



Offering Memorandum

Seven Hills Surgery Center & MOB

876 Seven Hills Drive | Henderson, NV 89052

The Alvino Group of Marcus & Millichap



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About Us

We are a Las Vegas-based commercial real estate group specializing in the acquisition and disposition of net-leased and multi-tenant retail investment properties throughout the United States. Collectively, our team consists of the top producing agent in the Marcus & Millichap Las Vegas office, Dustin R. Alvino as well as Andy Pasbakhsh, Michael Merhi, Casey Kitagawa, Madelyn Rupprecht, and Tamir Israeli.

We have evaluated over one billion dollars worth of real estate across 25 states and growing. We pride ourselves on being client-focused and results-driven, which is why we have had tremendous success over the last decade.

#1

**Marcus & Millichap
Team in Nevada**

#1

**Net Leased Team
in Nevada**

#1

**Retail Team
in Nevada**

LAS VEGAS, NV

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876 Seven Hills Dr

Executive Summary

A rare opportunity for both owner-users and real estate investors, Seven Hills Surgery Center is a premier medical office asset strategically positioned in Henderson, NV, within the thriving Las Vegas metro area. Situated less than one thousand feet from a 134-bed Southern Hills Hospital, just one mile from the 326-bed Dignity Health – St. Rose Dominican Siena Campus, and two and one half miles from the 150-Bed West Henderson Hospital, this property benefits from direct medical synergies, with access to a vast network of over 5,000 employees and 1,800+ physicians across multiple campuses.

The Seven Hills Surgery Center (ASC) was formerly accredited by both the Accreditation Association for Ambulatory Healthcare (AAAHC) and The Joint Commission, the two most prestigious accreditations an ASC can obtain. This high-identity property is positioned in a booming medical corridor within the prestigious Seven Hills Medical Office business park, making it an ideal environment for healthcare professionals and investors alike. With superior connectivity to I-15 and I-215, the location offers direct access to the Las Vegas Strip, Downtown Las Vegas, and all major submarkets within the Valley.

Surrounded by some of Henderson’s most affluent communities—Seven Hills, Anthem, McDonald Ranch, Southern Highlands, Silverado Ranch, and Green Valley—this location serves a highly desirable demographic of 263,506 residents and 122,034 households within a 5-mile radius. Additionally, its proximity to Henderson Executive Airport and Harry Reid International Airport (McCarran International), the 7th busiest airport in the U.S., further enhances its accessibility for traveling medical professionals and business executives.

With exceptional architectural design, meticulous maintenance, and a stable, recession-proof asset category, Seven Hills Surgery Center presents an outstanding opportunity for both medical practitioners looking for a prime owner-user space and investors seeking long-term stability in a high-growth market.



Investment Highlights

Premier Medical Hub – Situated one mile from Dignity Health – St. Rose Dominican Siena Campus (326 beds) and in close proximity to Seven Hills Hospital (134 beds) and West Henderson Hospital (150 beds), ensuring a strong healthcare network and demand.

High-Identity Location – Positioned within the Seven Hills Medical Office business park, a premier destination for medical professionals, fostering a collaborative and high-demand environment.

Unmatched Accessibility – Quick access to I-15 via St. Rose Parkway, connecting directly to the Las Vegas Strip and Downtown Las Vegas, and I-215 via Eastern Avenue, linking Henderson to all major submarkets.

Affluent Demographics – Services a dense and high-income population of 263,506 residents and 122,034 households within a 5-mile radius, offering a built-in customer base for medical services.

Booming Growth Zone – Located in an area where most infrastructure was built post-2004, showcasing a modern, thriving, and growing business environment.

Superior Connectivity – Minutes from Las Vegas Boulevard, Henderson Executive Airport, and Harry Reid International Airport, enhancing its appeal to business professionals and medical travelers.

Recession-Proof Medical Office Asset – The medical office market is historically stable, with demand for ambulatory surgery centers (ASCs) and healthcare facilities increasing due to long-term industry trends.

Strong Market Demand – Surgery centers command premium pricing, with medical office buildings consistently attracting investors due to their steady yields and long-term tenant stability.

Investor Appeal – Medical office buildings continue to gain popularity among investors, with healthcare real estate valued at \$1 trillion, and 9% owned by institutional investors—highlighting its strong market presence and investment security.

Meticulously Maintained Facility – The modern architecture, high-end finishes, and water-efficient landscaping ensure that the property remains in pristine condition, preserving its value and attractiveness to both medical professionals and investors.

Southern Nevada Market Strength – Seven Hills Surgery Center is one of 29 Ambulatory Surgery Centers in Southern Nevada, with the region ranking in the top 10 metros for medical office growth, underscoring the strong investment potential.

Property Overview

A Unique Opportunity for Medical Professionals & Investors

With its prime location, strong healthcare network, recession-resistant asset class, and high-demand market, Seven Hills Surgery Center represents a rare investment opportunity for both owner-users and institutional investors looking to capitalize on the growing demand for medical office properties.

Prime Location & Accessibility

The center boasts unmatched accessibility, with quick connections to major highways like I-15 and I-215, providing seamless access to the Las Vegas Strip, Summerlin, Green Valley, and other key submarkets within the valley. Situated in a vibrant community hub, it is surrounded by sought-after neighborhoods such as Anthem, Southern Highlands, McDonald Ranch/Highlands, and Seven Hills itself.

