FOR LEASE
HORIZON TOWN CENTER
1211 - 1331 SOUTH BOULDER HIGHWAY, HENDERSON, NV 89015

NEW OWNERSHIP & MANAGEMENT

AVISON YOUNG

Labels on image: PT's Pub, Dance Fusion, Great Clips, Future Nails, Game Stop, Big 5, IHop, AvatarFoods Opening Soon!

PROPERTY INFO

Co- Tenants	Avatar Natural Foods, PT's Pub, Dance Addiction, GameStop, Big 5 Sporting Goods
Space Available	±1,366 SF up to ±4,232 SF Available
Shopping Center Size	±95,379 SF
Zoning	MC Corridor/Community Mixed-Use
Avg Household Inc	Over $85,000 within 3 mile radius
Highlights	Shadow anchored by Lowe's Strong Area Demographics

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
Population 2020 Estimated	16,735	83,553	128,066
Population 2025 Projected	18,054	90,247	138,405
Households 2020 Estimated	6,397	30,390	47,870
Households 2025 Projected	6,726	32,031	50,484
Average HH Income 2020 Est.	$83,380	$91,420	$93,397
Median HH Income 2020 Est.	$69,550	$74,156	$76,636

TRAFFIC COUNTS

South Boulder Highway	±20,000 Cars per Day
East Horizon Drive	±19,995 Cars per Day

AVISON YOUNG
10845 Griffith Peak Drive, Suite 100
Las Vegas, NV 89135
O 702 472.7979 F 702.475.7545
11/23/20

BEST MANAGED COMPANIES | Platinum member

CONTACT INFO

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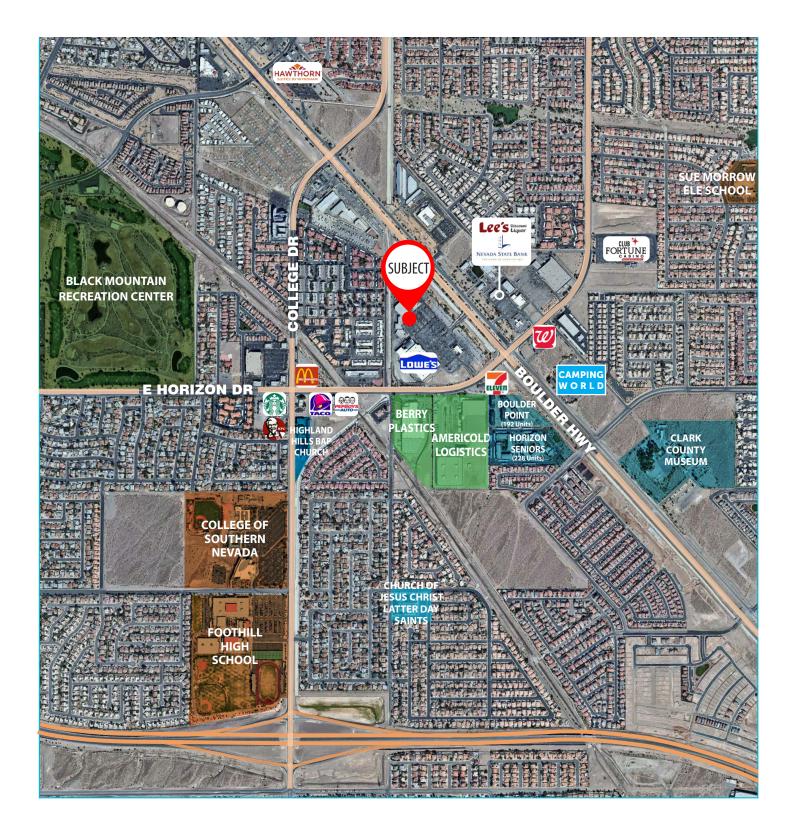
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TENANT INFO

SUITE NO.	TENANT	SF AVAILABLE
1331	PT's Pub	4,800
1331, 120	**Available**	**2,286**
1331, 130	Leased	4,318
1321	Dance Addiction	7,200
1311	Great Clips	1,048
1311, 120	**Available**	**4,232**
1311	Avatar Natural Foods	57,299
1221, 100	Future Salon Nails	1,393
1221, 110	**Available**	**1,366**
1221, 120	GameStop	1,437
1211	Big 5	10,000

S. BOULDER HWY.

IHOP RESTAURANT

BIG 5 SPORTING GOODS

GameStop

1221-110
1,366 SF

1221-110

FUTURE SALON NAILS

AvatarFoods

1311-120
4,232 SF

1311 120

Great Clips

DANCE ADDICTION

LEASED

1331-120

1331-120
2,286 SF

PT'S

ARROWHEAD TRAIL

Bank of America.

LOWE'S

goodwill

HORIZON RIDGE DRIVE

HAWTHORN SUITES BY WYNDHAM

SUE MORROW ELE SCHOOL

Lee's Discount Liquor

NEVADA STATE BANK

CLUB FORTUNE CASINO

COLLEGE DR

SUBJECT

BLACK MOUNTAIN RECREATION CENTER

W

E HORIZON DR

McDonald's

LOWE'S

BOULDER HWY

CAMPING WORLD

7 ELEVEN

Starbucks

TACO

PEP BOYS AUTO

KFC

HIGHLAND HILLS BAP CHURCH

BERRY PLASTICS

AMERICOLD LOGISTICS

BOULDER POINT (192 Units)

HORIZON SENIORS (228 Units)

CLARK COUNTY MUSEUM

COLLEGE OF SOUTHERN NEVADA

CHURCH OF JESUS CHRIST LATTER DAY SAINTS

FOOTHILL HIGH SCHOOL