



**590 S. Boulder Highway
HENDERSON, NV 89015**

OPPORTUNITY ZONE



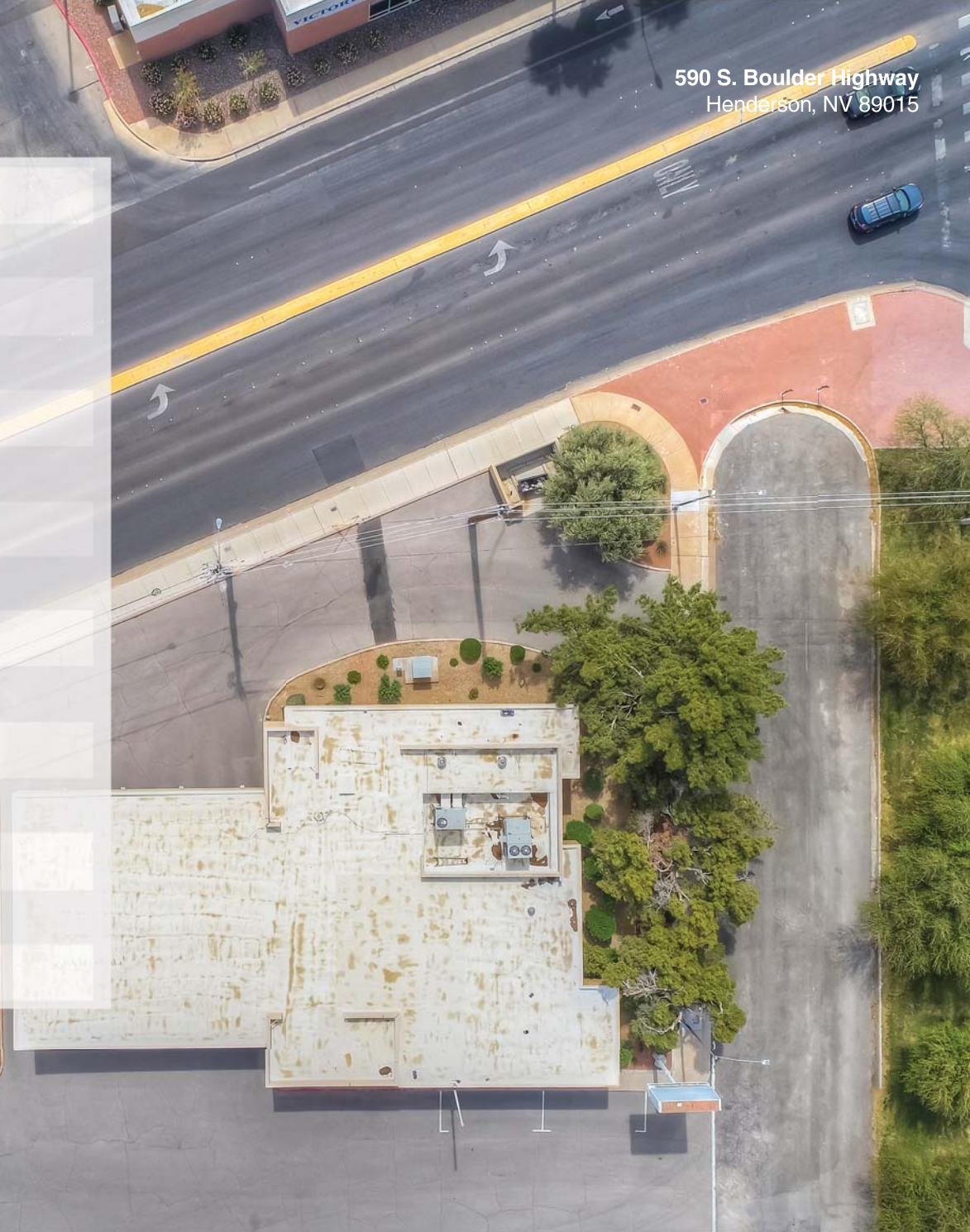
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PROPERTY OVERVIEW

590 S. Boulder Highway
Henderson, NV 89015

Price:	\$775,000
Property Type:	Office
Building Class:	C
Sale Type:	Owner User
Lot Size:	0.40 AC
Rentable Building Area:	4,294 SF
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Sale Conditions:	Build to Suit
No. Stories:	1
Year Built:	1980
Tenancy:	Single
Parking Ratio:	7.45/1,000 SF
Zoning Description:	CC
APN / Parcel ID:	179-17-303-013
Walk Score®:	69 (Somewhat Walkable)



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Former bank and location of the Henderson Chamber of Commerce. Ready to occupy with little to no renovation required. Recently remodeled in 2015 and 2017 with over \$115,000.00 in renovations. This property features 8 large private offices, built-in receptionist station, conference room, covered parking, kitchen/break room, built-in cabinetry and storage vault.

