

LAKE MEAD COMMERCIAL CENTER

1180 E SUNSET RD | HENDERSON, NV 89011



CLASS A MEDICAL/PROFESSIONAL OFFICE & PRESCHOOL
Q3 2025 GREY SHELL DELIVERY · CADENCE MASTER-PLANNED COMMUNITY

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Keller Williams
COMMERCIAL
LAS VEGAS

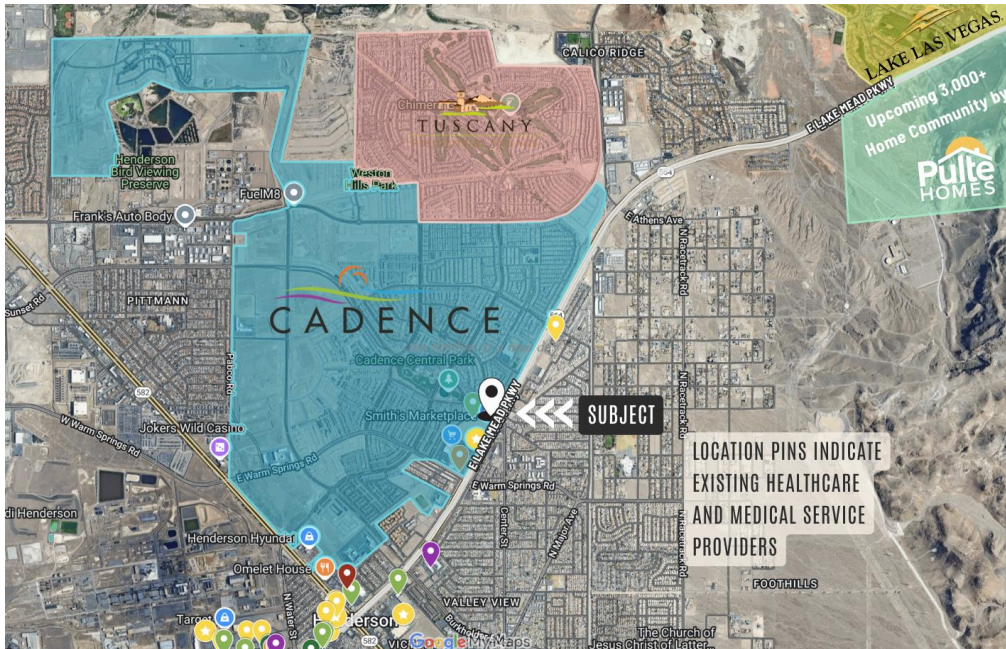


KAYLEE CHO & RENA AREE
COMMERCIAL REAL ESTATE

PROPERTY HIGHLIGHTS

KW Commercial is pleased to present the development of a Class A professional office building in the thriving Cadence Master-Planned Community in Henderson, NV. Located in the Lake Mead Commercial Center, just east of Cadence Village Center Phase I & II, the building is situated in close proximity to Tuscany, Lake Las Vegas, and the upcoming master-planned housing development of 3,000 homes, just south of Lake Las Vegas.

Cadence was ranked #3 Top-selling Master Planned Community in 2024. With there still being limited healthcare and professional services available to residents in the area, there is great opportunity for those looking to expand their practice or open a first location.



MEDICAL/PROFESSIONAL OFFICE & PRESCHOOL

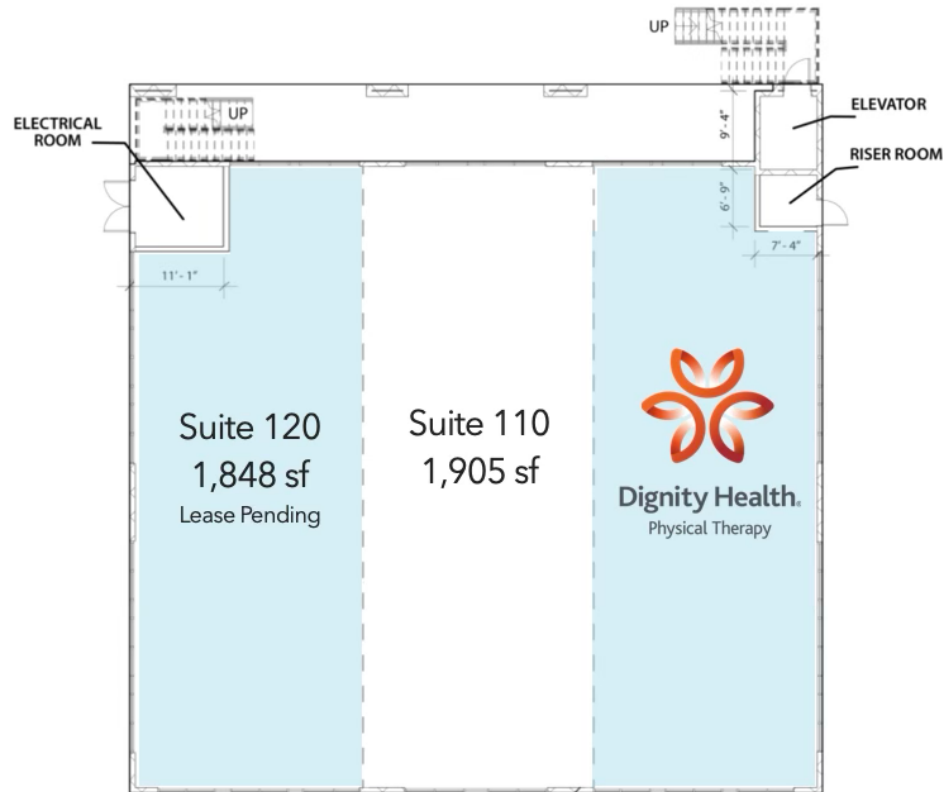
| | | |
|--------------------------------------|--|-----------|
| BUILDING TYPE: | Class A | |
| PROPERTIES AT THE CENTER: | Total | 5 |
| | Existing | 2 |
| | Q1 2025 delivery | 2 |
| | Planned | 1 |
| SUBJECT APN: | 179-05-422-014 | |
| SUBJECT LAND AREA: | 1.28 AC | |
| ZONING | Planned Community (PC) | |
| EXPECTED GREY SHELL DELIVERY: | Q2 2025 | |
| BUILDING SIZE: | Office | 11,573 sf |
| | Preschool + playground (Leased) | 7,109 sf |
| MIN. DEMISABLE: | 1,848 sf | |
| MAX. REMAINING: | 1 st Floor - 5,661 sf 2 nd Floor - 5,912 sf | |
| ASKING RENT: | \$2.95 - \$3.25/sf/mo + NNN | |
| NNN: | \$0.50/sf/mo | |

