

1180 E SUNSET RD · HENDERSON, NV 89011



Class A Office within Cadence Master Planned Community

FLEXIBLE PURCHASE OPTIONS: OWNER-USER (w/wo income), INVESTOR, LEASE-TO-OWN

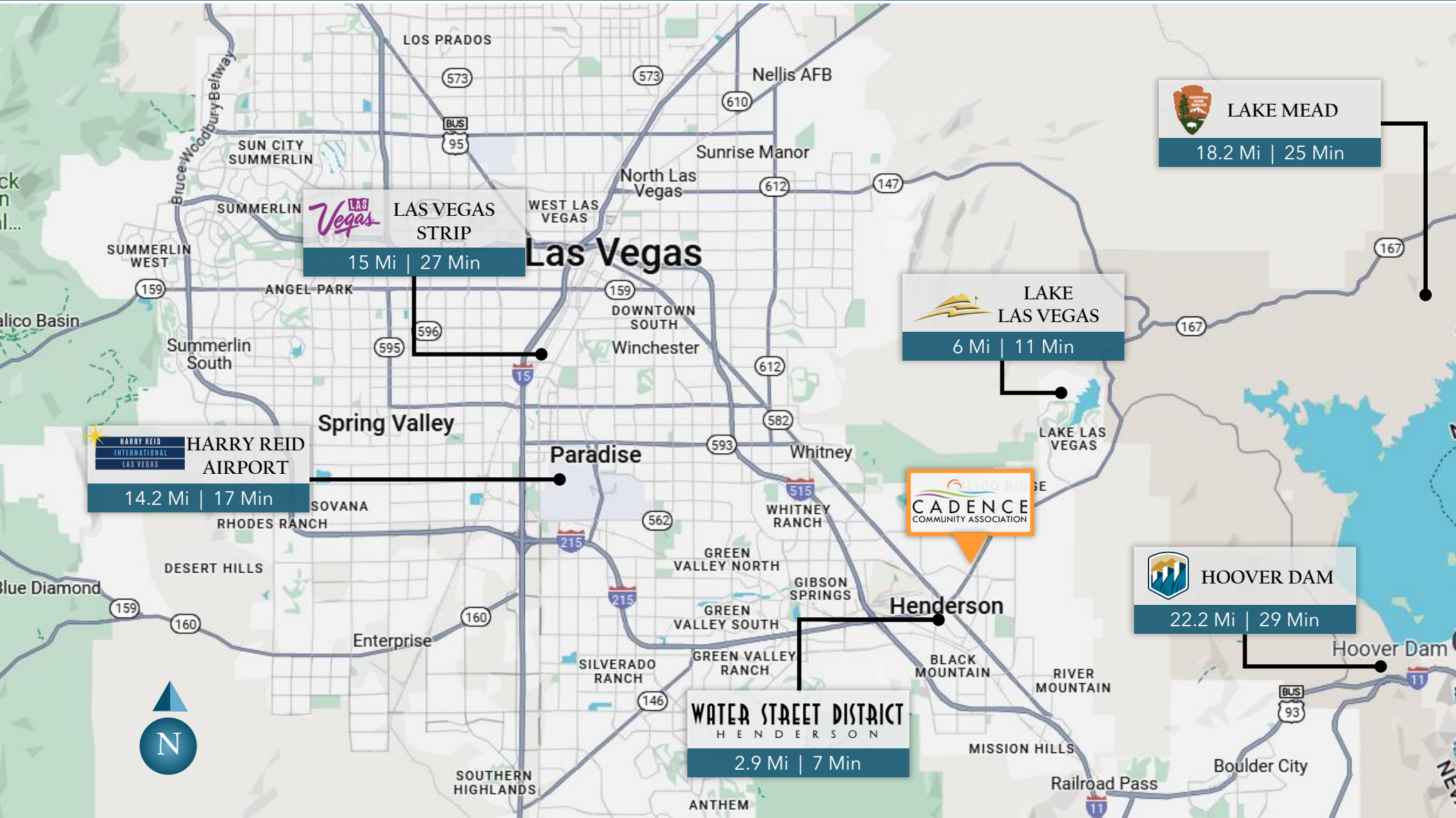
KAYLEE BORAM CHO, CCIM
NV RE Lic.# BS.0144592
Kaylee@KayleeLasVegasRealty.com
702.728.1932

RENA AREE
NV RE Lic.# S.0197997
RenaAree@gmail.com
702.530.8383

KAYLEE CHO
TEAM COMMERCIAL & DEVELOPMENT

kw Keller Williams
COMMERCIAL
LAS VEGAS

LOCATION MAP



EXECUTIVE SUMMARY

KW Commercial is pleased to offer a rare opportunity to own and/or occupy a new Class A office building in Henderson Cadence master planned community.