Convenience and amenities are abundant, with a wide range of retail outlets, dining options, and business services nearby. The property is also minutes from Eastern Avenue, the iconic Las Vegas Boulevard, and major airports, including Henderson Executive Airport and Harry Reid International Airport.

Accreditation & Healthcare Network

The Seven Hills Surgery Center (ASC) was formerly accredited by both the Accreditation Association for Ambulatory Healthcare (AAAHC) and The Joint Commission, the two most prestigious accreditations an ASC can obtain.

Its location within the Seven Hills Medical Office business park places it at the heart of one of the most significant healthcare corridors in the Las Vegas metro area. The center benefits from proximity to three major hospitals:

- Seven Hills Hospital – 134 beds
- Dignity Health – St. Rose Hospital – 326 beds
- West Henderson Hospital – 150 beds



Property Overview



List Price

Request For Offers



Asking Lease Rate

Request for Offers

Property Information

Property Name	Seven Hills Surgery Center & MOB
Address	876 Seven Hills Drive
City/State/Zip	Henderson, NV 89052
Parcel ID	138-36-406-006
Rentable Area Total	15,429 SF
Lot Size	1.88 AC
Stories	1
Roof System	Single-ply Roofing Membrane
Fire/Life/Safety	Wet Sprinkler System
Parking Ratio	102
Nearest Hospital(s)	Less than 1,000 Feet from Seven Hills Hospital (134 Beds)
	Less than 1.2 Miles from Dignity Health - St. Rose Dominican Hospital (326 Beds; 1,300 physicians)
	Less than 2.5 Miles to West Henderson Hospital (150 Beds; 36 Bay ER Dept)
# of Suites (Potential)	3
Year Built/Renovated	2003/2020
Zoning	CO (Office Commercial)
Ownership	Fee Simple



Parcel Map

NOTES

This map is for assessment use only and does NOT represent a survey.

No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

USE THIS SCALE (FEET) WHEN MAP REDUCED FROM 11X17 ORIGINAL

0 100 200 400 600 800

MAP LEGEND

- PARCEL BOUNDARY
- SUB BOUNDARY
- PMLD BOUNDARY
- ROAD EASEMENT
- MATCH / LEADER LINE
- HISTORIC LOT LINE
- HISTORIC PMLD BOUNDARY
- SECTION LINE
- CONDOMINIUM UNIT
- AIR SPACE PCL
- RIGHT OF WAY PCL
- SUB-SURFACE PCL
- 001 ROAD PARCEL NUMBER
- 001 PARCEL NUMBER
- 1.00 ACREAGE
- 202 PARCEL SUB/SEQ NUMBER
- PB 24-45 PLAT RECORDING NUMBER
- 5 BLOCK NUMBER
- 5 LOT NUMBER
- GL5 GOV. LOT NUMBER

ASSESSOR'S PARCELS - CLARK COUNTY, NV.

Briana Johnson - Assessor

BOOK T22S R61E

163	162	16116
176	177	17817
192	191	19018
204	205	20620

Scale: 1" = 200'

SEC 35

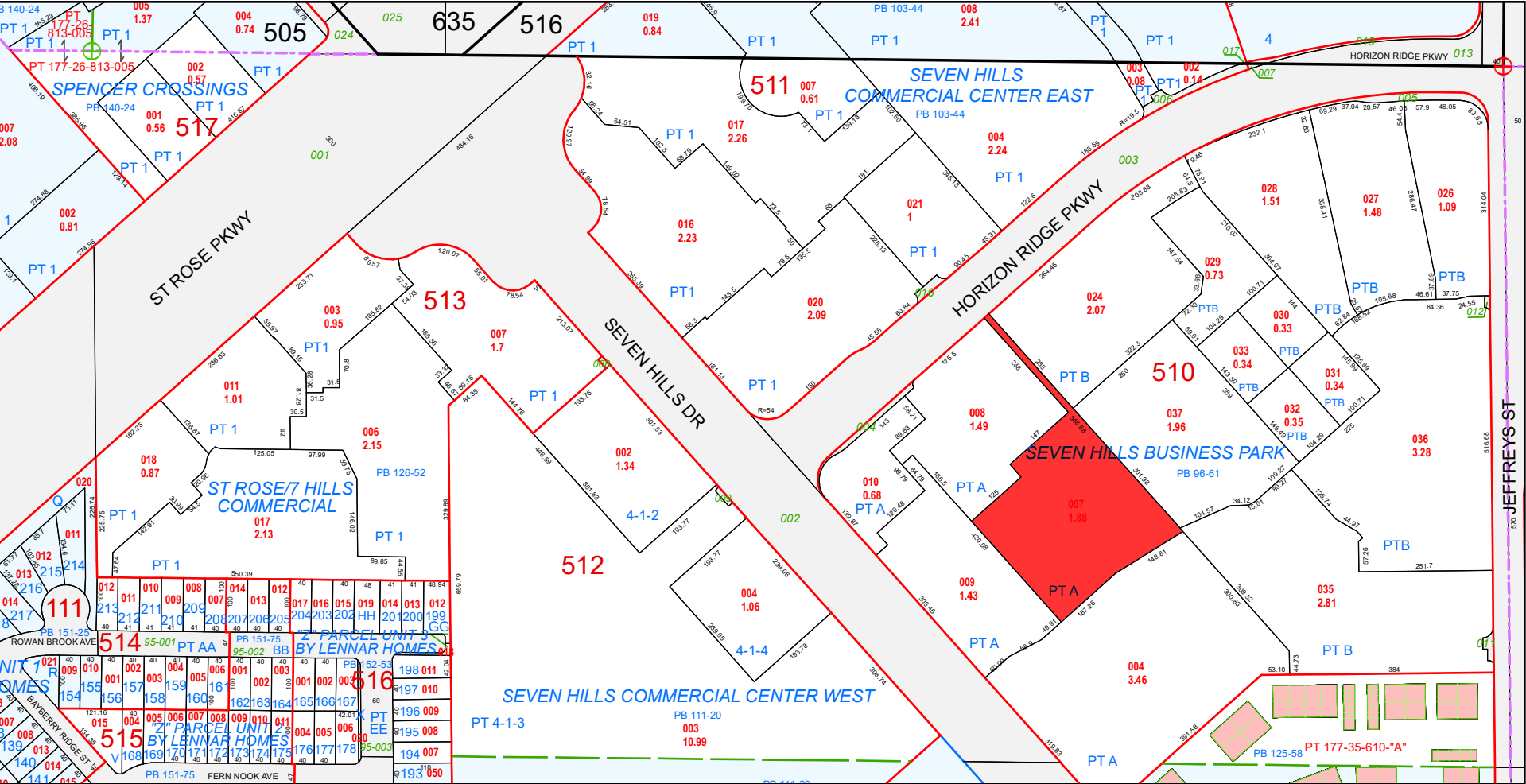
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Rev: 9/7/2023

