

# LOCATION, LOCATION, LOCATION!

FOR SALE OR LEASE: +/- 10,000 TOTAL SF

2380 VIA INSPIRADA DRIVE, HENDERSON, NV 89044



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**Lincoln GATSKI**  
COMMERCIAL  
REAL ESTATE SERVICES

# OWNER-USER OPPORTUNITY

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Premier Location: Located at the entrance to **Inspirada** and its 25,000+residents, and at the entrance to the future **Inspirada Station Casino** which breaks ground this year.



EXCEPTIONAL  
OPPORTUNITY

# PROPERTY HIGHLIGHTS



1,000 S.F. OUTDOOR PATIO

Price: \$5,999,999.00

\$3.85 - \$4.50 PSF/NNN



Built: 2021



Building Size: 10,000S.F.



APN: 191-14-412-009



Lot Size: 0.74 Acre



Clear Height: 18'



Power: 675 Amps, 120/208V



100% Air Conditioned



Fully Built Out Retail Space



Large Walk-in Cooler



Solar Power on Roof



Deluxe Wine Bar with 1,000S.F. Outdoor Patio

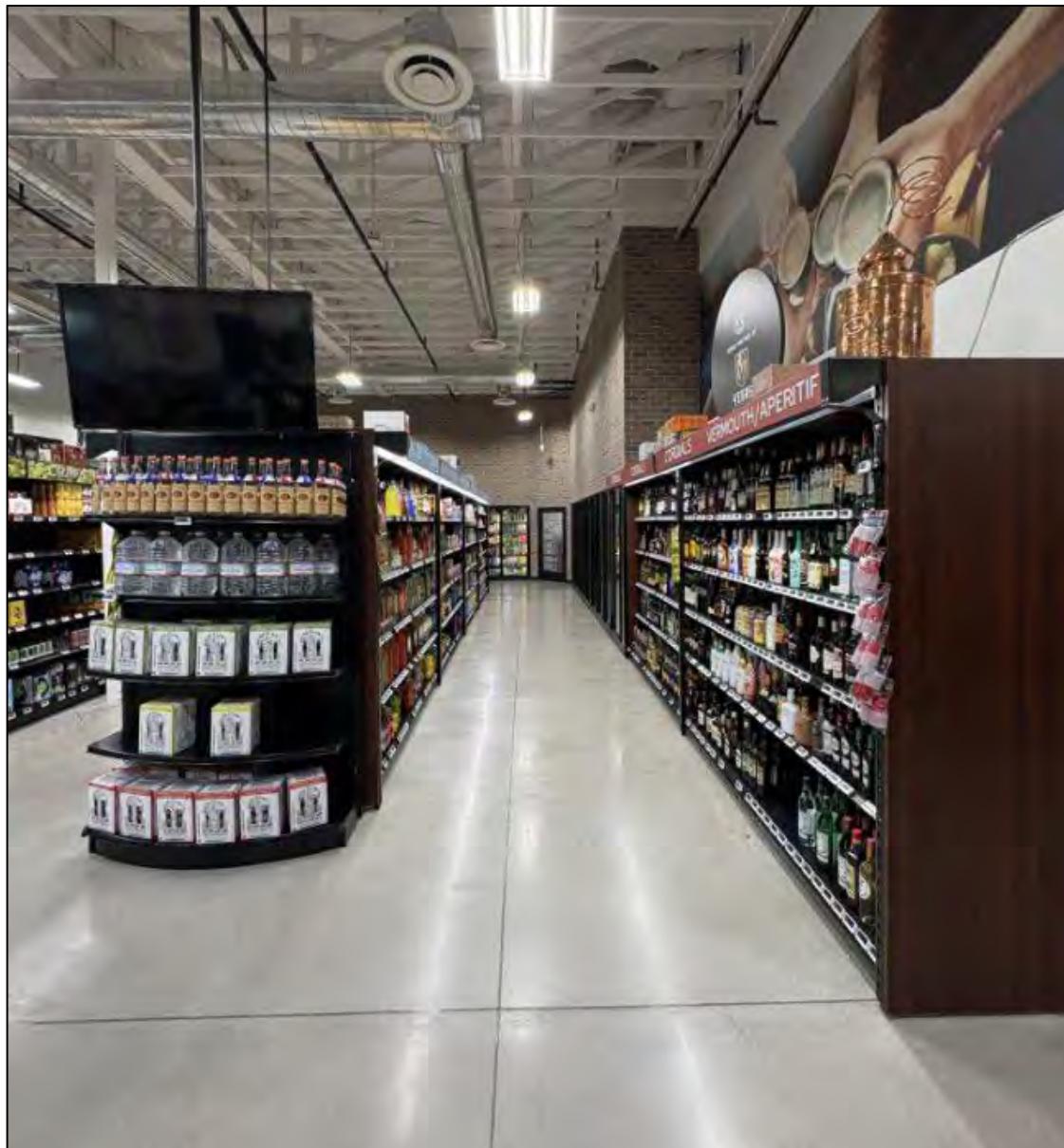
Lincoln | GATSKI  
COMMERCIAL

The Wagener Group

# LARGE WALK-IN COOLER



# INTERIOR IMAGES





# SPACES AVAILABLE



For Lease  
Demisable Spaces  
Building Size: 10,000S.F.  
\$3.85 - \$4.50 PSF/NNN