The property is located at the entrance of Cadence which was ranked the 4th fastest growing master planned community in the first half of 2024 in the US and 6th in 2023 by RCLCO. The community features 12,500 homes built/planned by 9+ new home builders.

[ARTICLE: Cadence is ranked as the 4th top-selling master-planned community of 2024](#)

This development project includes 7,109 sf preschool which is already leased out and will open in Summer 2025, and an 11,525 sf (usable) 2-story office building with an expected shell delivery in Q2 2025. Both properties can be sold together or separately. The property offers flexible purchase options: owner-user with/without income, lease-to-own, or investment property. The property is also currently listed for lease primarily seeking the community's much needed medical users. Contact the listing agent for leasing status.

The amenities include Cadence Central Park, ER by Valley Health System, Cadence retail phase I (Smiths' Marketplace, Wells Fargo, Starbucks, UPS, Cafe Rio, etc.) and phase II (12 AC) under construction (EOS Fitness, Dutch Bros, PT's, Salad & Go, etc.). The community is located close proximity to the Henderson City Hall, Lake Las Vegas, former Fiesta casino planned to be redeveloped for Henderson sports facility, Water District, Tuscany, and a 3,000+ new home community coming soon in 2026 across Lake Las Vegas.

HIGHLIGHTS - MEDICAL/PROFESSIONAL OFFICE

GENERAL AREA	Henderson Cadence Master-Planned Community
ADDRESS	1180 E Sunset Rd Henderson, NV 89011
APN	Portion of 179-05-422-014
ZONING	Planned Community (PC)
BUILT YEAR	2025 - Expected Shell Delivery Q2 2025
PRICE	Undisclosed (Call listing Agent)
BUILDING SIZE	12,061 sf
USABLE SIZE	11,525 sf
STORY	2
TYPE	Owner-User or Investment
SALE OPTIONS	<ul style="list-style-type: none">• Grey shell office building with or without income• Lease to Own option• Grey shell office + Preschool Income
OTHERS	Lease to Own option available Click below link to access the listing "for Lease"

[VIEW "FOR LEASE" LISTING](#)

SUBJECT PROPERTY MAP



Smith's
Marketplace

Valley Health
Systems ER
(opening 2024)

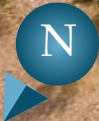
Retail - Phase II
Village Center
(under construction)

Cadence
Association Office

SUBJECT SITE
Medical/Professional
Class A Office
11,525 sf

Angel Face
Preschool & Childcare

Cadence
Animal Hospital



NEARBY AMENITIES

Open for Business
 Leased
 LOI Signed

Available
 SUBJECT PROPERTY



E LAKE MEAD PARKWAY

Phase II Retail Leasing Inquiries:



