



**CAPITA WEST**  
DEVELOPMENT

**Anthem Hills Professional Plaza**  
12211-12231 S. Eastern Avenue  
Henderson, NV 89052

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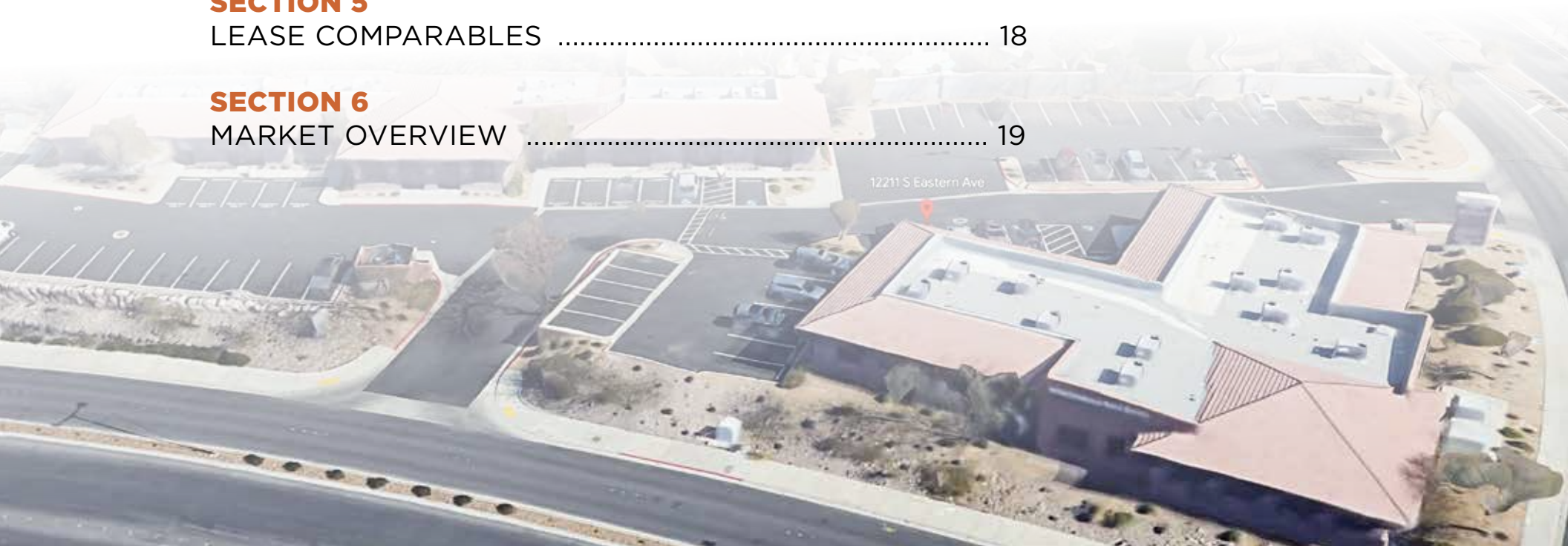
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## ADVISOR BIO



### **MATTHEW STONE | BROKER**

CONTACT INFO: 702-221-5634

License: #B.0143477.LLC

**MATTHEW STONE** has been involved in construction, new development, and real estate his entire career. He started as an apprentice at his family's construction company as a teen and later used the skills he gained there to fund his college education. After receiving both a Bachelor of Science in Construction Engineering and a Master of Construction Engineering Management from Montana State University, Matt moved to Nevada to work as a project manager for a specialized contractor company, where he built medical facilities throughout the Las Vegas Valley.