[ARTICLE: Top-Selling Master-Planned Communities of 2023](#)

[ARTICLE: Top-Selling Master-Planned Communities Mid-Year 2024](#)

MEDICAL/PROFESSIONAL OFFICE

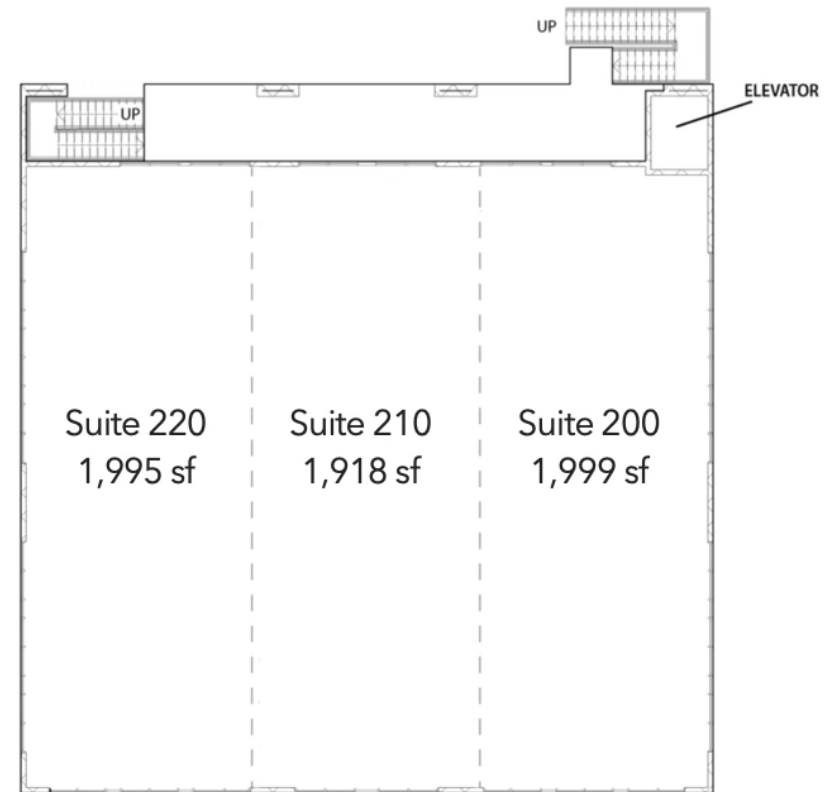
OFFICE FLOOR PLAN & SIZE



FIRST FLOOR

AVAILABLE SF: 3,753

\$3.25 PSF/mo + \$0.50 NNN

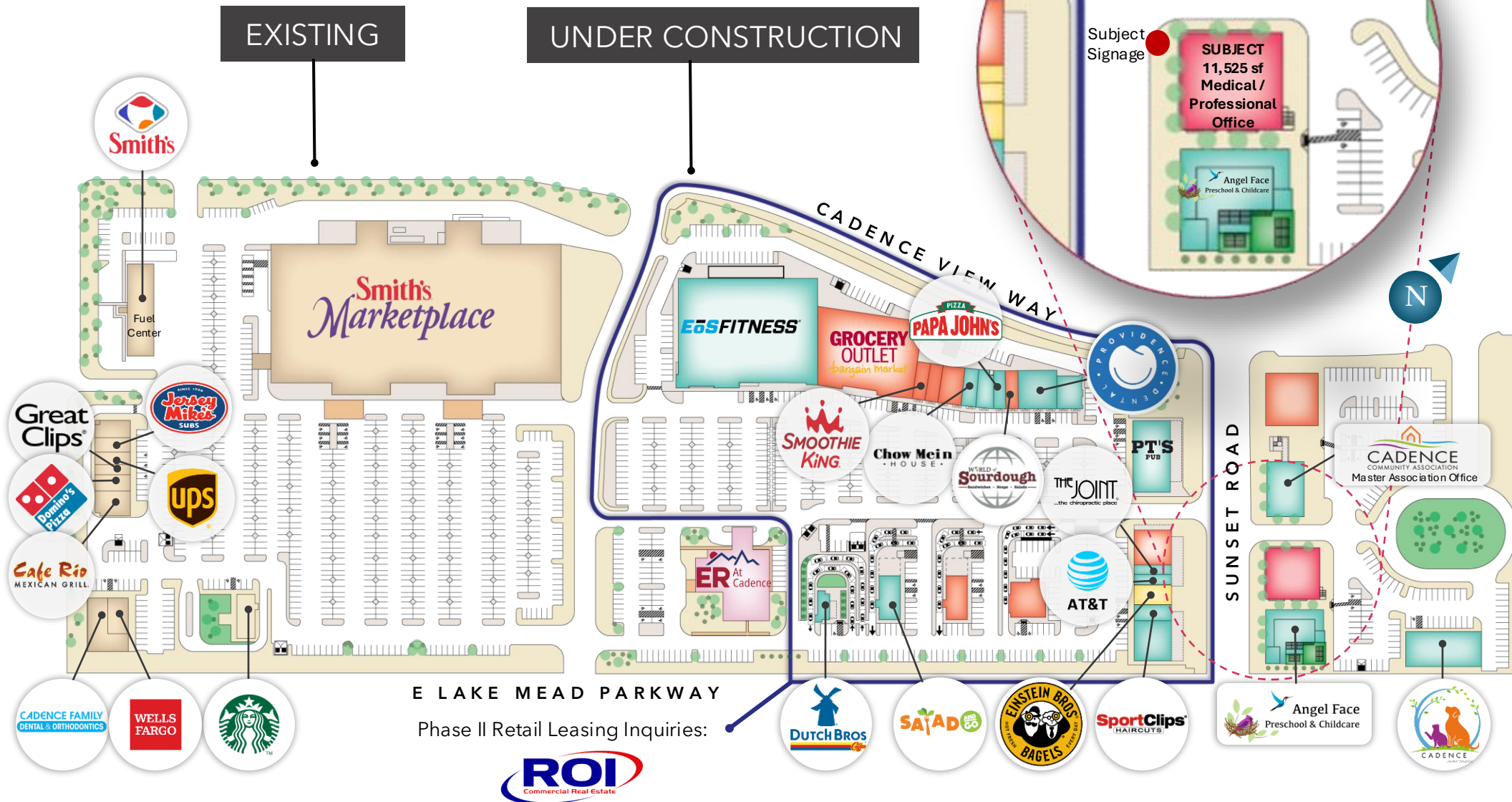


SECOND FLOOR

AVAILABLE SF: 5,912

\$2.95 PSF/mo + \$0.50 NNN

NEARBY AMENITIES