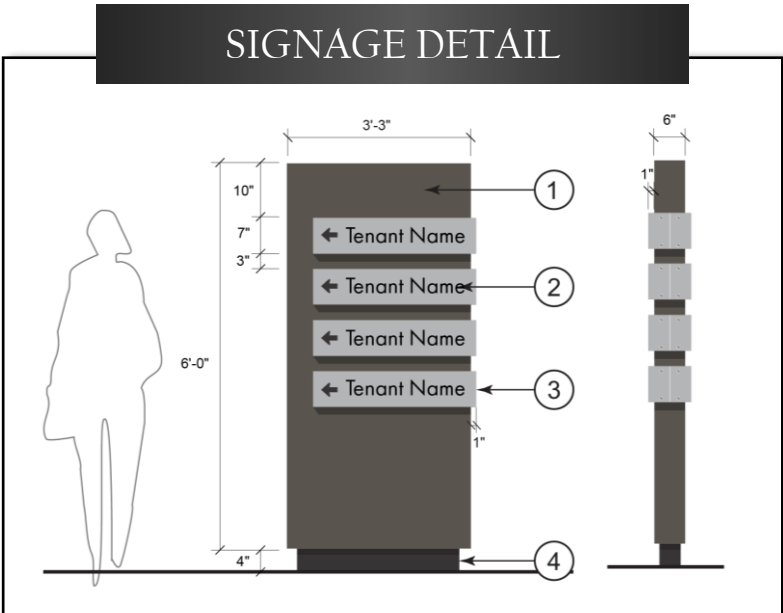
Todd Boyer NV Lic S.0024286

702.550.4923 | todd@roicre.com

Robin Civish, CCIM NV Lic BS.0037430

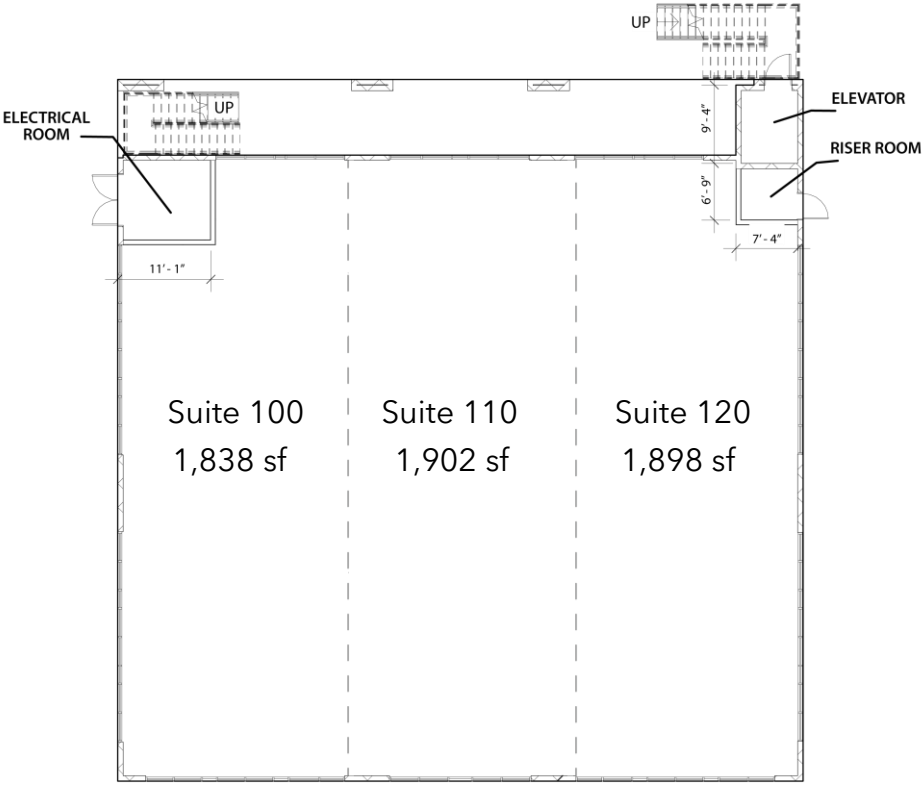
702.550.4977 | robin@roicre.com

Not to scale: for illustrative purposes only.
Last updated May 26, 2024



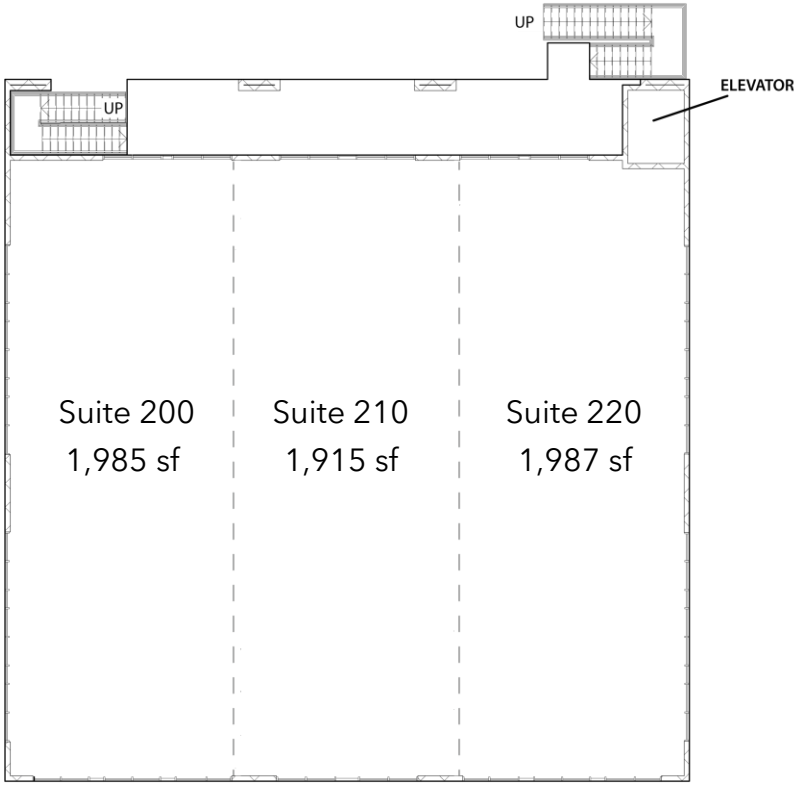
*Stairway and railing design is subject to change to match the existing stairway within the center.