Located in a prime location within the **Henderson NV Opportunity Zone** with heavy traffic off of Boulder Highway near Shopping Strip Malls. Building is available for Sale or Lease (+/- 4,294 sft).

Sale Price: \$775,000.00

Lease: \$1.25 PSF/Month or \$0.28 PSF NNN/Month, Tenant Pays Utilities

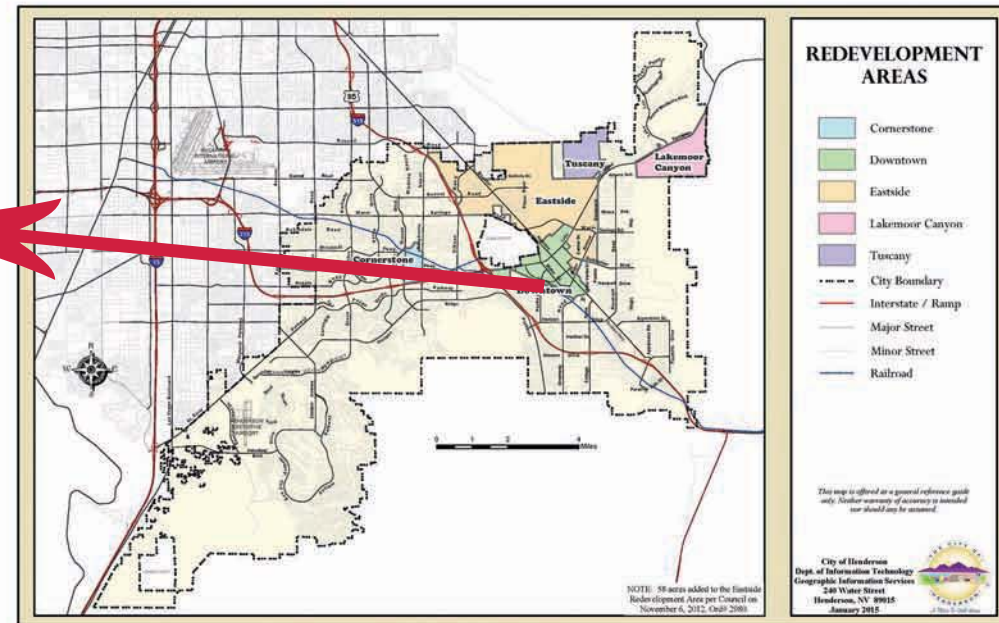


HENDERSON NV OPPORTUNITY ZONE

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The Opportunity Zone program, established in The Tax Cuts and Jobs Act of 2017, is a tax incentive, designed to encourage long-term private investment in low-income communities. The program essentially runs on two tracks — first, Governors in each state nominate opportunity zones, which are low-income community census tracts that could benefit from significant private investment. Second, once the zones are certified by the U.S. Treasury Department, interested private investors must invest in opportunity funds, specialized vehicles that can then be utilized to invest in the certified opportunity zones.

The State of Nevada, through the Governor's Office of Economic Development, offers a variety of incentives to help qualifying companies make the decision to do business in the state, including sales tax abatements on capital equipment purchases, sales and use tax deferral on capital equipment purchases, abatements on personal and modified business taxes, real property tax abatements for recycling, assistance with the cost of intellectual property development, and employee training grants. The State now offers abatements on aviation parts and data centers, as well.



For more information visit:
<http://www.diversifynevada.com/programs/opportunity-zones/>
<https://www.cityofhenderson.com/redevelopment/incentive-programs-available>

