



**SIGH**  
COMMERCIAL ADVISERS

**FOR SALE**

ASK ABOUT OPPORTUNITY ZONE & REDEVELOPMENT AREA

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They Made  
Thank You to Our He

**151 S. WATER STREET  
HENDERSON, NV 89015**

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COMMERCIAL ADVISERS

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# PROPERTY OVERVIEW

151 S. WATER ST.  
Henderson, NV 89015

Unique building in the Opportunity and Redevelopment Zone in Downtown Henderson in the Water Street District. Property is located across from the proposed new Las Vegas Golden Knights Skating Rink Facility. Ideal for specialty bar and/or restaurant!

Across from Eldorado Casino, Rainbow Club Casino, and Emerald Island Casino. Minutes from City Hall, Municipal Court, Nevada State College, Recreational Center & St. Rose Dominican Hospital. Only two blocks away from Henderson residents.

**SUBJECT**

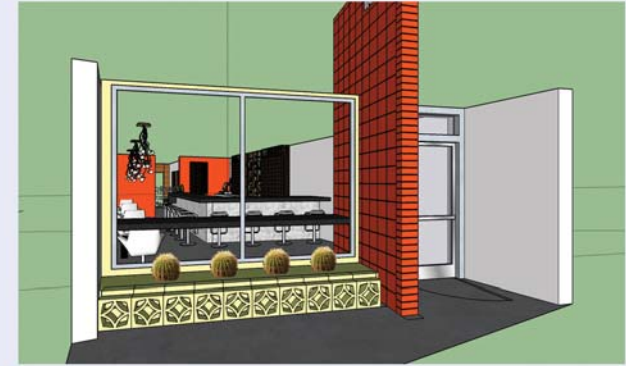
Price:	\$360,000
Property Type:	Retail
Property Sub-type:	Storefront
Building Class:	C
Sale Type:	Investment or Owner User
Lot Size:	0.04 AC
Gross Leasable Area:	943 SF
No. Stories:	1
Year Built:	1960
Tenancy:	Single
Parking Ratio:	2.12/1,000 SF
Zoning Description:	DCC
APN / Parcel ID:	179-18-710-052
Walk Score®:	72 (Very Walkable)
Transit Score®:	40 (Some Transit)

# REDEVELOPMENT AREA

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POPULATION	1-mile	3-mile	5-mile
2018 Estimated Population	10,654	83,389	172,725
2023 Projected Population	11,463	90,806	192,206
2010 Census Population	10,035	73,599	146,048
Annual Growth 2010 - 2018	0.73%	1.53%	2.05%
Annual Growth 2018 - 2023	1.47%	1.72%	2.16%
INCOME	1-mile	3-mile	5-mile
2018 Average Household Income	\$63,572	\$74,559	\$79,526
2023 Projected Average Household Income	\$72,654	\$85,463	\$91,185
2018 Per Capita Income	\$25,261	\$27,043	\$29,368
2023 Per Capita Income	\$28,359	\$30,698	\$33,381
HOUSEHOLDS	1-mile	3-mile	5-mile
2018 Total Households	4,087	29,809	62,752
2023 Total Households	4,382	32,270	69,442
2010 Census Households	3,895	26,710	53,849
HOUSING	1-mile	3-mile	5-mile
2018 Total Housing Units	4,516	32,434	68,914
2018 Owner Occupied Housing Units	2,092	19,197	39,416
2018 Renter Occupied Housing Units	1,995	10,612	23,337
2018 Vacant Housing Units	429	2,625	6,162
2023 Total Housing Units	4,842	34,929	75,753
2023 Owner Occupied Housing Units	2,288	21,256	44,266
2023 Renter Occupied Housing Units	2,094	11,013	25,176
2023 Vacant Housing Units	460	2,659	6,311

# FLOOR PLAN

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PRESENTED BY



COMMERCIAL ADVISERS

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CONTACT

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