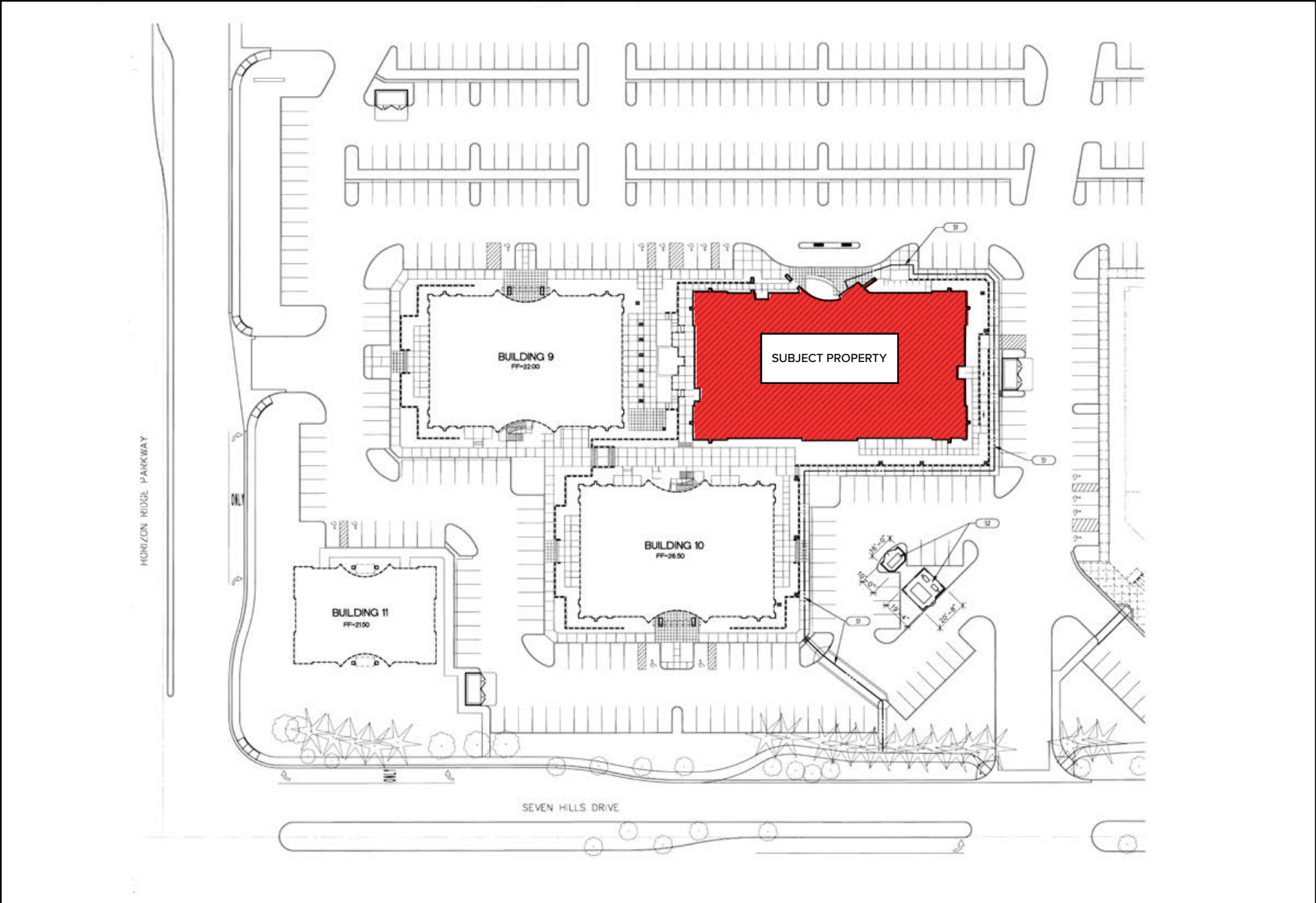
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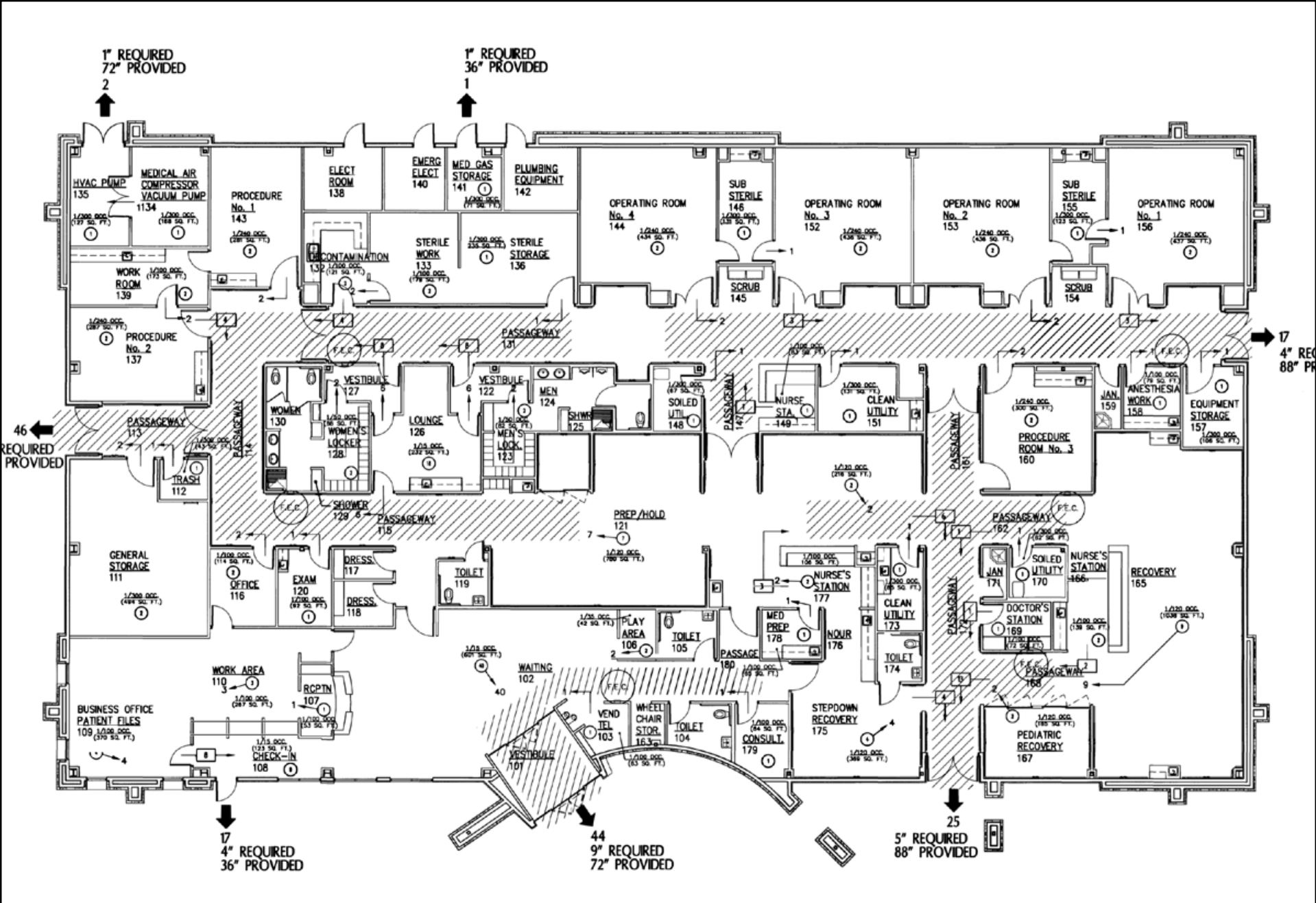
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Site Plan

