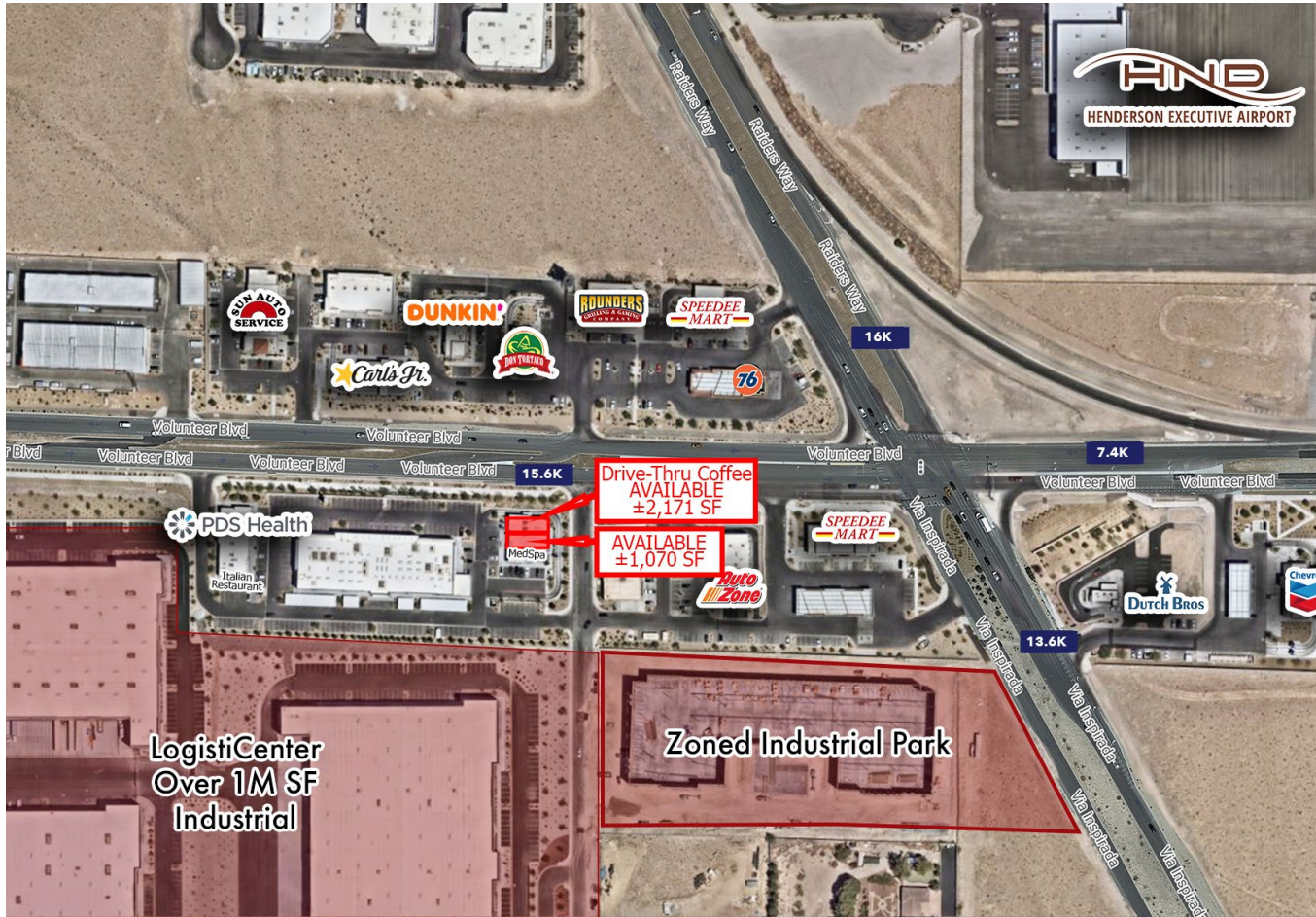


LAST REMAINING SPACE 1,070 SF FOR LEASE IN INSPIRADA

W/SWC Volunteer Blvd & Via Inspirada | 3511 Volunteer Blvd. | Henderson, Nevada 89044



AVAILABLE	±1,070 SF
	±2,171 SF Drive-thru Cafe
LEASE RATE	\$60 PSF Annually
NNNs	\$7.80 PSF Annually
LAT/LONG	36.084587, -115.293607

PROPERTY HIGHLIGHTS

- ±2,171 Cafe with Drive-thru
- ±1,070 SF modified Grey Shell
- High Growth Area
- Join PDS Health (Pacific Dental Services)
- Close Proximity to Raiders Practice Facility, New Hospital, Industrial Park, Inspirada, and I-15

