

# 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.





Uncorked

EXCEPTIONAL  
OPPORTUNITY



# PROPERTY HIGHLIGHTS



**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**

**1,000 S.F. OUTDOOR PATIO**

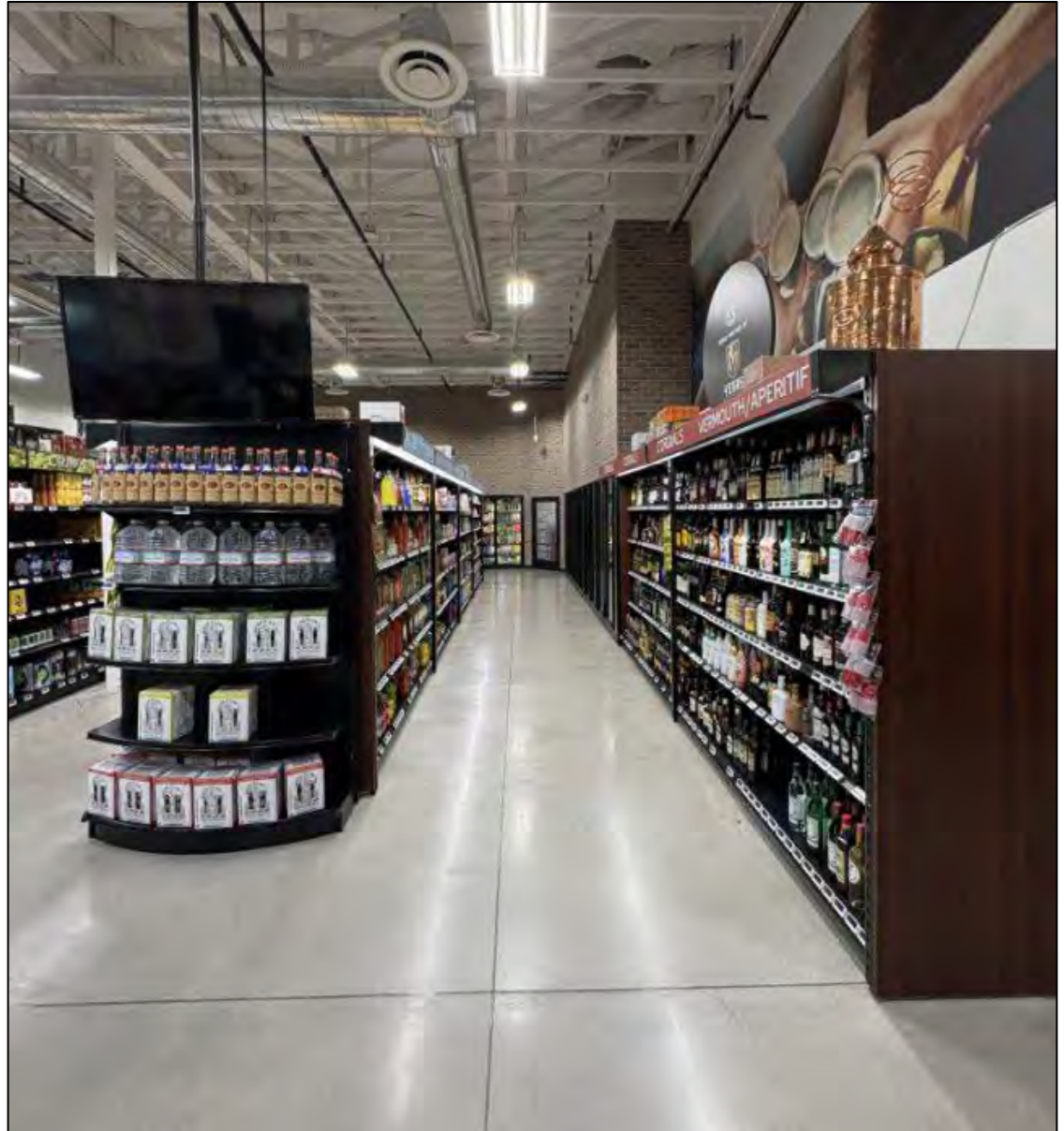


# LARGE WALK-IN COOLER





# 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





# HENDERSON™



HENDERSON



**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	SunCity 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 Gillespie St - E	15,623