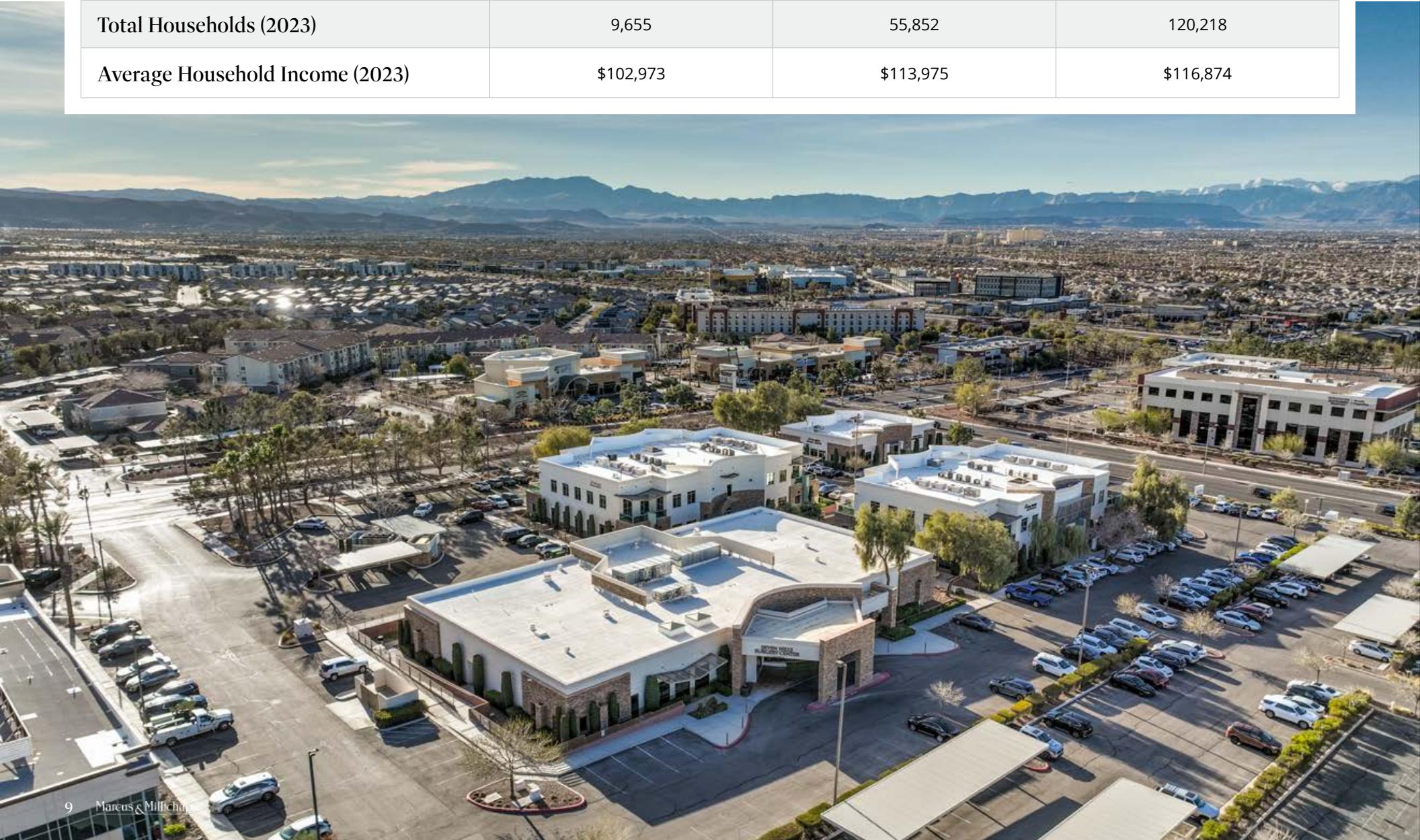


Floor Plan



Property Demographics

	1-Mile	3-Miles	5-Miles
Area Population (2023)	22,836	139,987	296,534
Total Households (2023)	9,655	55,852	120,218
Average Household Income (2023)	\$102,973	\$113,975	\$116,874



Property Demographics



Population

In 2023, the population in your selected geography is 296,534. The population has changed by 21.46 since 2010. It is estimated that the population in your area will be 313,698 five years from now, which represents a change of 5.8 percent from the current year. The current population is 49.5 percent male and 50.5 percent female. The median age of the population in your area is 41.9, compared with the U.S. average, which is 38.7. The population density in your area is 3,773 people per square mile.



Employment

In 2023, 162,348 people in your selected area were employed. The 2010 Census revealed that 64 percent of employees are in white-collar occupations in this geography, and 12.5 percent are in blue-collar occupations. In 2023, unemployment in this area was 5.0 percent. In 2010, the average time traveled to work was 24.00 minutes.



Housing

The median housing value in your area was \$390,333 in 2023, compared with the U.S. median of \$268,796. In 2010, there were 62,489.00 owner-occupied housing units and 34,861.00 renter-occupied housing units in your area.



Education

The selected area in 2023 had a higher level of educational attainment when compared with the U.S. averages. 13.1 percent of the selected area's residents had earned a graduate degree compared with the national average of only 12.7 percent, and 23.6 percent completed a bachelor's degree, compared with the national average of 20.2 percent.

The number of area residents with an associate degree was higher than the nation's at 9.1 percent vs. 8.5 percent, respectively.

The area had fewer high-school graduates, 22.9 percent vs. 26.9 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 20.1 percent in the U.S.



Households

There are currently 120,218 households in your selected geography. The number of households has changed by 23.49 since 2010. It is estimated that the number of households in your area will be 127,383 five years from now, which represents a change of 6.0 percent from the current year. The average household size in your area is 2.5 people.



