



Building Type:	Office
Available SF:	81,892
Total SF:	81,892
Year Built:	2003
Last Updated:	May 19, 2025

Realtor/Owner Contact

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Property and Area Description


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.

Population

	889,835 10 Mile Radius	2,154,902 20 Mile Radius	2,336,639 30 Mile Radius
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Source: ESRI®, 2024

Households

	353,036 10 Mile Radius	814,061 20 Mile Radius	877,933 30 Mile Radius
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Source: ESRI®, 2024

Transportation

Rail Served: No
Rail Accessible: No
Rail Infrastructure in Place: Unknown