## Spaces Available

1,860 SF

2,057 SF

2,358 SF

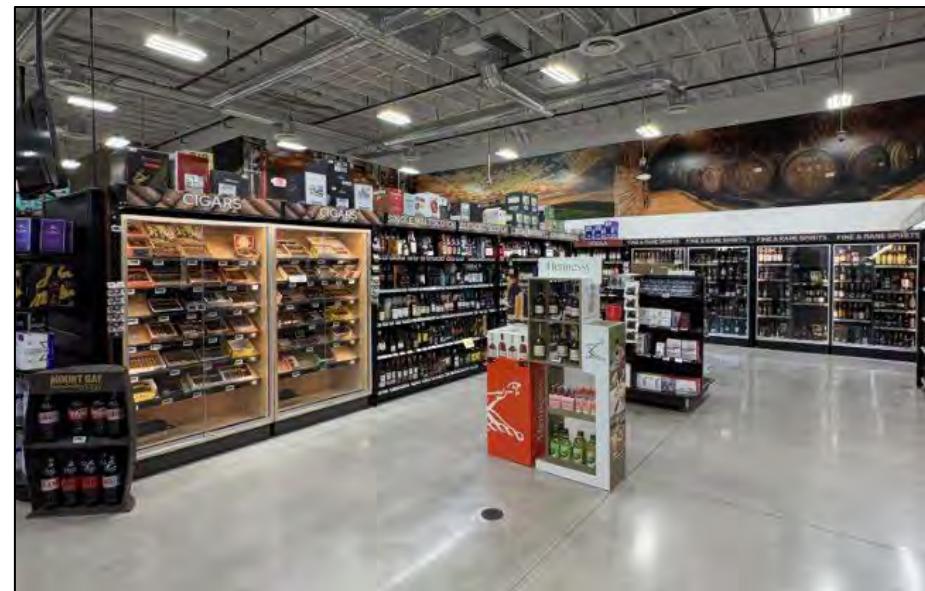
3,702 SF