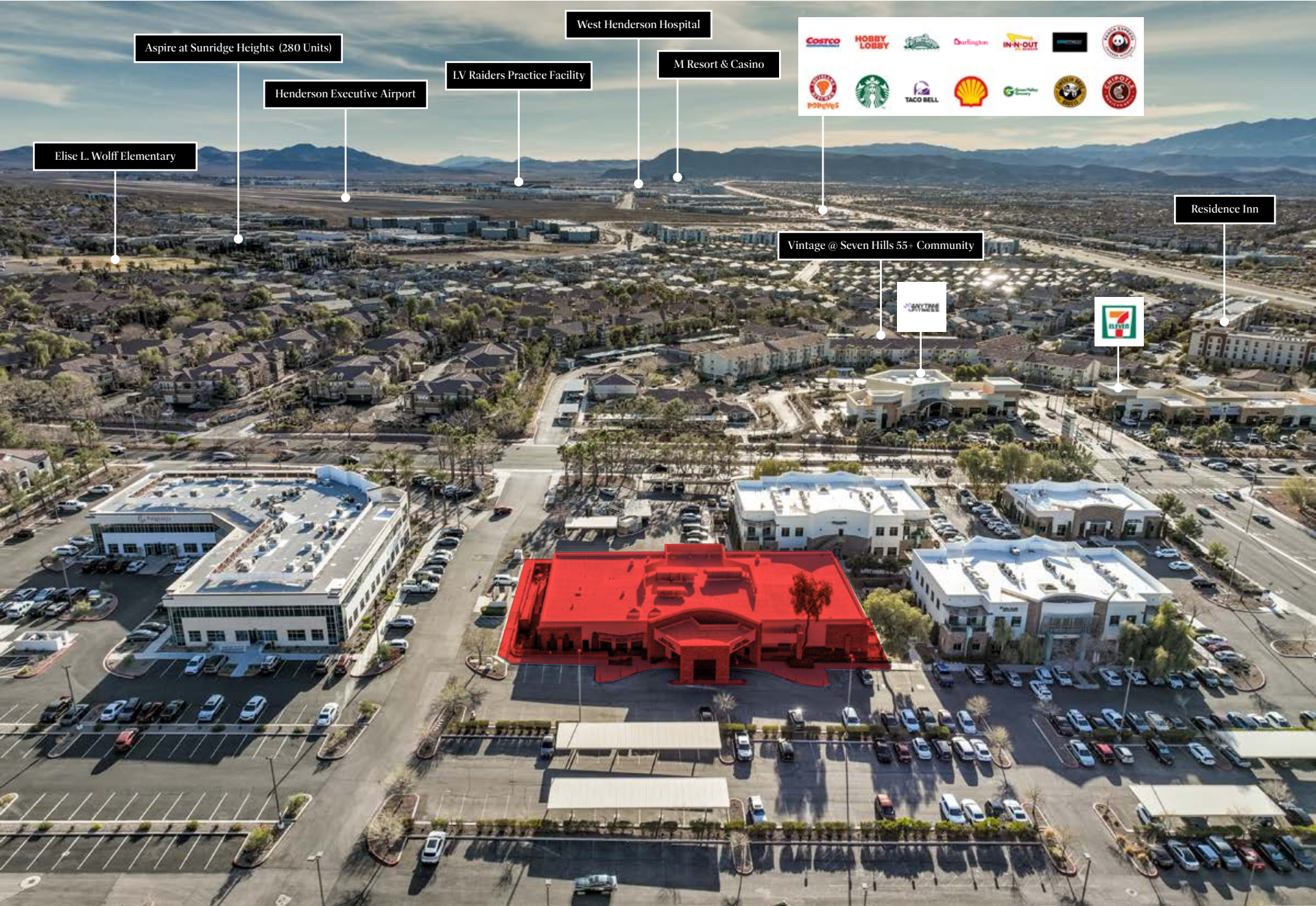
Income

In 2023, the median household income for your selected geography is \$79,896, compared with the U.S. average, which is currently \$68,480. The median household income for your area has changed by 21.89 since 2010. It is estimated that the median household income in your area will be \$93,088 five years