# INVESTMENT OVERVIEW



# REGIONAL MAP



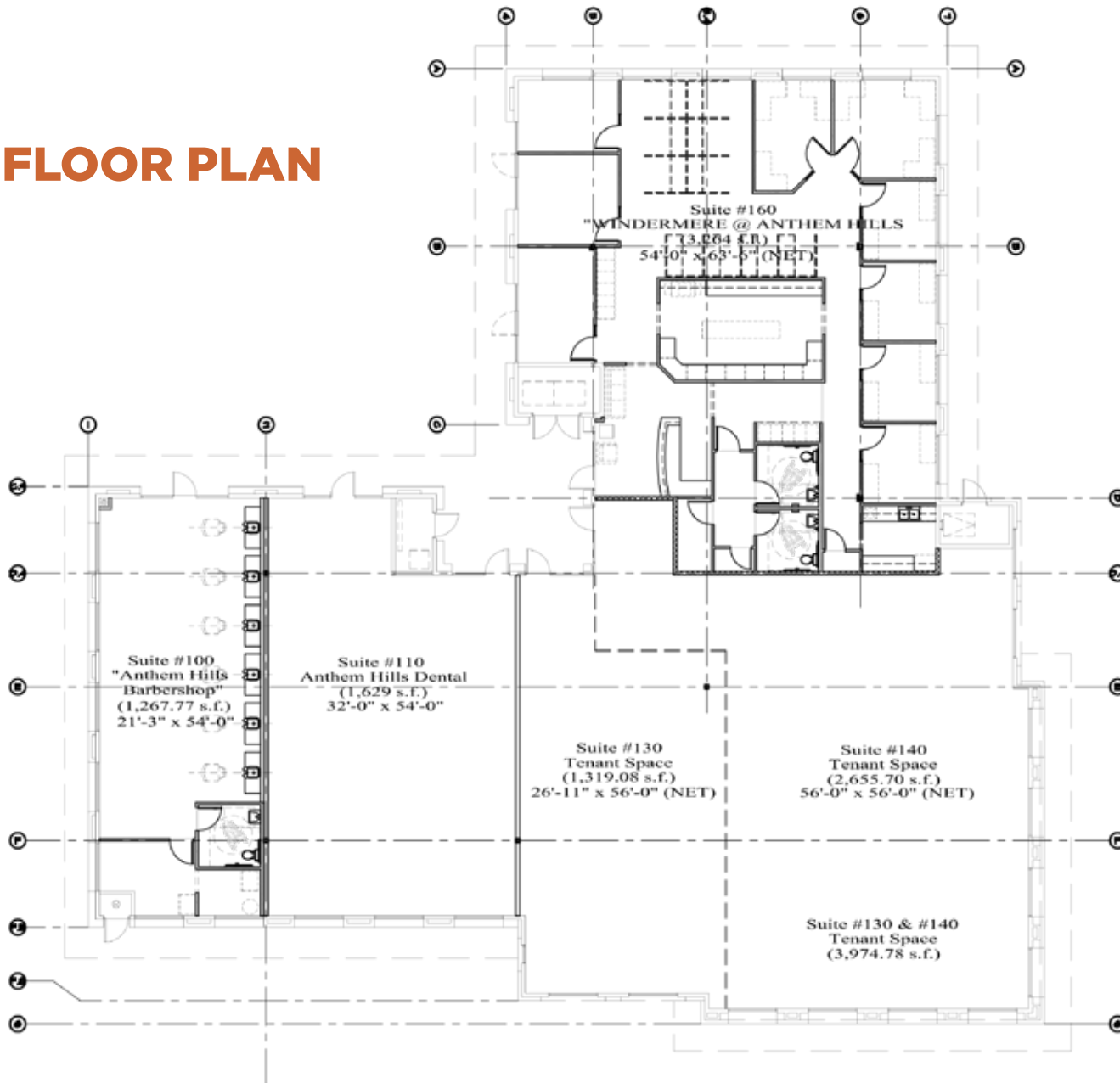
# LOCAL MAP



MAP DATA © 2023 | GOOGLE IMAGERY © 2023

# ANTHEM HILLS PLAZA | TENANT PLAN | BUILDING 1

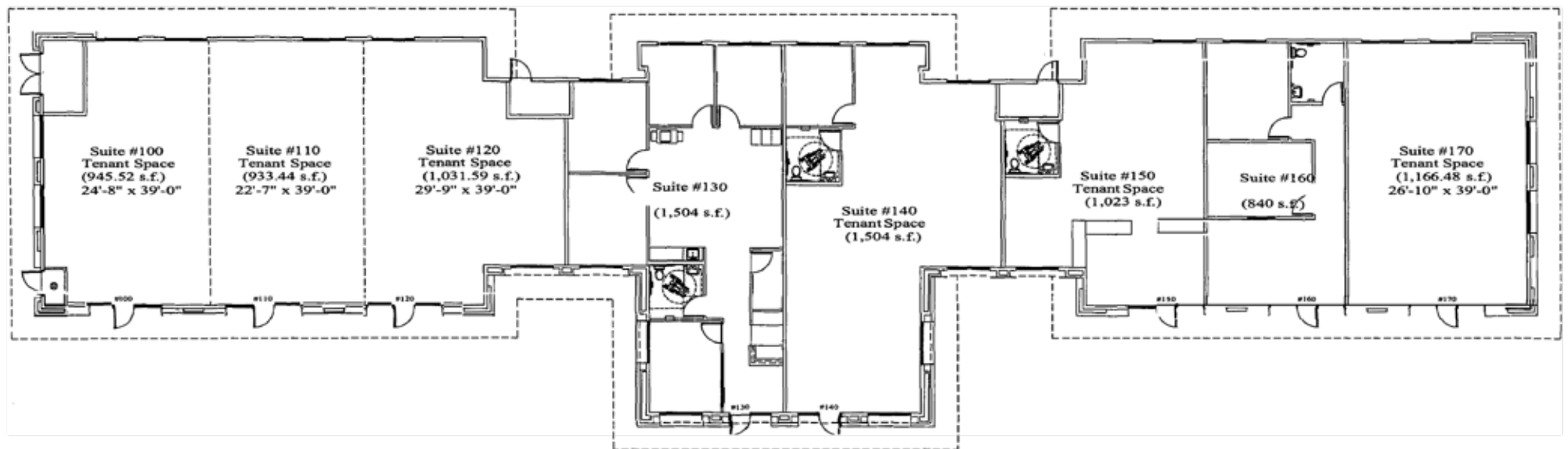
## FLOOR PLAN







## ANTHEM HILLS PLAZA | TENANT PLAN | BUILDING 2



# PROPERTY SUMMARY

Original ownership. This two-building professional office property offers a combined 19,026 SF of professional office space with 12 suites ranging in size from 840 SF to 3,264 SF. This property is located between three luxury golf courses: Rio Secco Golf Club, Anthem Country Club, and The Revere Golf Club and sits on the hard corner of two major streets among two of the most affluent and exclusive communities in Southern Nevada, Seven Hills and Anthem. The parcel spans over 2.30 acres with 95 parking spaces scoring a significant parking ratio of 5/1,000 SF. The property lies in the midst of a dense residential district with over 128,000 people residing within a one mile radius with a median income of over \$100,000. This fully leased property presents hands-on investors with turnkey revenue, yet opportunity or greater rents, as the majority of tenants are on short-term leases with desire to renew.

## PROPERTY HIGHLIGHTS

- **FULLY OCCUPIED** multi-tenant office investment property
- **ORIGINAL OWNERSHIP** (developers)
- **19,026 SF of Professional** Office Space (12 Suites)
- **Located between** the two most exclusive and affluent communities in Henderson
- **Strong Parking Ratio:** 5.00/1000
- **Median HH Income:** +\$100,000



## OFFERING SUMMARY

LISTING PRICE	\$5,200,000
NET RENTABLE AREA	19,026 SF
LOT SIZE	2.3 ACRES
YEAR BUILT   RENOVATED	2003/-

## OFFERING SUMMARY

CAP RATE	6.8%
PRICE PER SF	\$273.31
AVERAGE RENT	\$18.62 PER SF

## TENANT PROFILES

COMPANY	LEASE RATE
Anthem Hills Barber & Salon	\$1.27
Anthem Hills Dental	\$2.20
Fairway Independent Mortgage	\$1.80
Windermere Property Management	\$1.40