NEARBY TENANTS



2025 DEMOGRAPHIC SNAPSHOT



Population:
3-mile radius

88,488



Average HH Income:

\$144,335



Traffic Counts:
Volunteer & Via Inspirada

29,200 vpd



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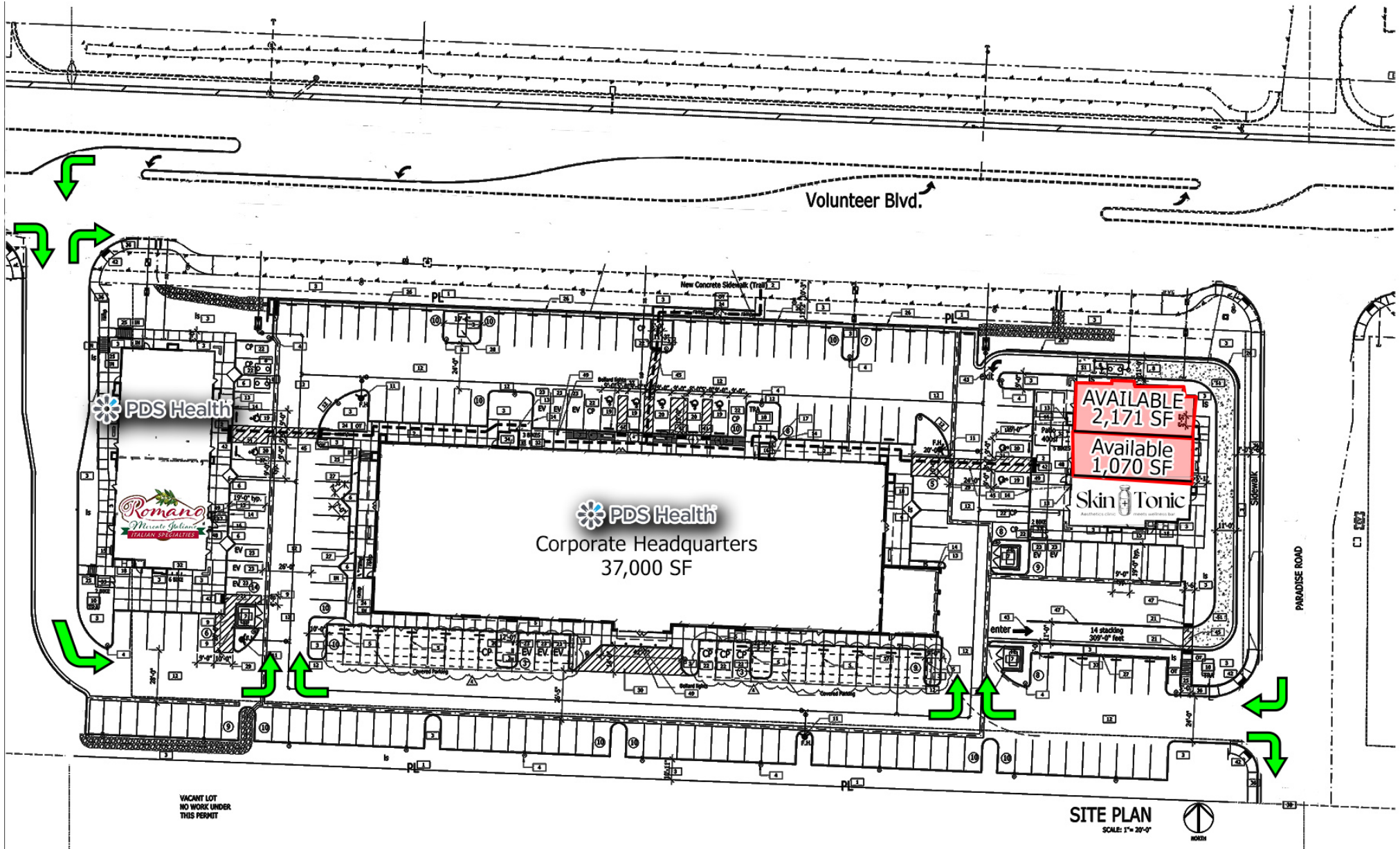