from now, which represents a change of 16.5 percent from the current year.

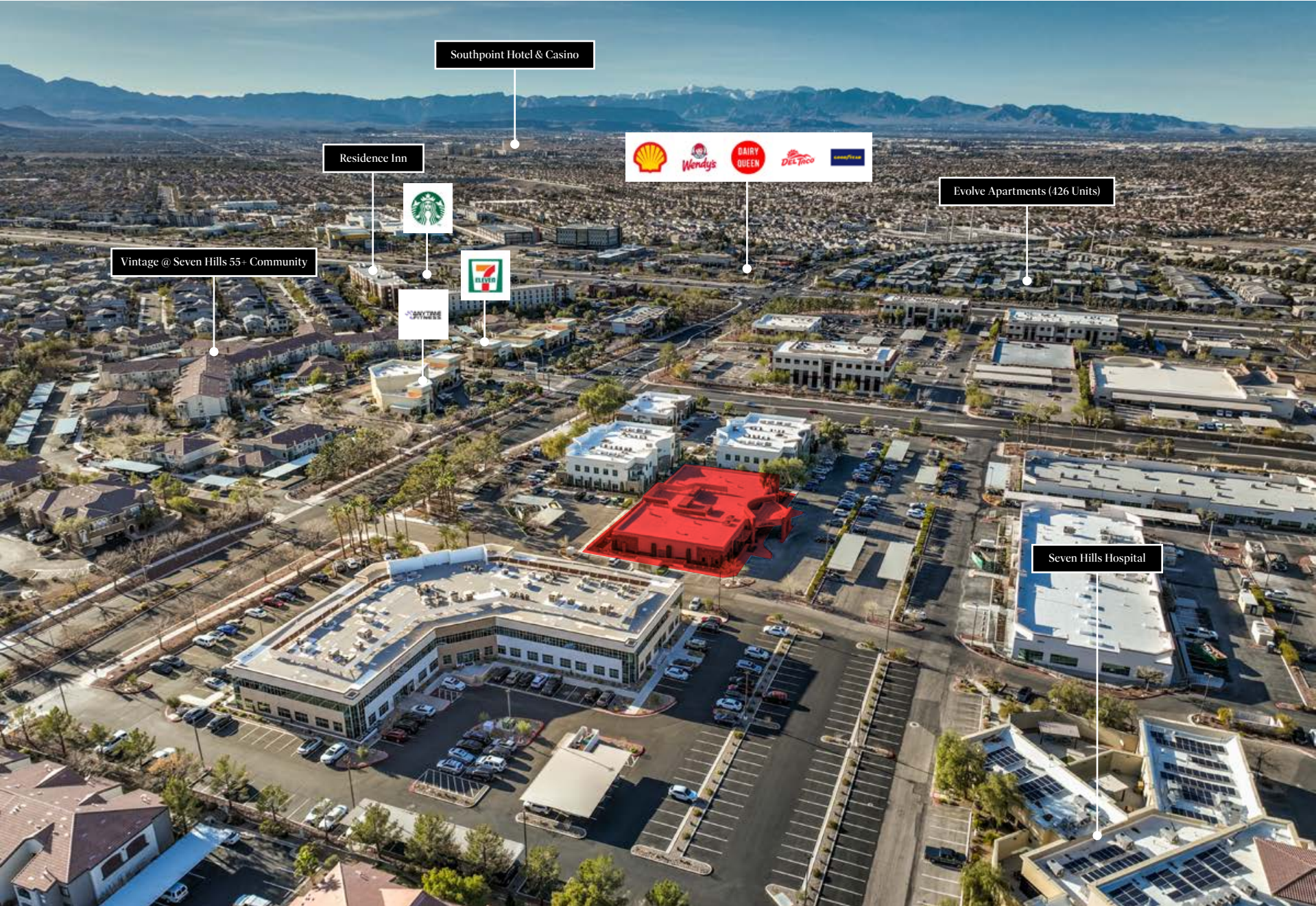
The current year per capita income in your area is \$47,425, compared with the U.S. average, which is \$39,249. The current year's average household income in your area is \$116,874, compared with the U.S. average, which is \$100,106.



