs and lease terms to protect tenant interests and optimize deal outcomes.*
-  *Direct interface with ownership to manage communication, approvals, and deal momentum.*
-  *Guidance on tenant improvements, contractor coordination, and delivery timelines.*



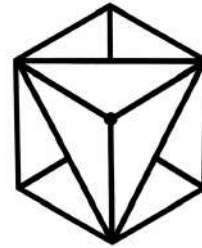
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DEMOGRAPHIC HIGHLIGHTS

		1 Mile	3 Mile	5 Mile	
population		2025 Projection	22,087	144,238	357,485
		2019 Estimate	18,782	124,713	320,311
		2010 Census	10,766	87,548	255,560
		Growth 2019 - 2024	3.29%	2.95%	2.22%
			6.20%	3.90%	2.47%
households		2025 Projection	7,945	54,951	146,705
		2019 Estimate	6,818	47,782	123,374
		22010 Census	3,993	34,287	100,480
		Growth 2019 - 2024	3.11%	2.84%	2.07%
household income		2025 Average Household Income	\$72,787	\$88,325	\$86,469
businesses		# of Businesses	749	4,323	9,658
		# of Employees	8,281	42,331	91,762



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Kinetic Deal Acceleration System[™]