4,218 SF

6,275 SF

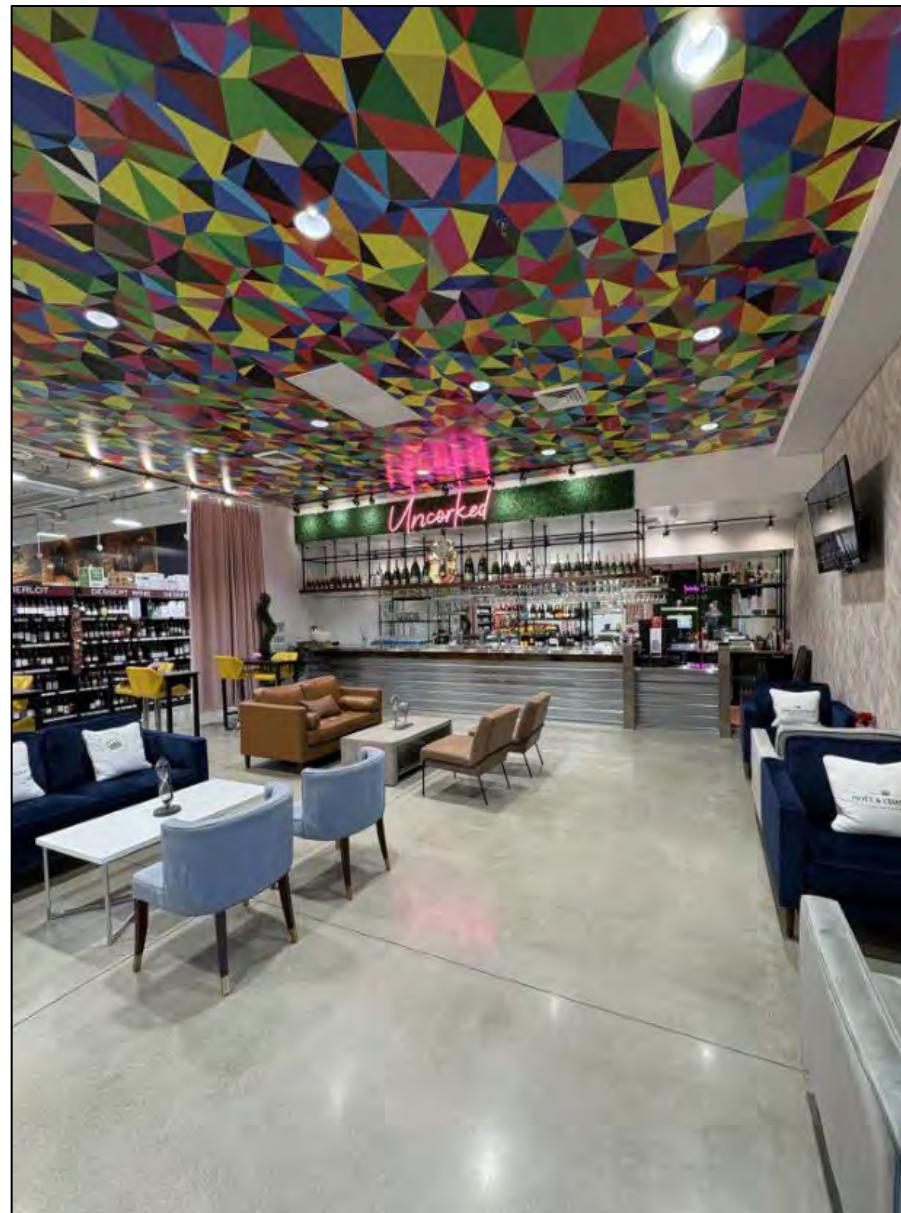
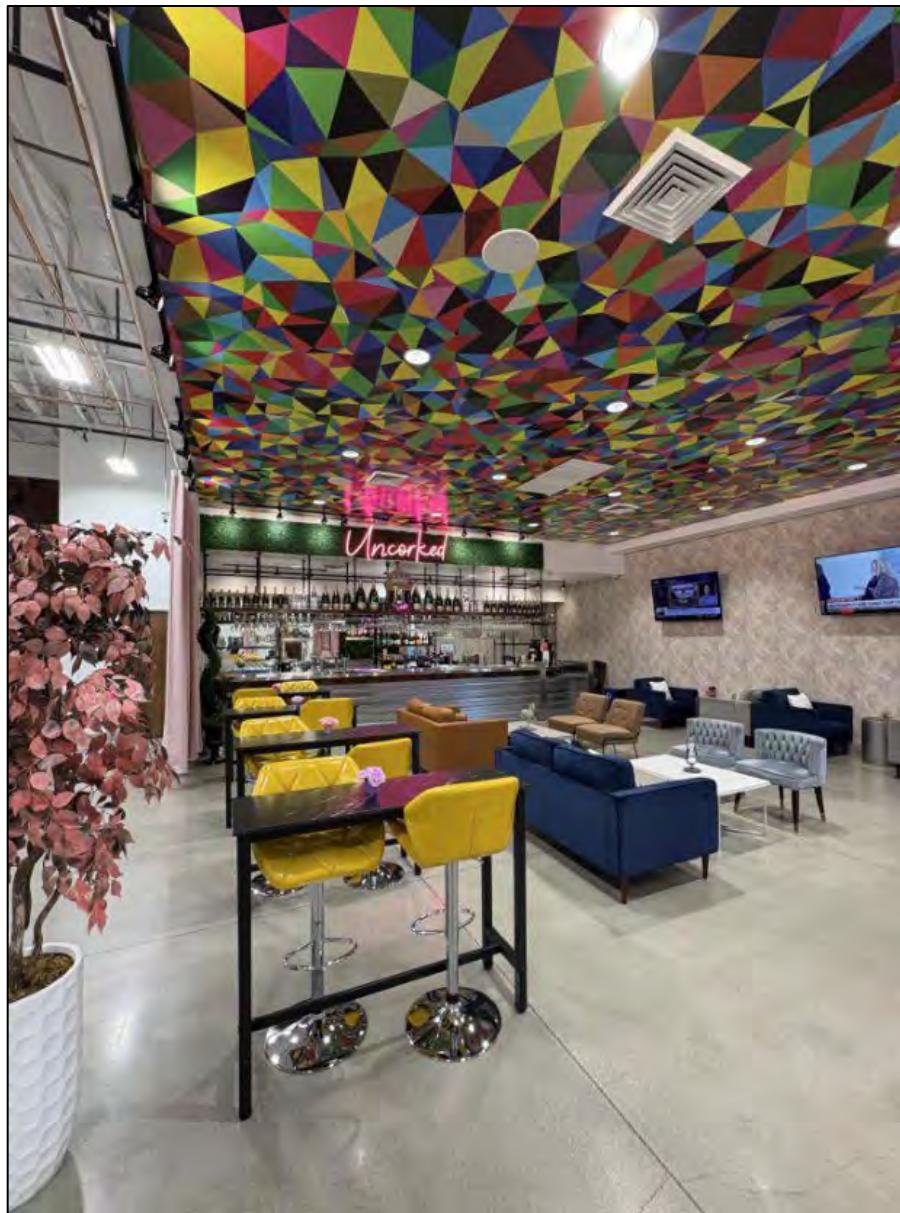
8,140 SF