Property Photos



Property Photos



Property Photos



Property Photos





Nevada's Tax Advantage

One of the Nation's Most Business-Friendly States

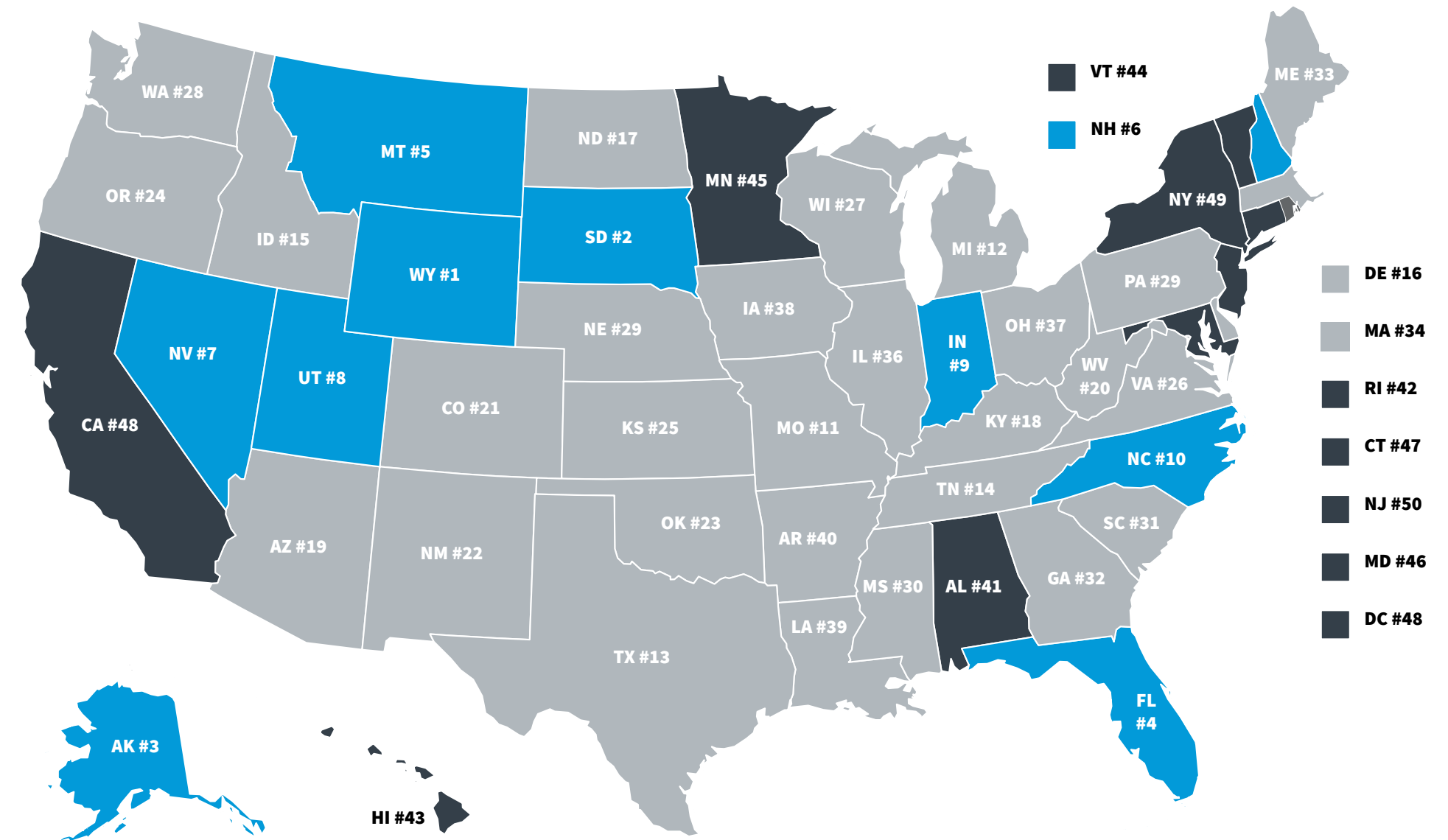
Nevada is among the nation's most business-friendly states, offering many reasons for small businesses and corporations to conduct business in the state.