Britta Leigh Designs	\$1.37
Fairless Homes	\$1.75
Epic Deed Service Corp	\$1.40
Deb's Dog Grooming	\$1.21
Financial Fitness Group	\$1.39
Edward Jones Investment	\$1.36
Nevada Therapy Solutions	\$1.36



# FINANCIAL ANALYSIS

## FINANCIAL DETAILS

LESSEES	SUITE	OFFICE	SPACE COST	CAMS COST SF \$SF	CAMS COST	RENT	LEASE TERM	START END DATE	ANNUAL INCRS	SF %
<b>Anthem Hills Barber/Salon</b>	1-100	1268 @ 1.27	\$1,606.27	1268 @ .35	\$443.80	\$2,050.07 \$25.00	1-5 yr	01/2020-12/31/24	3%	13%
<b>Anthem Hills Dental</b>	1-110-120	1629 @ 2.20	\$5,130.52	1629 @ .35	\$570.15	\$5,700.67 \$25.00	10 yr	12/01/23-11/30/33	3%	16%
<b>Fairway Independent Mortgage</b>	1-130	1482 @ 1.80	\$2608.32	1482 @ .35	\$518,70	\$3127,02	5 yr	11/01/21-10/31/26	3%	15%
<b>Fairway Independent Mortgage</b>	1-140	2493 @ 1.80	\$4497.38	2493 @ .35	\$872.55	\$5369.93 \$50.00	2 yr+	11/01/21-10/31/26	3%	24%
<b>Windemere Property Management</b>	1-50/170	3264 @ 1.40	\$4760.00	3264 @ .35	\$1,142.40	\$5902.40 \$50.00	4 yr	05/01/15-04/30/24	3%	32%
<b>Stephen &amp; Britta Sessums</b>	2-100/110	1780 @ 1.37	\$2365,08	1780 @ .35	\$623,00	\$2,988.08	5 yr	08/01/16-7/31/26	3%	20%
<b>Fairless Homes</b>	2-120	1131 @ 1.75	\$1,752.90	1131 @ .35	\$395.85	\$2,148.75 \$25.00	2 yr	11/01/23-10/31/25	3%	12%
<b>Epic Deed Service Corp</b>	2-130	1504 @ 1.40	\$2105.60	1504 @ .35	\$526.40	\$2,632.00	2 yr	06/01/23-05/31/26	3%	17%
<b>Nevada Therapy Solutions</b>	2-140	1504 @ 1.36	\$2,044.83	1504 @ .35	\$526.40	\$2,571.23 \$.25.00	5 yr	12/01/21-11/30/26	3%	17%
<b>Deb's Dog Grooming</b>	2-150	1023 @ 1.21	\$1,233.38	1023 @ .35	\$358.05	\$1,591.43 \$25.00	5 yr	12/01/12-12/31/28	3%	12%
<b>Financial Fitness Group</b>	2-160	840 @ 1.39	\$1,099.00	840 @ .35	\$294.00	\$1,393.00	1 yr	11/01/23-10/31/24	3%	9%
<b>Edward Jones Investment</b>	2-170	1108 @ 1.36	\$1501.32	1108 @ .35	\$387.45	\$1,888.77	5 yr	01/01/09-12/31/26	3%	13%
<b>MONTHLY TOTAL</b>			<b>\$30,704.60</b>		<b>\$6,658.75</b>	<b>\$37,563.35</b>				