10,000 SF



RARE 10,000 SQUARE FOOT RETAIL PROPERTY IN MASTER PLANNED COMMUNITY

# MORE THAN A BAR



DELUXE WINE BAR WITH 1,000 SQUARE FOOT OUTDOOR PATIO

# EXTERIOR IMAGES



2380 VIA INSPIRADA | HENDERSON, NV 89044





H  
E  
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S  
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2nd Largest  
City in NV



Population  
300,000+



Median Household Income  
\$88,654



1 Day Turnaround  
(Los Angeles Ports)



Harry Reid  
International Airport  
12.5 Miles



Henderson  
U/C  
15,400 S.F.

## NOTABLE HENDERSON TENANTS



Collection Street	Cross Street – Dir	Traffic Vol. (2025)
Bicentennial Pkwy	Via Inspirada - W	13,366
Bicentennial Pkwy	Sun City Anthem Dr - NE	8,984
Anthem Highlands Dr	Alisa Craig St – S	10,973
Sun City Anthem Dr	PeytenPark St	9,554
Via Inspirada	MullenAve - SW	17,689
Volunteer Blvd	Black Fox CanyonRd - NE	9,559
Volunteer Blvd	S Gilespie St - E	15,623



**13,366**

(VIA INSPIRADA @ BICENTENNIAL PKWY)