According to Tax Foundation's 2020 State Business Tax Climate Index, Nevada ranks 7th best. This independent study includes five areas of taxation including corporate taxes, individual income taxes, sales taxes, unemployment insurance taxes, and property taxes (including both residential and commercial).

Some Tax Advantages Include:

- ✓ No Corporate Income Tax
- ✓ No Taxes on Corporate Shares
- ✓ No Franchise Tax
- ✓ No Inheritance or Gift Tax
- ✓ No Unitary Tax
- ✓ No Estate Tax
- ✓ Competitive Sales and Property Tax Rates
- ✓ No Personal Income Tax
- ✓ Nominal Annual Fees
- ✓ No Franchise Tax on Income
- ✓ Nevada corporations may purchase, hold, sell or transfer shares of its own stock.
- ✓ Nevada corporations may issue stock for capital, services, personal property, or real estate, including leases and options. The directors may determine the value of any of these transactions, and their decision is final.

Source: <https://www.nvsos.gov/sos/businesses/the-nevada-advantage>



Note: A rank of 1 is best, 50 is worst. D.C.'s score and rank do not affect other states. The report shows tax systems as of July 1, 2022 (the beginning of Fiscal Year 2023).

Source: Tax Foundation



Raiders Headquarters



Durango Resort



Universal Studios



Fontainebleau Resort & Casino

Major Las Vegas Development Projects



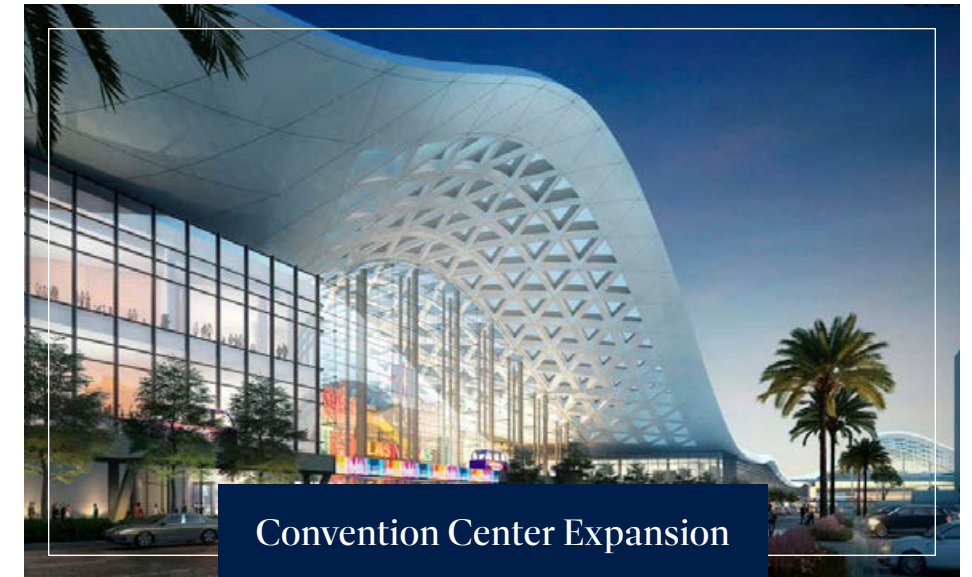
UNLV School of Medicine



The Dream Hotel



MSG Sphere



Convention Center Expansion

Las Vegas Market Overview

Las Vegas is considered one of the top entertainment cities of the world, thanks to its abundance of resorts, restaurants, shopping and entertainment options. Despite casinos temporarily closing because of the health crisis, prompting convention cancellations in 2020, travel to the market has already begun to recuperate. As the pandemic abates, Las Vegas is positioned to quickly recover back toward nationally prominent levels of tourism.

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.

The 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 like 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 features a new underground people mover.



Metro Highlights

Well-Paying Jobs

Office-using positions, most of them within the professional and business services sector, accounted for more than 20 percent of the metro's job count at the onset of 2022.

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.

Share of 2023 Employment



3%

Manufacturing



15%

Professional



10%

Government



26%

Hospitality & Leisure



5%

Financial Services



20%

Trade, Trans, Utilities



7%

Construction



11%

Education & Healthcare



1%

Information Technology



3%

Other Services

City 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 ages 25 and older have attained a bachelor's degree, and 8 percent also hold a graduate or professional degree.

Population by Age (2023)

0-4 Years	6%
5-19 Years	19%
20-24 Years	6%
25-44 Years	29%
45-64 Years	25%
65+ Years	15%

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.

City Demographics & Projections

2023 Population	2.3MM	5.9% Growth (2021-2026)*
2023 Households	875K	6.4% Growth
2023 Median Age	38.1 Years	U.S. Median: 38.7
2023 Median Household Income	\$61,800	U.S. Median: \$68,500

*Forecast Sources: Marcus & Millichap 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



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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

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