



INDUSTRIAL | FOR LEASE



1241 American Pacific Dr.
Henderson, NV 89074

NAIVEgas

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

8945 W. Russell Road Suite 110
Las Vegas, NV 89148

(702) 383.3383 | naivegas.com

Offered By:

Maria Herman

Senior Vice President, Retail

cell: 702.334.7280

direct: 702.534.1719

email: mherman@naivegas.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPAL. NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE TO BE IMPLIED. THE INFORMATION PORTRAYED ON THE MAP, WHILE NOT GUARANTEED, HAS BEEN SECURED FROM SOURCES DEEMED RELIABLE. CONSULT A SURVEYOR FOR PRECISE BOUNDARIES.

Property Details

DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2017 Population	13,329	110,932	276,810
HOUSEHOLDS	1-mile	3-mile	5-mile
2017 Households	5,270	43,157	104,585
INCOME	1-mile	3-mile	5-mile
2017 Average HH Income	\$70,338	\$74,836	\$71,843

LEASING DETAILS

Inline Space:
\$0.85 PSF NNN
CAM CHARGES \$0.19 PSF

Space Available:
±2,880 - ±6,903 SF

> FOR MORE INFORMATION
<http://helloarti.com/view/27179>

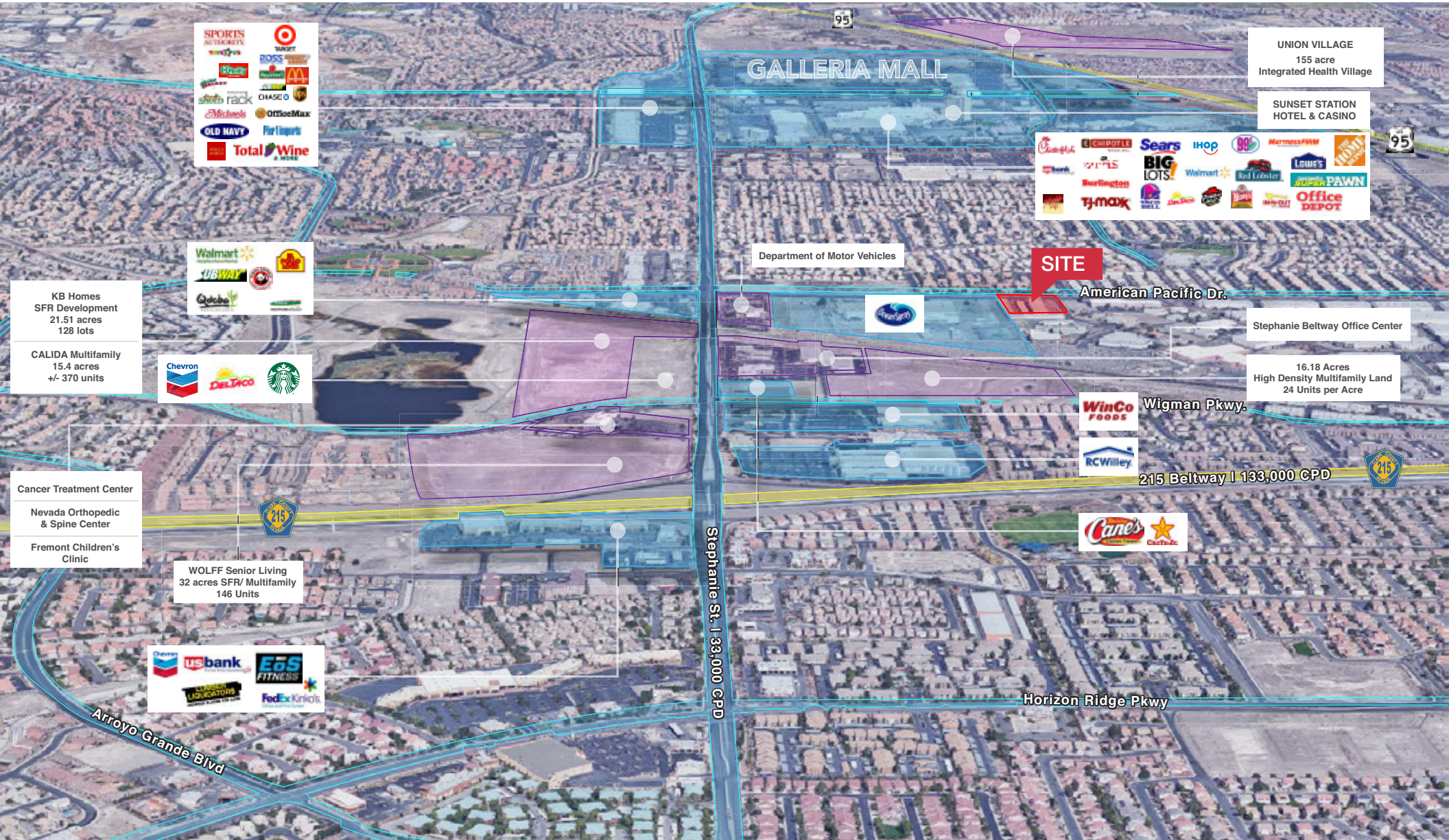


Property Highlights

- Hot Rod Hill is located in Henderson in the industrial and retail commercial corridor.
- Zoning: General Industrial (IG)
- Well maintained auto center
- Low rent and CAM fees
- Minutes from the DMV
- High density residential
- Close to the 215 Beltway and The Valley Auto Mall
- Easy ingress and egress
- Plenty of parking including covered parking



Aerial Map



Logos for: SPORTS AUTHORITY, Target, Ross, McDonald's, Home Depot, OfficeMax, Old Navy, Periscope, Total Wine & More.