# SALE COMPARABLES

## SUBJECT PROPERTY

	PRICE	CAP RATE	NET RENTABLE AREA	PRICE /SF	LOT SIZE	CLOSE
<b>ANTHEM HILLS PROFESSIONAL PLZ</b> 12211-12231 S. Eastern Ave, Henderson, NV 89052	\$5,200,00	6.8%	19,026 SF	\$273.31	2.3 Acres	On Market

## SALE COMPARABLES

	PRICE	CAP RATE	NET RENTABLE AREA	PRICE /SF	LOT SIZE	CLOSE PRICE/SF
<b>7230 Amigo Street</b> Las Vegas, NV 89119	\$21,059,840	6.00%	87,802 SF	\$239.86	3.56 Acres	\$239.86
<b>700 E Warm Springs Road</b> Las Vegas, NV 89119	\$14,987,776	-	61,344 SF	\$244.32	2.98 Acres	\$244.32
<b>744 E. Pilot Road</b> Las Vegas, NV 89119	\$2,575,700	-	7,917 SF	\$325.34	0.13 Acres	\$325.34
<b>7150 Pollock Drive</b> Las Vegas, NV 89119	\$5,947,392	-	22,944 SF	\$259.21	2.09 Acres	\$259.21
<b>1880 E. Warm Springs Road, #140</b> Las Vegas, NV 89119	\$1,025,000	-	3,106 SF	\$330.01	.069 Acres	\$330.01
<b>7160 Bermuda Road</b> Las Vegas, NV 89119	\$13,520.384	-	55,194 SF	\$244.96	3.44 Acres	\$244.96

# SALE COMPARABLES



**ANTHEM HILLS PROFESSIONAL PLAZA: 12211-12231 S. EASTERN, AVE., HENDERSON NV 89052**

LISTING PRICE	\$5,200,00	COE	ON MARKET
DOWN PAYMENT	4% \$2,132,000	NET RENTABLE AREA	19,026 SF
CAP RATE	7.08%	PRICE/SF	\$282.28
PROPERTY TYPE	OFFICE	OCCUPANCY	100%
LOT SIZE	2.3 ACRES	YEAR BUILT/RENOVATED	2003/-



### 7230 AMIGO STREET, LAS VEGAS, NV 89119

LISTING PRICE	\$21,059,840
CAP RATE	6.00%
PROPERTY TYPE	GENERAL
LOT SIZE	3.56 ACRES
COE	07/23/2023
NET RENTABLE AREA	87,802 SF
PRICE/SF	\$239.86
OCCUPANCY	100%
YEAR BUILT/RENOVATED	2002/-



### 700 E WARM SPRINGS RD., LAS VEGAS, NV 89119

LISTING PRICE	\$14,987,776
CAP RATE	7.08%
PROPERTY TYPE	GENERAL
LOT SIZE	2.98 ACRES
COE	07/27/2023
NET RENTABLE AREA	61,344 SF
PRICE/SF	\$244.32
OCCUPANCY	100%
YEAR BUILT/RENOVATED	1997/-

# SALE COMPARABLES



**744 E PILOT RD, LAS VEGAS, NV 89119**

LISTING PRICE	\$2,575,700
CAP RATE	-
PROPERTY TYPE	FLEX
LOT SIZE	0.13 ACRES
COE	08/03/2023
NET RENTABLE AREA	7,917 SF
PRICE/SF	\$325.34
OCCUPANCY	100%
YEAR BUILT/RENOVATED	2009/-



**7150 POLLOCK DR., LAS VEGAS, NV 89119**

LISTING PRICE	\$5,947,392
CAP RATE	-
PROPERTY TYPE	GENERAL
LOT SIZE	2.09 ACRES
COE	07/27/2023
NET RENTABLE AREA	22,944 SF
PRICE/SF	\$259.21
OCCUPANCY	100%
YEAR BUILT/RENOVATED	1997/-