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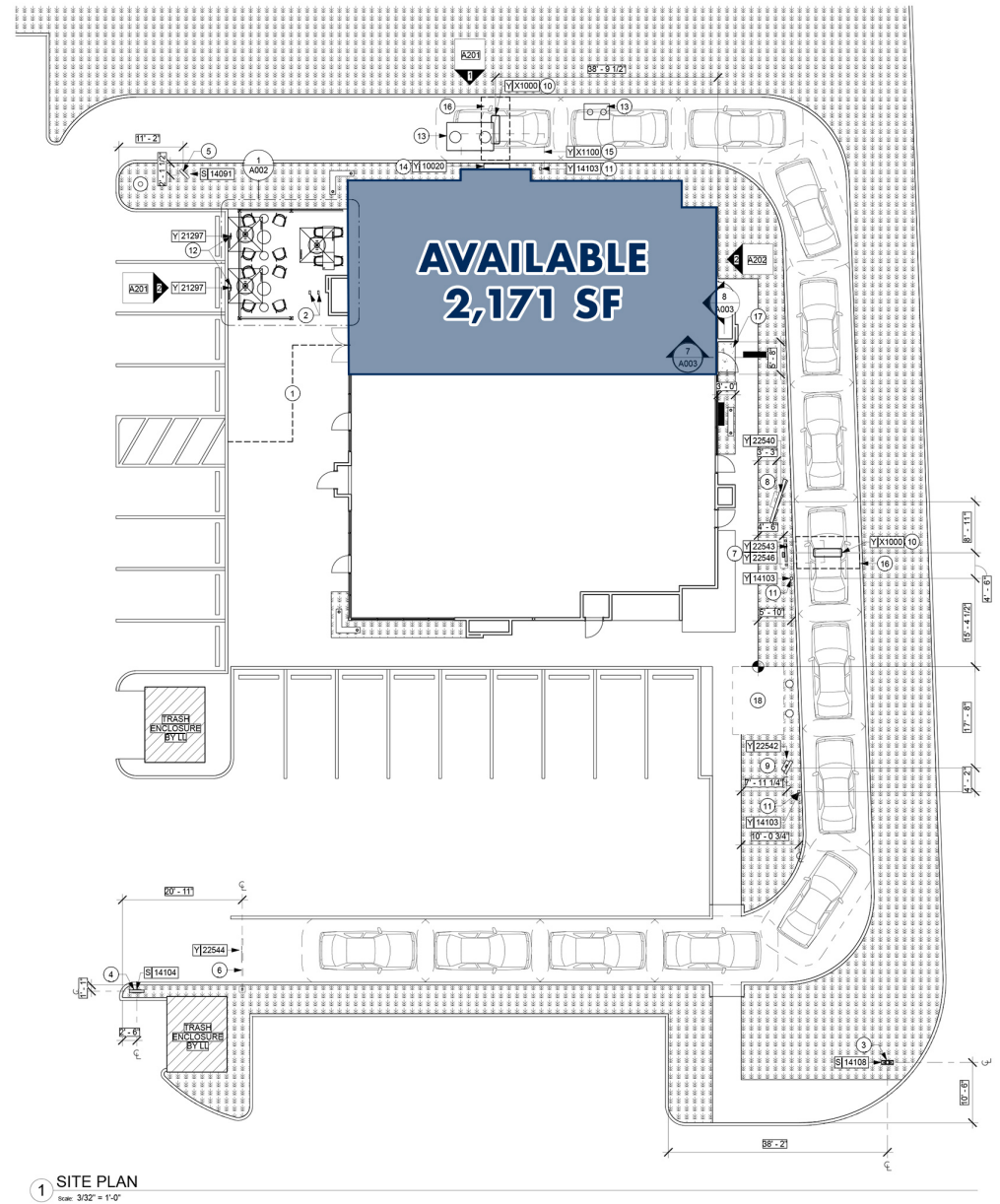
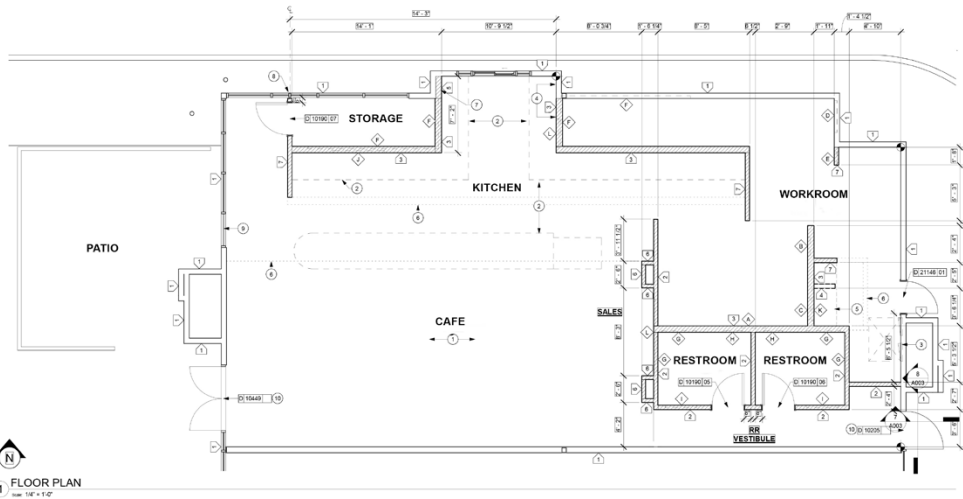
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Suite 110
±2,171 SF