## INSPIRADA STATION

70.3 ACRES

201 HOTEL ROOMS

58,000 S.F. GAMING AREA

12-LANE BOWLING ALLEY

MOVIE THEATER

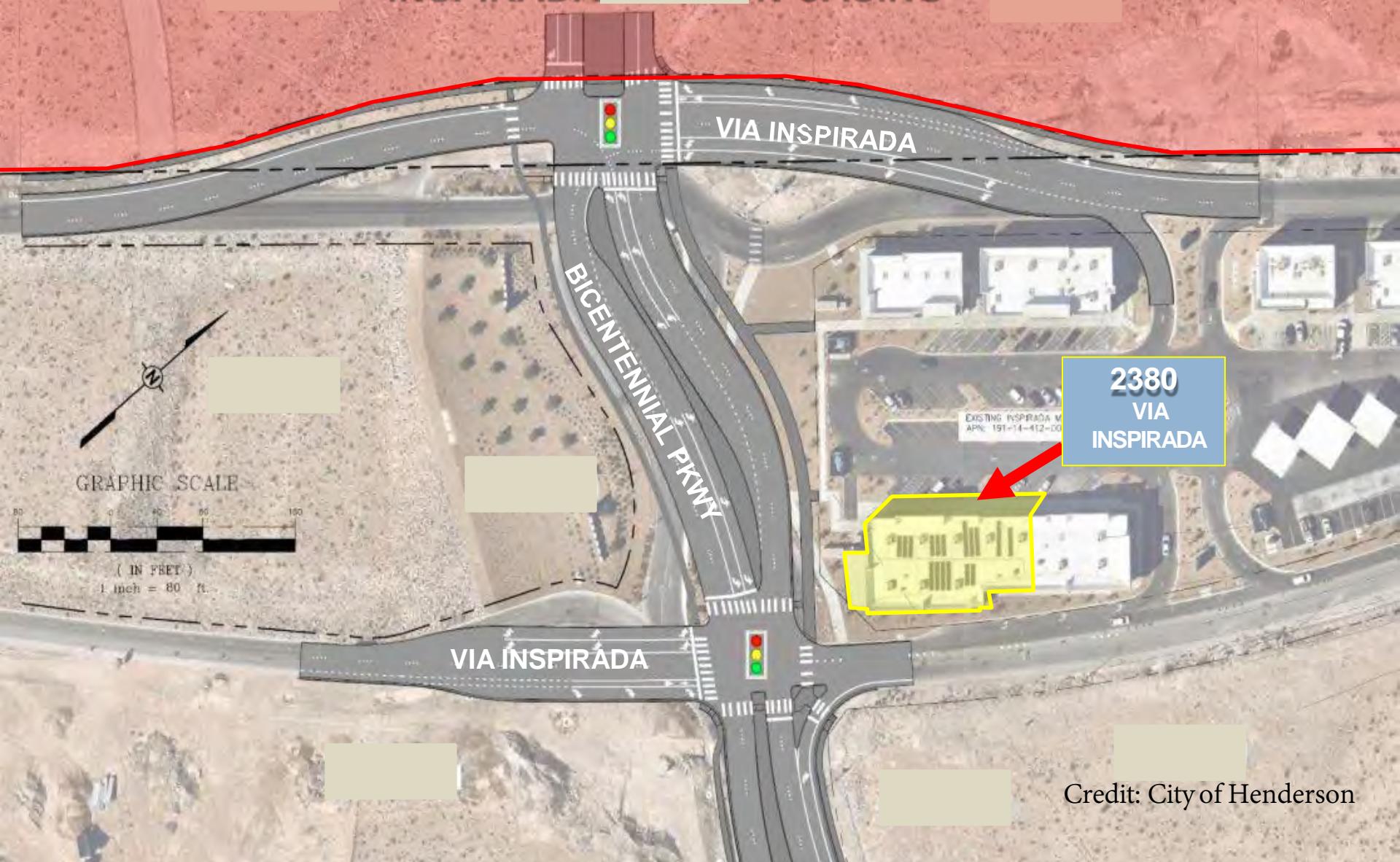


In February 2025, the Henderson Planning Commission approved an

Photo by: Station Casinos expansion for Station Casinos at Via Inspirada and Bicentennial Parkway.

# VIA INSPIRADA AND BICENTENNIAL INTERSECTION IMPROVEMENTS

## INSPIRADA STATION CASINO



# 10,000 SQUARE FOOT RETAIL PROPERTY



LEVI STRAUSS & CO.