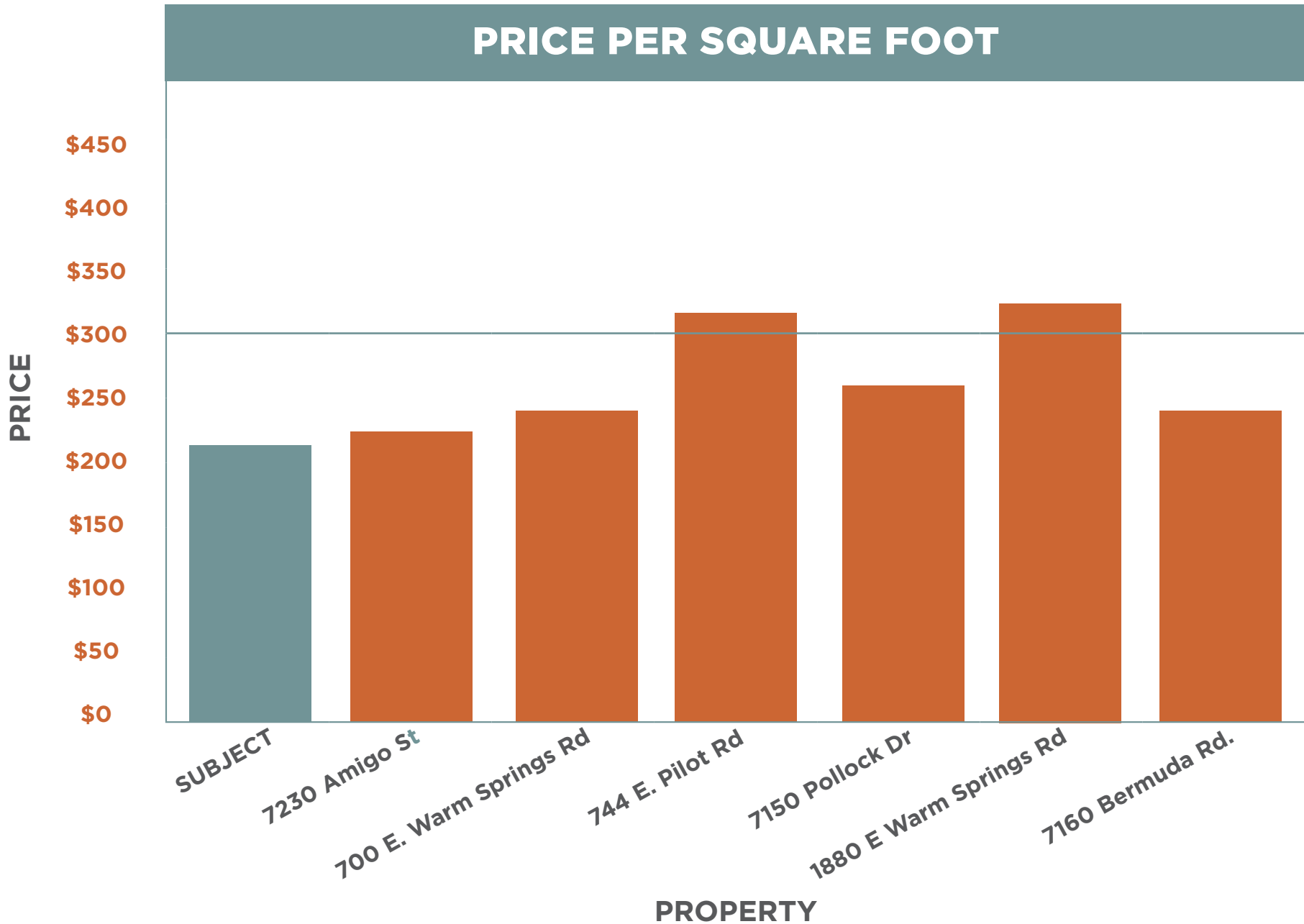

**1880 E WARM SPRINGS RD., #140 LAS VEGAS, NV 89119**

LISTING PRICE	\$1,025,000
CAP RATE	-
PROPERTY TYPE	FLEX
LOT SIZE	0.069 ACRES
COE	07/27/2023
NET RENTABLE AREA	3,106 SF
PRICE/SF	\$330.01
OCCUPANCY	100%
YEAR BUILT/RENOVATED	2007/-


**7160 BERMUDA RD., LAS VEGAS, NV 89119**

LISTING PRICE	\$13,520,384
CAP RATE	-
PROPERTY TYPE	GENERAL
LOT SIZE	3.44 ACRES
COE	07/14/2023
NET RENTABLE AREA	55,194 SF
PRICE/SF	\$244.96
OCCUPANCY	100%
YEAR BUILT/RENOVATED	2000/-

# SALE COMPARABLES



# LEASE COMPARABLES

## SUBJECT PROPERTY

	BLD TYPE	TENANCY	SUITS	SQ FT	RATE	OCCUPANCY
ANTHEM HILLS PROFESSIONAL PLZ 12211-12231 S. Eastern Ave, Henderson, NV 89052	OFFICE	MULTIPLE	12	19,026 SF	2.3 Acres	100%

## LEASE COMPARABLES

	BLD TYPE	TENANCY	SUITES	SQ FT	RATE/SF/YR
3007 W Horizon Ridge Pkwy Henderson, NV 89052	OFFICE	MULTIPLE	3	2,004 SF	\$19.2 SF/YR
861 Coronado Center Dr Henderson, NV 89052	OFFICE	MULTIPLE	1	2,507 SF	\$15 SF/YR
2610 W Horizon Ridge Pkwy Henderson, NV 89052	OFFICE	MULTIPLE	4	2,448 SF	\$19.80 SF/YR
2855 St Rose Pkwy Henderson, NV 89052	OFFICE	MULTIPLE	1	4,600 SF	\$15.60 SF/YR
3005 W Horizon Ridge Pkwy Henderson, NV 89052	OFFICE	MULTIPLE	1	1,924 SF	\$18.60 SF/YR
866 Seven Hills Dr Henderson, NV 89052	OFFICE	MULTIPLE	1	5,900 SF	\$18.60 SF/YR