HENDERSON, NEVADA

DEMOGRAPHICS WITHIN 3 MILE RADIUS

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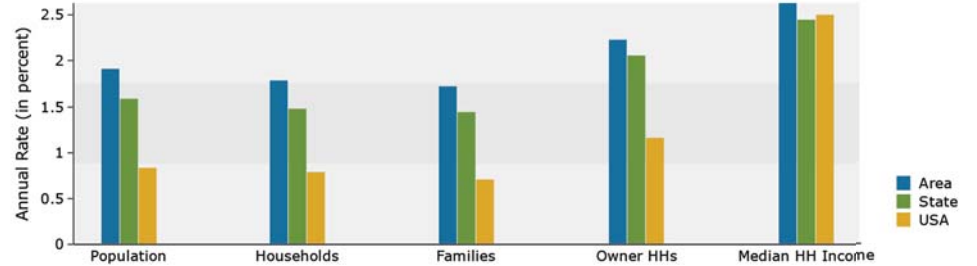
Summary	Census 2010	2018	2023
Population	64,542	74,585	81,970
Households	23,735	27,019	29,530
Families	16,416	18,507	20,152
Average Household Size	2.69	2.74	2.75
Owner Occupied Housing Units	15,464	17,676	19,741
Renter Occupied Housing Units	8,271	9,343	9,789
Median Age	37.6	38.3	38.1
Trends: 2018 - 2023 Annual Rate	Area	State	National
Population	1.91%	1.59%	0.83%
Households	1.79%	1.48%	0.79%
Families	1.72%	1.44%	0.71%
Owner HHs	2.23%	2.06%	1.16%
Median Household Income	2.63%	2.45%	2.50%

Households by Income	2018		2023	
	Number	Percent	Number	Percent
<\$15,000	2,763	10.2%	2,437	8.3%
\$15,000 - \$24,999	2,347	8.7%	2,168	7.3%
\$25,000 - \$34,999	2,445	9.0%	2,384	8.1%
\$35,000 - \$49,999	3,744	13.9%	3,689	12.5%
\$50,000 - \$74,999	5,614	20.8%	5,807	19.7%
\$75,000 - \$99,999	3,859	14.3%	4,662	15.8%
\$100,000 - \$149,999	4,310	16.0%	5,947	20.1%
\$150,000 - \$199,999	1,030	3.8%	1,264	4.3%
\$200,000+	907	3.4%	1,171	4.0%
Median Household Income	\$57,461		\$65,436	
Average Household Income	\$72,668		\$83,591	
Per Capita Income	\$26,775		\$30,494	

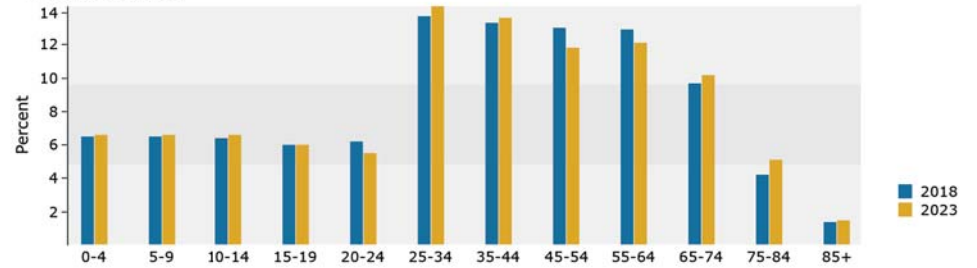
Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	4,368	6.8%	4,862	6.5%	5,424	6.6%
5 - 9	4,353	6.7%	4,859	6.5%	5,391	6.6%
10 - 14	4,493	7.0%	4,804	6.4%	5,379	6.6%
15 - 19	4,520	7.0%	4,461	6.0%	4,892	6.0%
20 - 24	3,809	5.9%	4,604	6.2%	4,491	5.5%
25 - 34	8,373	13.0%	10,297	13.8%	11,771	14.4%
35 - 44	9,199	14.3%	9,915	13.3%	11,225	13.7%
45 - 54	9,567	14.8%	9,666	13.0%	9,647	11.8%
55 - 64	7,977	12.4%	9,658	12.9%	9,947	12.1%
65 - 74	4,845	7.5%	7,272	9.7%	8,383	10.2%
75 - 84	2,327	3.6%	3,155	4.2%	4,200	5.1%
85+	713	1.1%	1,033	1.4%	1,219	1.5%

Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	50,052	77.5%	53,589	71.8%	55,428	67.6%
Black Alone	3,382	5.2%	4,878	6.5%	6,054	7.4%
American Indian Alone	669	1.0%	811	1.1%	905	1.1%
Asian Alone	2,667	4.1%	4,305	5.8%	5,732	7.0%
Pacific Islander Alone	363	0.6%	458	0.6%	549	0.7%
Some Other Race Alone	4,282	6.6%	6,012	8.1%	7,648	9.3%
Two or More Races	3,127	4.8%	4,532	6.1%	5,654	6.9%
Hispanic Origin (Any Race)	11,877	18.4%	16,457	22.1%	20,362	24.8%