Airgas  
an Air Liquide company

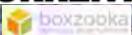


FedEx®



Federal Aviation  
Administration

ALL CURRENT



DUNKIN'



VOLUNTEER BLVD

E LARSON LN



Haas  
F1 Team  
OFFICIAL MACHINE TOOL



+/- 2.3 MILLION SF\*  
2,500 JOBS OVER 10 YEARS

VIA NOBILA

VIA CENTRO

VIA INSPIRADA

HENDERSON

HENDERSON

ROBERT & SANDY  
ELLIS  
ELEMENTARY



In the box



2380 Via Inspirada



Liquor World  
BICENTENNIAL PKWY

VIA NOBILA



Debra March Center  
of Excellence

HENDERSON

Robert & Sandy Ellis  
Elementary School

Sunny Daze Daycare

Capriola

**\*INSPIRADA  
STATION\***  
70.3 ACRES

Distill  
A LOCAL BAR

REMEDY  
A Tijuca Jack  
In the sky

2380 Via Inspirada

VIA da VINCI

BICENTENNIAL PKWY

VIA INSPIRADA

Inspirada Dental  
& Orthodontics

LIQUOR WORLD



VIA CONTESSA

Toll Brothers  
AMERICA'S LARGEST HOME BUILDERS

VIA CENTRO

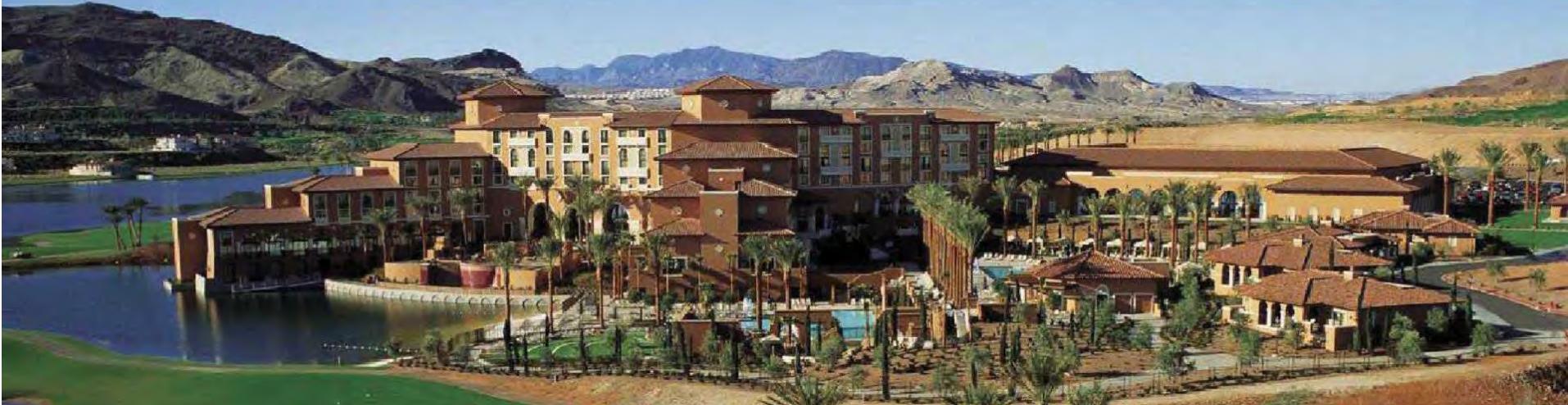
LENNAR

tri pointe  
HOMES

kb  
HOME

# SOUTHEAST LAS VEGAS MARKET

2380 VIA  
INSPIRADA



The vacancy rate in the Southeast Las Vegas Submarket is 4.3%, compared to the metro average of 5.1%. The vacancy rate has risen slightly in the past year but is still below the submarket's historical average of 7.4%. The submarket encompasses the city of Henderson, one of the fastest-growing cities in the U.S. over the past decade.

In the past 12 months, the submarket had 78,000 square feet of absorption and 78,000 square feet of completed construction. Supply pressure will be limited in the near term as only 15,000 square feet is under construction, which would expand inventory by 0.1% once all projects are completed.

Malls carry some of the lowest vacancies at 1.5%, while strip centers have some of the highest average vacancy rates at 3.9%.

The average rent per SF is \$30.00 compared to the metro average of \$34.00. Rents have changed by 3.9% in the past year.

Several significant trades drove an uptick in sales volume. About \$208 million worth of retail assets have traded here in the past 12 months, compared to the annual historical average of \$186 million. (CoStar)

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