# MARKET OVERVIEW

## LAS VEGAS

Las Vegas is considered one of the premier entertainment cities of the world thanks to its abundance of resorts, restaurants, shopping and entertainment options. Casino closures and convention cancellations during the health crisis significantly reduced visitor volume and the number of jobs in the metro during 2020. However, Las Vegas is positioned to quickly record historical levels of tourism and job creation once the pandemic lifts.

The Las Vegas-Henderson-Paradise MSA is one of the fastest-growing metros in the nation with a population of nearly 2.3 million. The metro has become a fully diversified economy, with logistics groups, tech firms and manufacturing all taking advantage of Las Vegas' low cost of business and proximity to major West Coast markets.

### METRO HIGHLIGHTS

#### WELL PAYING JOBS

Office-using positions, most of them within the professional and business services sector, accounted for more than 20percent of the metro's job count at the onset of 2021.



#### STRONG POPULATION GAINS

The metro continues to draw new residents amid the economic disruption caused by the pandemic. Over the next five years, Las Vegas' populace is forecast to increase by nearly 6 percent.



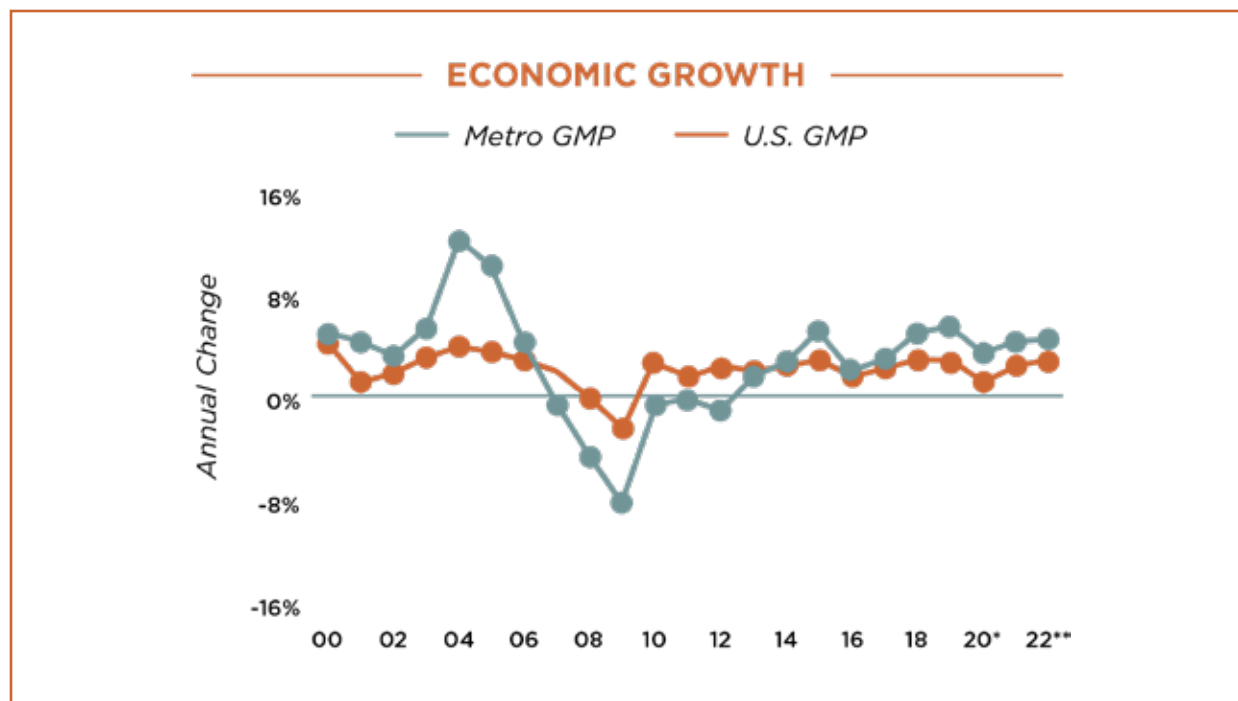
#### VAST TOURISM INDUSTRY

Visitor volume fell below 20 million in 2020; however, the prior two years recorded annual totals that each exceeded the 40 million mark.



# LAS VEGAS ECONOMY

- With all 10 of the nation's largest hotels located in Las Vegas, tourism and entertainment are the most significant drivers of the Las Vegas economy; however, the economy has diversified into distribution, back-office operations and manufacturing.
- The metro's business-friendly environment, access to Western markets, growing labor force and availability of high-speed data have attracted companies such as Switch, Amazon, K2 Energy, Scientific Games, Tectonics, Virtual Guard, VadaTech and Zappos.
- The 2.3 million-square-foot Las Vegas Convention Center is one of the largest in the world and will feature a new underground people mover upon its reopening.