MEDICAL/PROFESSIONAL OFFICE FLOORPLAN



FIRST FLOOR

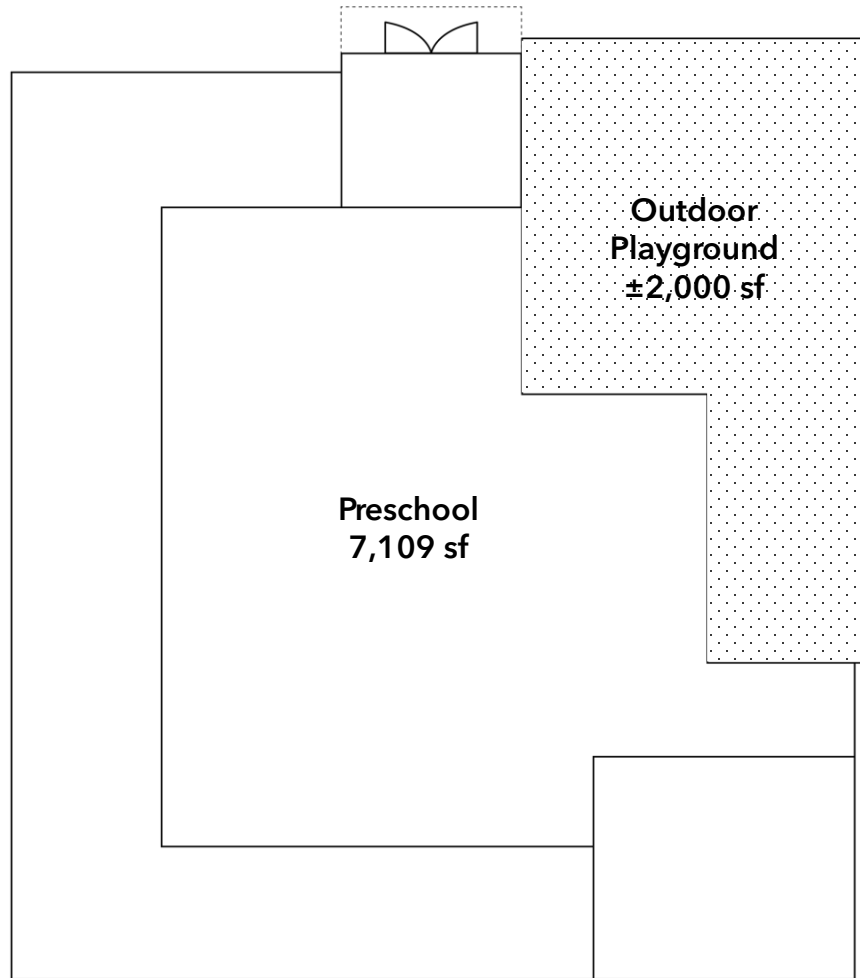
USABLE SF: 5,638



SECOND FLOOR

USABLE SF: 5,887

ANGEL FACE PRESCHOOL & CHILDCARE TENANT PROFILE



FLOORPLAN



Angel Face Preschool, an established, accredited, and reputable preschool and childcare will be opening their second location adjacent to available medical/professional office structure.

- Designed to accommodate 160 students
- Age group is 6 weeks to 5 years old
- State-of-the-Art learning and play facility
- On-site organic kitchen
- Opening Q2 2025

www.AngelFacePreschool.com

DISCLAIMER

The information contained in this Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Kaylee Cho Commercial & Development Keller Williams Las Vegas Realty and should not be made available to any other person or entity without written consent. This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers and/or lessors, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Kaylee Cho Commercial & Development Keller Williams Las Vegas Realty has not verified, and will not verify, any of the information contained herein, nor has Kaylee Cho Commercial & Development Keller Williams Las Vegas Realty conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers and/or lessors must take appropriate measures to verify all of the information set forth herein. By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Kaylee Cho Commercial & Development Keller Williams Las Vegas Realty and it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase and/or lease of this property.

CADENCE MASTER-PLANNED COMMUNITY

Office for Sale | Owner-User Buyer or Lease to Own Option

1180 E SUNSET RD · HENDERSON, NV 89011

FOR MORE INFORMATION, CONTACT:

KAYLEE CHO, CCIM

NV RE Lic.# BS.0144592

Kaylee@KayleeLasVegasRealty.com

702.728.1932

RENA AREE

NV RE Lic.# S.0197997

RenaAree@gmail.com

KAYLEE CHO
TEAM COMMERCIAL
& DEVELOPMENT



Keller Williams
COMMERCIAL
LAS VEGAS