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Suite 110
±2,171 SF

Suite 110
±1,070 SF



Suite 110



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2025 ESTIMATED DEMOGRAPHICS



Population

1-Mile	2,543
3-Mile	88,488
5-Mile	213,524



Average Household Income

1-Mile	\$140,270
3-Mile	\$144,335
5-Mile	\$140,468



Number of Households

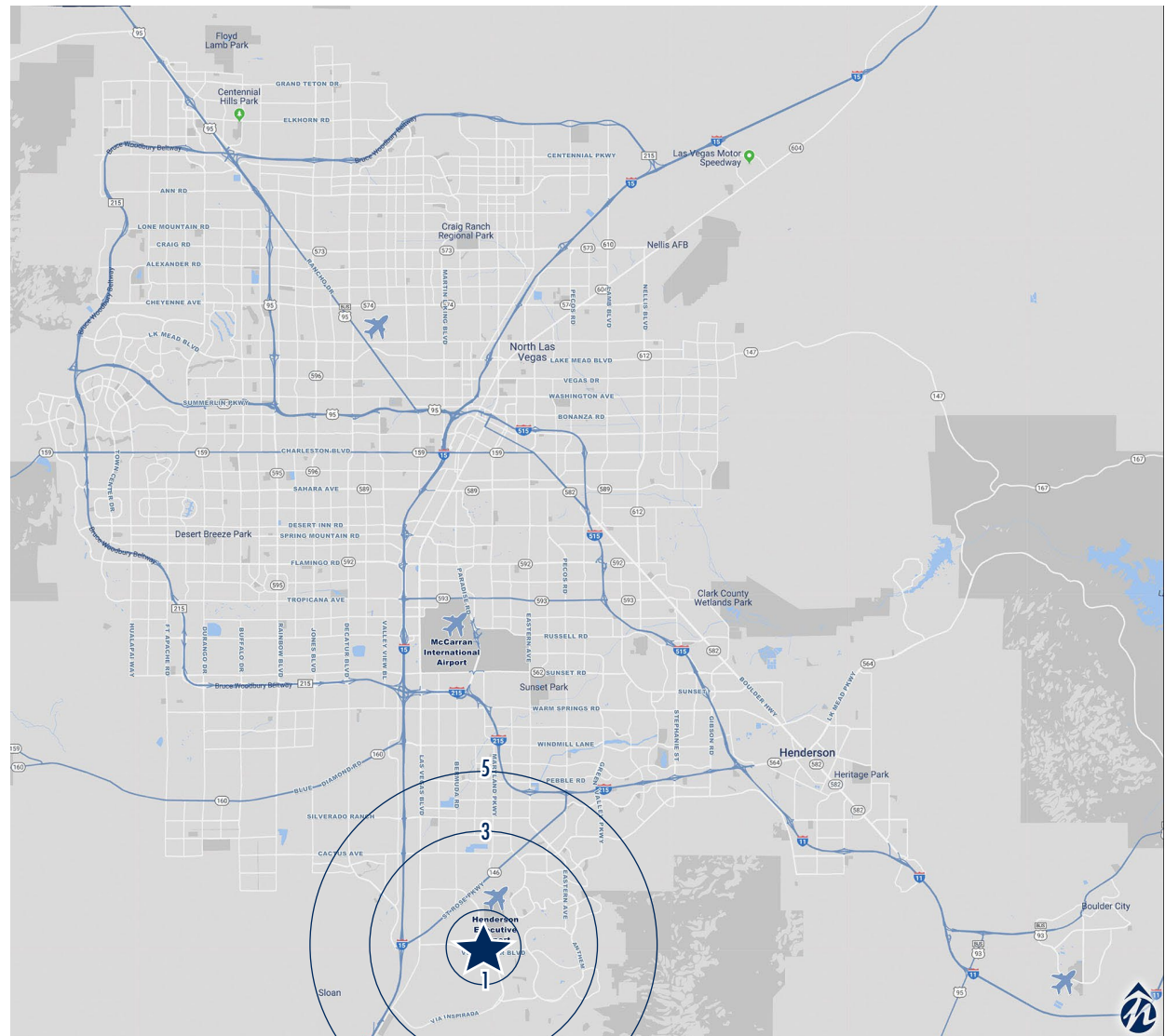
1-Mile	1,019
3-Mile	36,167
5-Mile	87,956



Daytime Population (Employees)

1-Mile	100
3-Mile	10,208
5-Mile	36,681

LAS VEGAS VALLEY



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