\*Estimate \*\*Forecast

## MAJOR AREA EMPLOYERS

Wynn Resorts

Station Casinos

MGM Resorts

Las Vegas Sands

Caesars Entertainment

Boyd Gaming

The Valley Health System

Johnson Electric

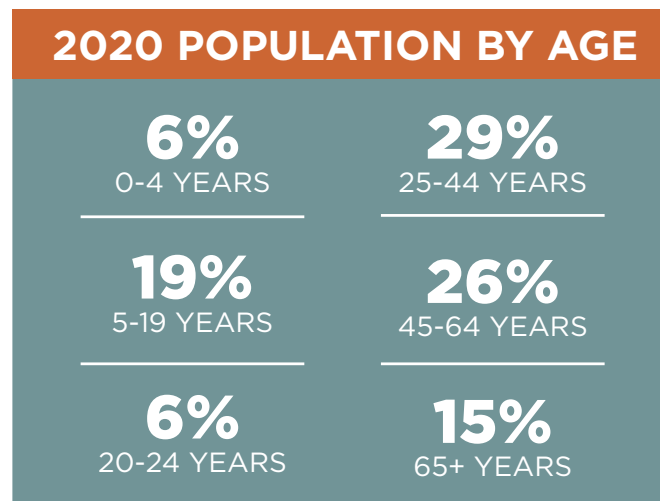
Dignity Health

United Healthcare of Nevada

# MARKET OVERVIEW

## DEMOGRAPHICS

- The population will expand by more than 125,000 residents over the next five years, resulting in the formation of nearly 52,700 households.
- The homeownership rate of 53 percent is well below the national rate of 64 percent, creating a strong rental market.
- Roughly 23 percent of the population age 25 and older have attained a bachelor's degree, and 8 percent also hold a graduate or professional degree.



2020 POPULATION:  
**2.3M**

GROWTH 2020-2025\*:  
**5.5%**

2020 HOUSEHOLDS:  
**87K**

GROWTH 2020-2025\*:  
**6.3%**

2020 MEDIAN AGE:  
**37.5**

U.S. MEDIAN:  
**38.2**

2020 MEDIAN  
HOUSEHOLD INCOME:  
**2.3M**

U.S. MEDIAN:  
**\$63,000**

## QUALITY OF LIFE

With approximately 300 days of sunshine annually and an average temperature near 80 degrees, Clark County offers residents and visitors alike plenty to do besides enjoy the resorts and casinos. Water-sports enthusiasts can take advantage of various activities at Lake Mead and the Colorado River, including boating, fishing, water skiing and sailing. Red Rock Canyon Conservation Area, located off the Strip, offers outstanding hiking and mountain-climbing opportunities. Las Vegas is home to the University of Nevada-Las Vegas (UNLV), which has received national recognition for its hotel management, criminal justice and social-work programs. The metro is also home to the NFL's Raiders, who play at the recently constructed Allegiant Stadium.

\* Forecast

Sources: Capital West Research Services; BLS; Bureau of Economic Analysis; Experian; Forbes; Fortune; Las Vegas Convention and Visitors Authority; Moody's Analytics; U.S. Census Bureau



## SPORTS



## EDUCATION



## ARTS & ENTERTAINMENT



# MARKET OVERVIEW

POPULATION	1 MILE	3 MILES	5 MILES
<b>2026 Projection</b>			
Total Population	10,093	92,932	220,383
<b>2021 Estimate</b>			
Total Population	9,420	84,525	204,579
<b>2010 Census</b>			
Total Population	8,004	66,387	167,096
<b>2000 Census</b>			
Total Population	1,832	16,177	75,088
<b>2021 Estimate</b>			
Daytime Population	7,475	74,718	168,288

POPULATION PROFILE	1 MILE	3 MILES	5 MILES
<b>2026 Projection</b>			
2021 Estimate Total Population	9,420	84,525	204,579
Under 20	18.3%	19.8%	21.7%
20 to 34 Years	6.8%	14.9%	18.0%
35 to 49 Years	15.5%	19.0%	21.0%
50 to 59 Years	13.3%	11.9%	12.7%
60 to 64 Years	10.9%	8.3%	6.9%
65 to 69 Years	13.2%	9.5%	7.0%
70 to 74 Years	10.7%	7.8%	5.7%
Age 75+	11.4%	8.8%	7.0%
Median Age	57.5	47.1	42.3
<b>Population by Gender</b>			
2021 Estimate Total Population	9,420	84,525	204,579
Male Population	49.0%	48.1%	48.7%
Female Population	51.0%	51.9%	51.3%
<b>Travel Time to Work</b>			
Ave. Travel Time to Work in Minutes	27.0	26.0	24.0

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
<b>2026 Projection</b>			
Total Households	4,426	39,954	89,754
<b>2021 Estimate</b>			
Total Households	4,140	36,053	82,496
Ave. (Mean) Household Size	2.3	2.4	2.5
<b>2010 Census</b>			
Total Households	3,490	28,215	66,864
<b>2000 Census</b>			
Total Households	828	6,702	29,458