Logos for: Walmart, Home Depot, Quikrete.

KB Homes SFR Development
21.51 acres
128 lots

CALIDA Multifamily
15.4 acres
+/- 370 units

Cancer Treatment Center
Nevada Orthopedic & Spine Center
Fremont Children's Clinic

WOLFF Senior Living
32 acres SFR/ Multifamily
146 Units

Logos for: Chevron, US Bank, EoS FITNESS, American University, FedEx Kinko's.

GALLERIA MALL

Department of Motor Vehicles

SITE

American Pacific Dr.

UNION VILLAGE
155 acre
Integrated Health Village

SUNSET STATION
HOTEL & CASINO

Logos for: Chick-fil-A, Chipotle, Sears, IHOP, 99 Cents Only, Maroon Pkwy, Office Depot, TJ-maxx, Burlington, Walmart, Lowe's, Office Depot.

Stephanie Beltway Office Center

16.18 Acres
High Density Multifamily Land
24 Units per Acre

Wigman Pkwy.

WinCo FOODS

RC Willey

215 Beltway | 133,000 CPD

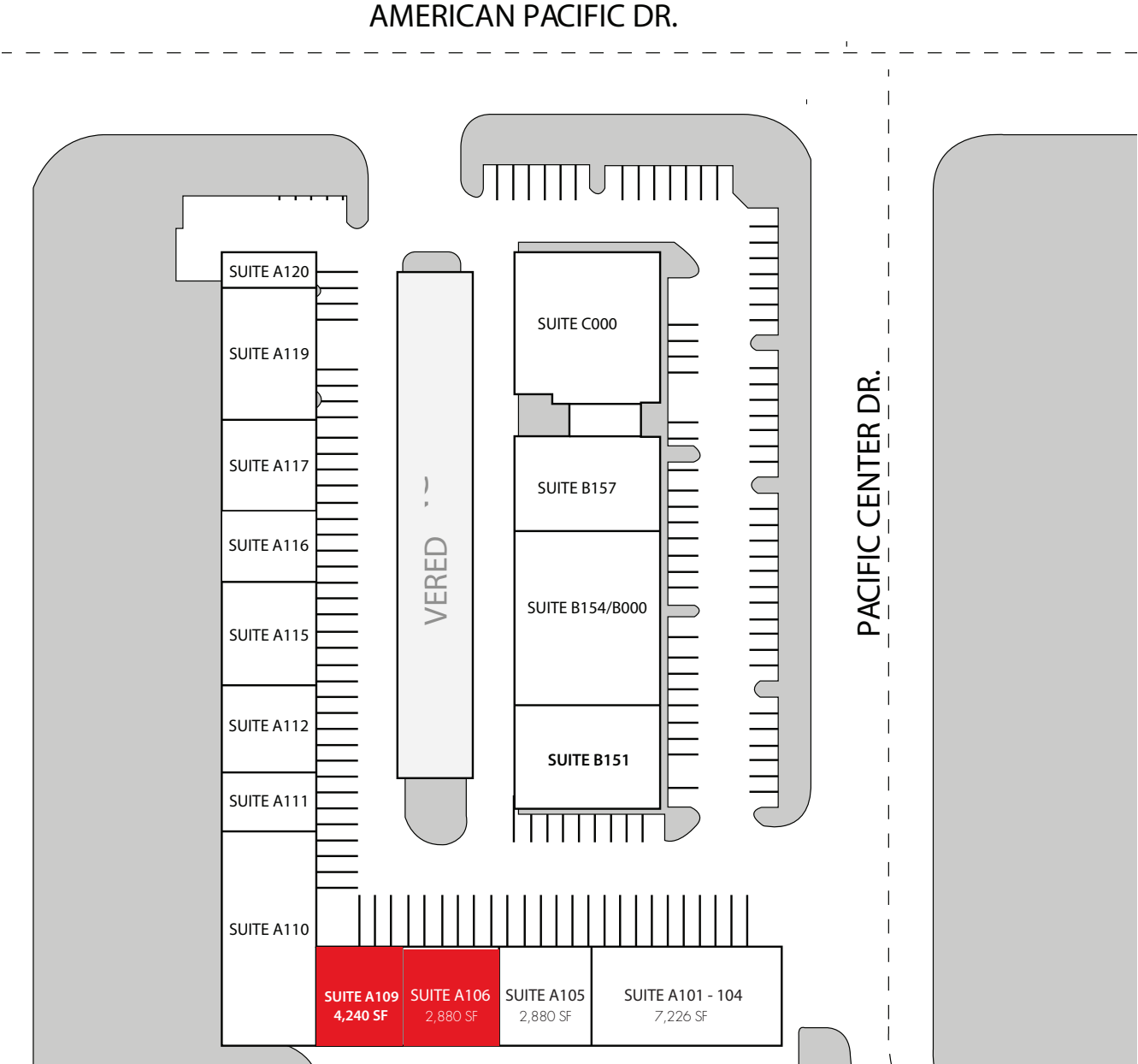
Logos for: Cane's, Cheetah's.

Horizon Ridge Pkwy

Stephanie St. | 33,000 CPD

Arroyo Grande Blvd

Site Plan





NAI Vegas

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

8945 W. Russell Road Suite 110
Las Vegas, NV 89148

(702) 383.3383 | naivegas.com

Offered By: **Maria Herman**
Senior Vice President, Retail

cell: 702.334.7280

direct: 702.534.1719

email: mherman@naivegas.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPAL. NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE TO BE IMPLIED. THE INFORMATION PORTRAYED ON THE MAP, WHILE NOT GUARANTEED, HAS BEEN SECURED FROM SOURCES DEEMED RELIABLE. CONSULT A SURVEYOR FOR PRECISE BOUNDARIES.