

# HIGH PROFILE RETAIL PAD SITE

MW

FOR GROUND LEASE



## PROPERTY DETAILS

SEC VOLUNTEER BOULEVARD & VIA INSPIRADA  
HENDERSON, NEVADA 89044

- Last Pad Remaining!
- Signalized, Hard Corner Pad available for Ground Lease (Possible BTS for select credit Tenants)
- Exposure to Roughly 30,200 cars per day
- Co-Tenancy with Terrible Herbst (Chevron) and Dutch Bros Coffee
- Profitable QSR Opportunity Available

## 2024 DEMOS

### EST. POPULATION



1 MILE » 3,583  
3 MILE » 80,644  
5 MILE » 197,414

### EST. HOUSEHOLDS



1 MILE » 1,447  
3 MILE » 33,121  
5 MILE » 81,914

### EST. AVERAGE HH INCOME



1 MILE » \$139,898  
3 MILE » \$138,400  
5 MILE » \$131,504



**MOUNTAIN WEST**  
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