HOUSEHOLDS BY INCOME	1 MILE	3 MILES	5 MILES
<b>2021 Estimate</b>			
\$200,000 or More	18.7%	12.5%	10.1%
\$150,000-\$199,999	11.9%	9.4%	8.6%
\$100,000-\$149,999	18.8%	19.0%	19.0%
\$75,000-\$99,999	13.2%	14.1%	14.8%
\$50,000-\$74,999	15.3%	17.7%	19.1%
\$35,000-\$49,999	7.9%	9.9%	10.6%
\$25,000-\$34,999	5.2%	6.6%	6.9%
\$15,000-\$24,999	4.4%	5.0%	5.1%
Under \$15,000	4.6%	5.7%	5.8%
Ave. Household Income	\$147,713	\$122,086	\$112,571
Median Household Income	\$98,815	\$83,160	\$78,738
Per Capita Income	\$64,933	\$52,079	\$45,421



## DEMOGRAPHICS

### POPULATION

In 2021, the population in your selected geography is 204,579. The population has changed by 172.5 percent since 2000. It is estimated that the population in your area will be 220,383 five years from now, which represents a change of 7.7 percent from the current year. The current population is 48.7 percent male and 51.3 percent female. The median age of the population in your area is 42.3, compared with the U.S. average, which is 38.4. The population density in your area is 2,603 people per square mile.

### HOUSEHOLDS

There are currently 82,496 households in your selected geography. The number of households has changed by 180.0 percent since 2000. It is estimated that the number of households in your area will be 89,754 five years from now, which represents a change of 8.8 percent from the current year. The average household size in your area is 2.5 people.

### INCOME

In 2021, the median household income for your selected geography is \$78,738, compared with the U.S. average, which is currently \$65,694. The median household income for your area has changed by 24.2 percent since 2000. It is estimated that the median household income in your area will be \$81,261 five years from now, which represents a change of 3.2 percent from the current year.

The current year per capita income in your area is \$45,421, compared with the U.S. average, which is \$36,445. The current year's average household income in your area is \$112,571, compared with the U.S. average, which is \$94,822.

### EMPLOYMENT

In 2021, 101,633 people in your selected area were employed. The 2000 Census revealed that 67.0 percent of employees are in white-collar occupations in this geography, and 33.0 percent are in blue-collar occupations. In 2021, unemployment in this area was 7.0 percent. In 2000, the average time traveled to work was 21.2 minutes.

### HOUSING

The median housing value in your area was \$319,938 in 2021, compared with the U.S. median of \$227,827. In 2000, there were 22,846 owner-occupied housing units and 6,612 renter-occupied housing units in your area. The median rent at the time was \$863.

### EDUCATION

The selected area in 2021 had a higher level of educational attainment when compared with the U.S. averages. 13.8 percent of the selected area's residents had earned a graduate degree compared with the national average of only 12.0 percent, and 24.3 percent completed a bachelor's degree, compared with the national average of 19.5 percent.

The number of area residents with an associate degree was higher than the nation's at 8.5 percent vs. 8.3 percent, respectively.

The area had fewer high-school graduates, 22.4 percent vs. 27.2 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 25.6 percent in the selected area compared with the 20.5 percent in the U.S.

# MARKET OVERVIEW

## EMPLOYERS MAP



# DEMOGRAPHICS

MAJOR EMPLOYERS	EMPLOYEES
1. Gaughan South LLC - South Point Hotel & Casino Spa	2,400
2. Las Vegas Green Valley LLC - M Resort Spa Casino	1,600
3. Green Valley Ranch Gaming LLC - Green Valley Ranch Resort & Spas	1,500
4. 6PM.COM LLC	1,266
5. Omics Group Inc. - Omics Publishing Group	1,000
6. Clark County School District - Roger D Gehring Academy of Science	643
7. Clark County School District-Shirley A Barber Elementary School	643
8. United Parcel Service Inc - UPS	635
9. First American Title Insurance Co	485
10. Walmart Inc-Walmart	450
11. FTR International Inc Nevada	450
12. Quality Candy Company LLC	400
13. Cashman Equipment Company - Caterpillar Authorized Dealer	285

MAJOR EMPLOYERS	EMPLOYEES
14. Creative Learning Center Inc - Creative Playgrounds Educational Toys	262
15. SBGA Inc	250
16. Raiders Football Club LLC - Oakland Raiders	250
17. Levis Only Stores Inc-Levis Outlet	250
18. Cheesecake Factory Restaurant Inc	232
19. United States Postal Service-US Post Office	214
20. Playtika Holding Corp	205
21. Select Medical Corporation-Health South	200
22. Sams West Inc - Sams Club 6261	200
23. Target Stores Inc-Target	200
24. Target Stores Inc-Target	177
25. Nevada System Higher Education - UNLV Athletics/Gaming Operations	173

## Matthew Stone

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