



GOLDEN HORIZON CENTER

270-290 E HORIZON DR., HENDERSON, NV 89105

Eric Rogosch
Vice President
702.358.5166
eric.rogosch@svn.com
NV #S.0052003

Jason Park
Senior Advisor
702.339.9537
jason.park@svn.com
NV #S.0177705





PROPERTY DESCRIPTION

Golden Horizon Center is a neighborhood retail strip center located along Horizon Drive East of US 95 in Henderson, Nevada. This offers center tenants great visibility and easy access, with ample parking surrounded by dense residential. The building offers a high end image with convenient parking allowing professional office users retail exposure. Golden Horizon Center was built with a red brick façade and glass store fronts giving the building a distinct feel.

PROPERTY HIGHLIGHTS

- Suites ranging from ±1,193 to ±3,651 SF available
- Outstanding location for Eye Doctor, Chiropractor, Tax Preparer, Fitness Uses, Cellular Phones, Computer Repair, Dry Cleaner Drop Off, Clothing, Dentist, Etc.
- Retail or office uses considered
- Less than 1 mile East of US 95, close to CSN Henderson campus
- Great visibility within an above average income trade area

ERIC ROGOSCH

O: 702.527.5313

eric.rogosch@svn.com

NV #S.0052003

JASON PARK

O: 702.527.5188

jason.park@svn.com

NV #S.0177705.LLC

OFFERING SUMMARY

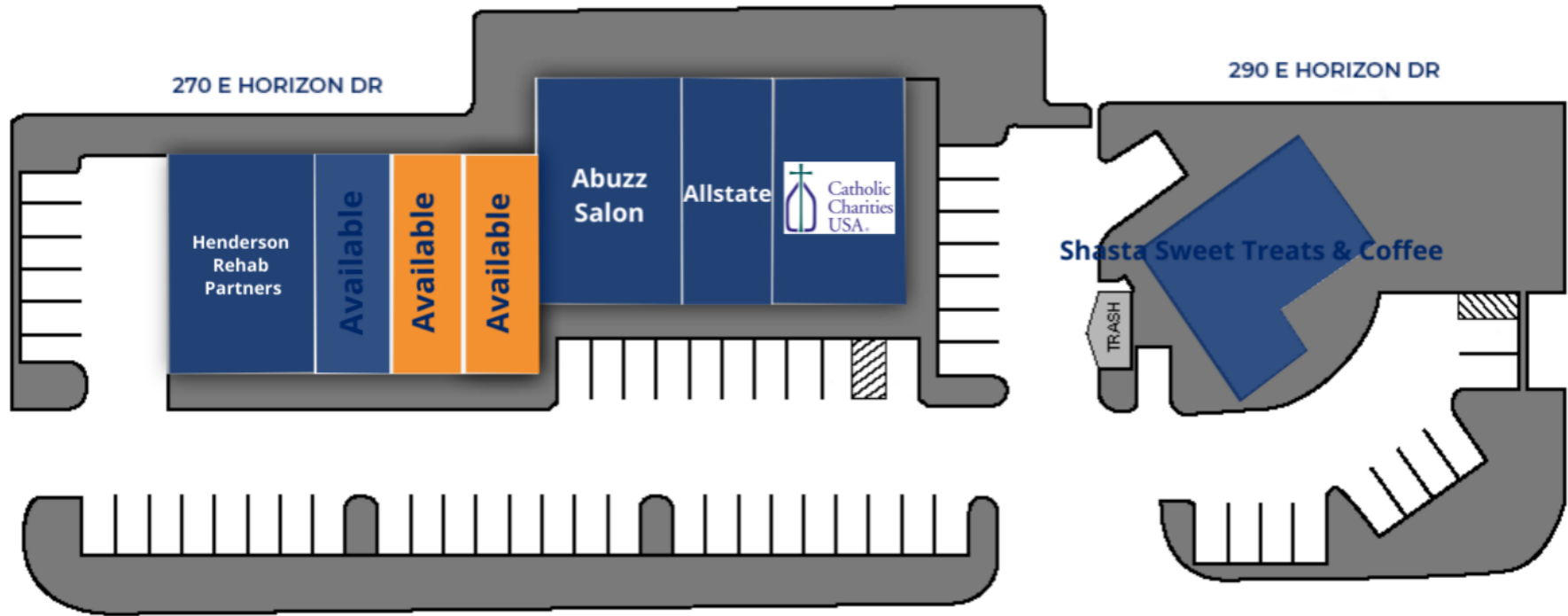
LEASE RATE:	\$1.50 SF/month [NNN]
AVAILABLE SF:	+/- 1,193 - 3,651 SF
ESTIMATED CAMS:	\$0.37/SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,028	28,110	46,956
TOTAL POPULATION	10,771	75,953	125,950
AVERAGE HH INCOME	\$85,730	\$73,833	\$75,178

LEGEND

Available

Occupied



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AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
290 E. Horizon Dr.	Shasta Sweet Treats & Coffee	2,858 SF	NNN	\$1.50 - 2.00 SF/month
270 E. Horizon Dr. #102	Available	1,200 - 3,651 SF	NNN	\$1.50 SF/month
270 E. Horizon Dr. #103	Available	1,229 - 3,651 SF	NNN	\$1.50 SF/month
270 E. Horizon Dr. #104	Available	1,229 - 3,651 SF	NNN	\$1.50 SF/month
270 E. Horizon Dr. #100	Henderson Rehab Partners	2,400 SF	NNN	-
270 E. Horizon Dr. #105	Abuzz Salon	2,400 SF	NNN	-
270 E. Horizon Dr. #107	Allstate	1,200 SF	NNN	-
270 E. Horizon Dr. #108	Catholic Charities of Southern Nevada	2,374 SF	NNN	-

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Google

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