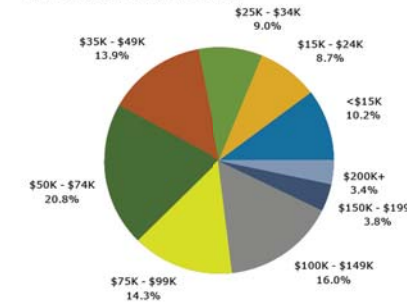
Trends 2018-2023



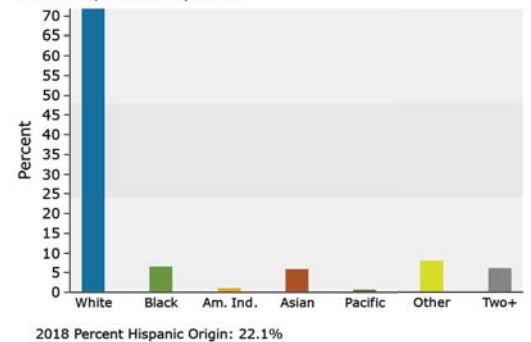
Population by Age



2018 Household Income



2018 Population by Race



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

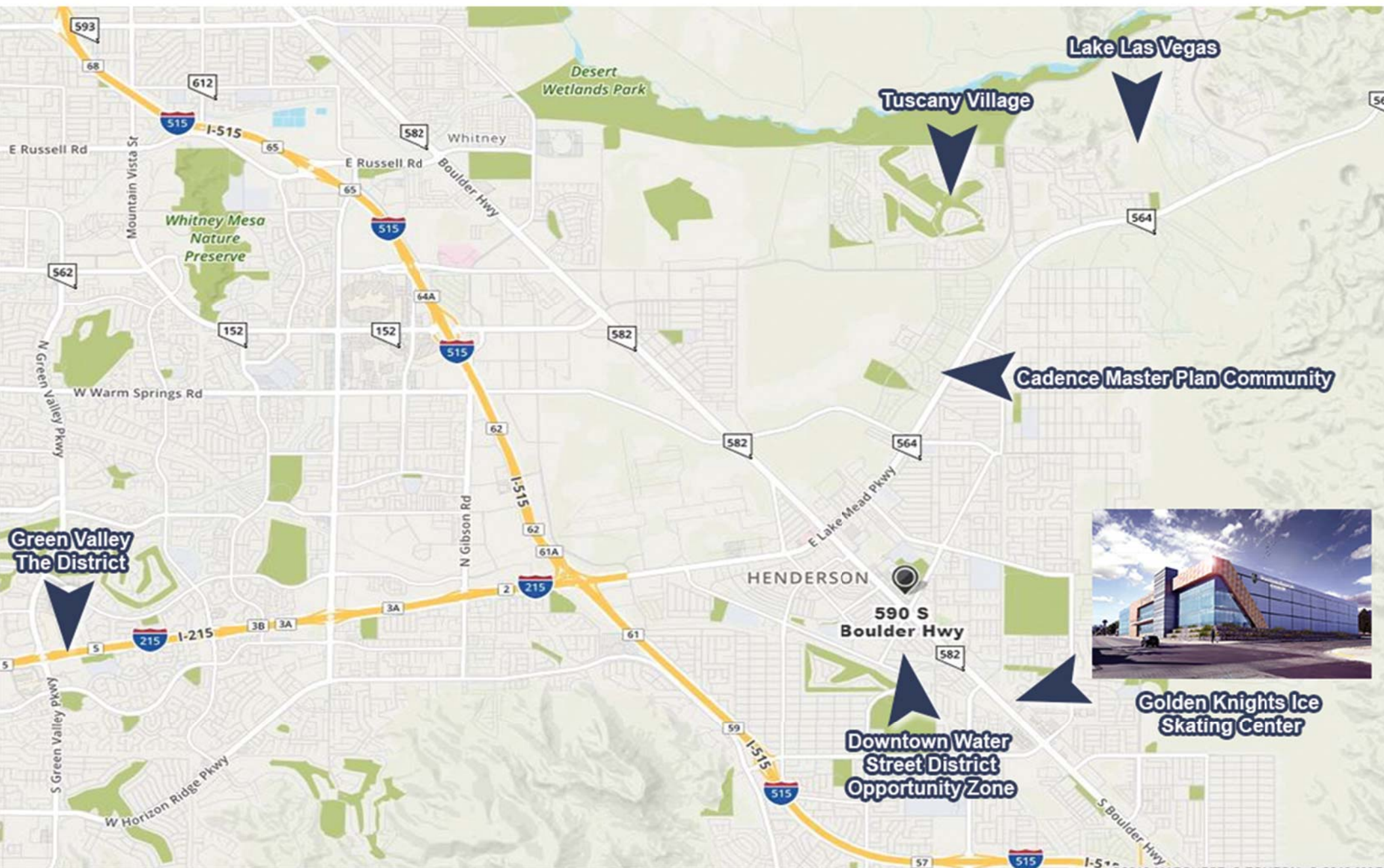






MAP & POINTS OF INTEREST

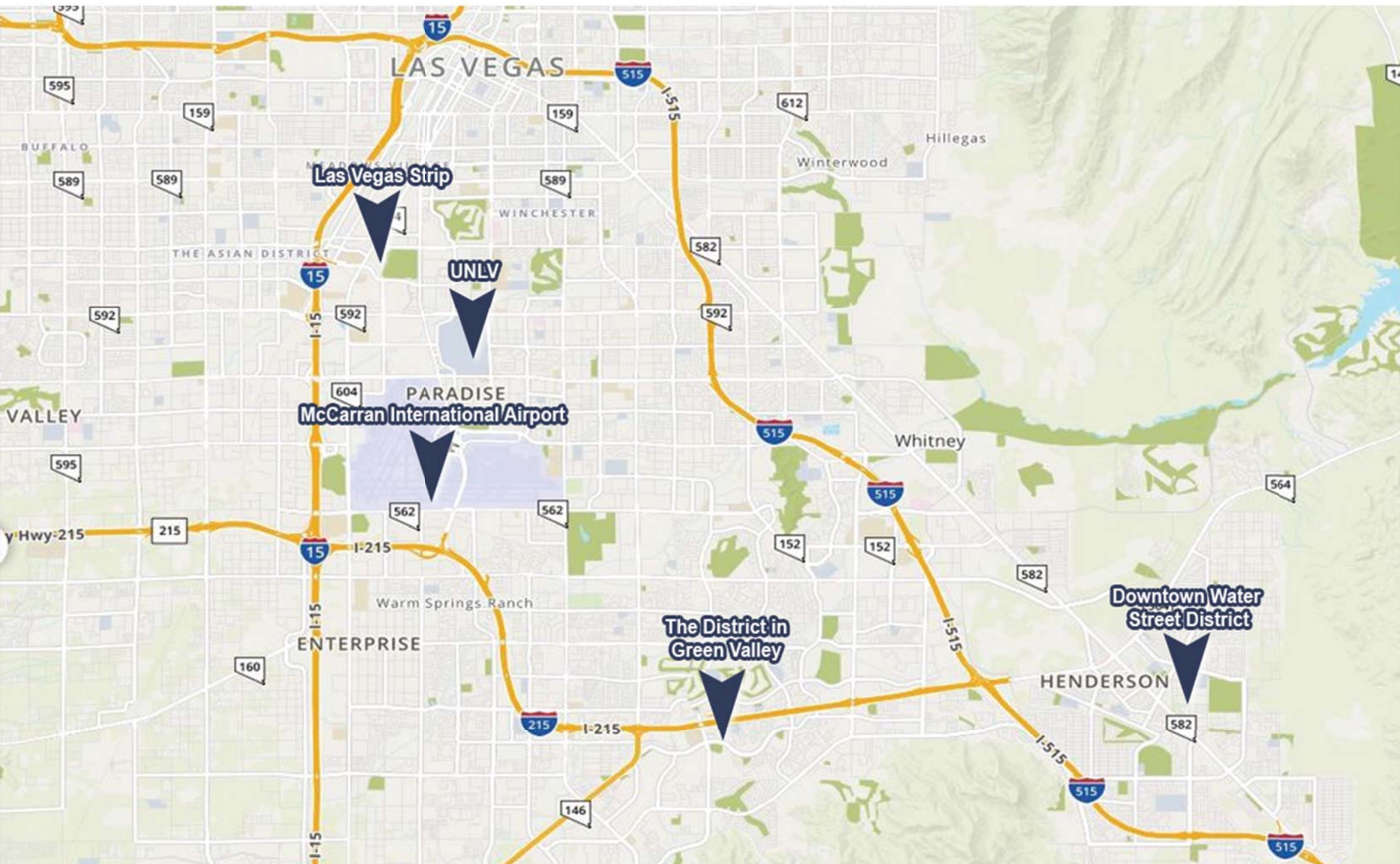
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Golden Knights Ice Skating Center

MAP & POINTS OF INTEREST

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CONTACT INFORMATION

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Henderson, NV 89015



HENDERSON
CHAMBER OF COMMERCE



PRESENTED BY



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