## INSPIRADA STATION

70.3 ACRES

201 HOTEL ROOMS

58,000 S.F. GAMING AREA

112-LANE BOWLING ALLEY

MOVIE THEATER



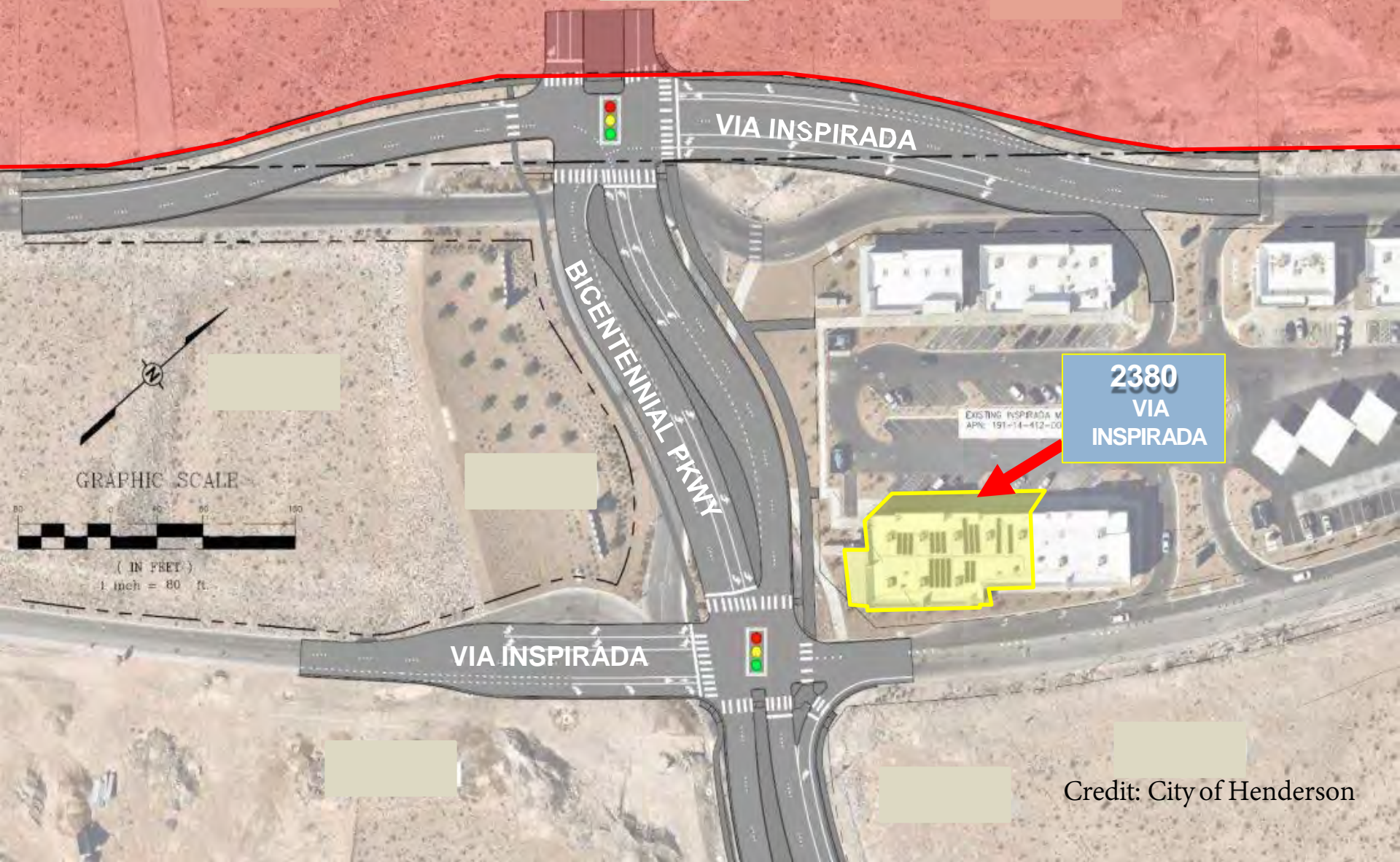
In February 2025, the Henderson Planning Commission approved an expansion for Station Casinos at Via Inspirada and Bicentennial Parkway.

Photo by: Station Casinos



# VIA INSPIRADA AND BICENTENNIAL INTERSECTION IMPROVEMENTS

## INSPIRADA STATION CASINO



2380  
VIA  
INSPIRADA

Credit: City of Henderson



# 10,000 SQUARE FOOT RETAIL PROPERTY



BICENTENNIAL PKWY

VIA CONTESSA

SORRY, NOT SORRY



INSPIRADA DENTAL  
& ORTHODONTICS



LIQUOR WORLD  
2380 Via Inspirada



in the box

VIA INSPIRADA



VIA INSPIRADA



INSPIRADA STATION CASINO



LEVI STRAUSS & CO.

Airgas  
an Air Liquide company

FedEx



Federal Aviation  
Administration

ALL CURRENT

boxzooka

Carl's Jr.

DUNKIN'

ARISTOCRAT

AutoZone

VOLUNTEER BLVD

E LARSON LN



Haas  
F1 Team  
OFFICIAL MACHINE TOOL

HENDERSON

HENDERSON

ROBERT & SANDY  
ELLIS  
ELEMENTARY

VIA NOBILA



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

VIA INSPIRADA

VIA CENTRO

\*INSPIRADA STATION\*



NERA  
HENDERSON

Jack  
in the box

Jersey Mike's

2380 Via Inspirada

Outback

LIQUOR WORLD

BICENTENNIAL PKWY



VIA NOBILA



**Haas**  
F1 Team  
OFFICIAL MACHINE TOOL

Debra March Center  
of Excellence

HENDERSON

HENDERSON

Robert & Sandy Ellis  
Elementary School

Sunny Daze Daycare

Capriola

VIA da VINCI

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

Distill  
A LOCAL BAR

REMEY  
2380 Via Inspirada

Inspirada Dental  
& Orthodontics

BICENTENNIAL PKWY

LIQUOR WORLD

VIA CONTESSA

kb  
HOME

VIA CENTRO

Toll Brothers  
America's Leading Home Builder

LENNAR

tri pointe  
HOMES



# SOUTHEAST LAS VEGAS MARKET

2380 VIA  
INSPIRADA  
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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