



HENDERSON PLAZA

524-544 S BOULDER HIGHWAY, HENDERSON, NV 89105



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PROPERTY DESCRIPTION

Henderson Plaza is a ±100,000 SF Neighborhood Shopping Center located in Henderson, NV with a unique tenant mix including national retailers Auto Zone, Rent-a-Center, Burger King, Cuevas Market, Nevada Department of Welfare, Water Mill, Smog Busters and more! Centrally located near Downtown Henderson and Water Street, this center services nearby master-planned communities such as Lake Las Vegas, Tuscany, Cadence, as well as a short drive to Boulder City, Lake Mead Recreation Area, and Hoover Dam.

PROPERTY HIGHLIGHTS

- Highly competitive rental rates and CAMs for trade area
- Anchor and Jr. Anchor Opportunity
- Pads available for Ground Lease
- End Cap and Inline Space with high ceilings
- Rear fenced yard available for RV/Boat/Trailer storage
- Great Visibility from Boulder Highway!
- Ample parking with 5.5:1,000 ratio

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HENDERSON PLAZA 524-544 S. Boulder Highway Henderson, NV 89015



OFFERING SUMMARY

| | |
|----------------------|------------------------------|
| ANCHOR: | Starting at \$0.55/SF [NNN] |
| INLINE: | \$0.75-\$1.50 SF/month [NNN] |
| PAD: | Call for details |
| AVAILABLE SF: | 1,200 - 34,500 SF |

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|--------------------------|---------------|----------------|----------------|
| TOTAL HOUSEHOLDS | 5,791 | 28,524 | 47,672 |
| TOTAL POPULATION | 14,905 | 77,229 | 128,007 |
| AVERAGE HH INCOME | \$53,241 | \$69,409 | \$74,614 |

LEGEND

Available

Occupied



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AVAILABLE SPACES

| SUITE | TENANT | SIZE | TYPE | RATE |
|----------------------------|----------------|-----------|--------------|------------------------|
| 534 S. Boulder Highway | Available | 2,200 SF | NNN | \$1.50 SF/month |
| 536 S. Boulder Highway #A1 | Available | 4,400 SF | NNN | \$1.50 SF/month |
| 538 S. Boulder Highway #A | Available | 25,000 SF | NNN | \$0.55 - 1.00 SF/month |
| 538 S. Boulder Highway #B | Pending | 9,500 SF | NNN | \$0.75 SF/month |
| 510 S. Boulder Highway | Baskin Robbins | 960 SF | NNN | - |
| 520 S. Boulder Highway | Nevada Welfare | 19,025 SF | NNN | - |
| 522 S. Boulder Highway | Available | 3,129 SF | NNN | \$1.50 SF/month |
| 524 S. Boulder Highway #B | Autozone | 11,220 SF | NNN | - |
| 526 S. Boulder Highway | Rent-A-Center | 11,220 SF | NNN | - |
| 528 S. Boulder Highway | Cuevas Market | 6,600 SF | NNN | - |
| 536 S. Boulder Highway #A2 | Nail Salon | 2,200 SF | NNN | - |
| 536 S. Boulder Highway #B | Fruit Palace | 2,200 SF | NNN | - |
| 550 S. Boulder Highway | Burger King | 2,640 SF | NNN | - |
| 540 S. Boulder Highway | Available | 2,500 SF | NNN | \$1.00 SF/month |
| 544 S. Boulder Highway | Pending | 1,200 SF | NNN | \$1.00 SF/month |
| Pad A | Available | 4,500 SF | Ground Lease | Call for details |
| Pad D | Available | 6,000 SF | Ground Lease | Call for details |

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