E LAKE MEAD PARKWAY

Phase II Retail Leasing Inquiries:



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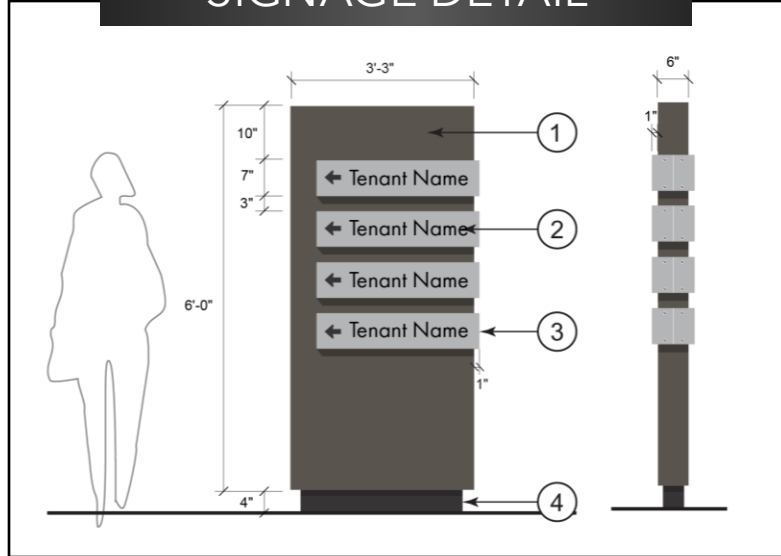
Not to Scale: For illustrative purposes only.

Last updated September 3, 2025

Lake Mead Commercial Center | 1180-1186 E Sunset Rd, Henderson, NV 89011

ELEVATION & SIGNAGE

SIGNAGE DETAIL



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

SUBJECT PROPERTY MAP



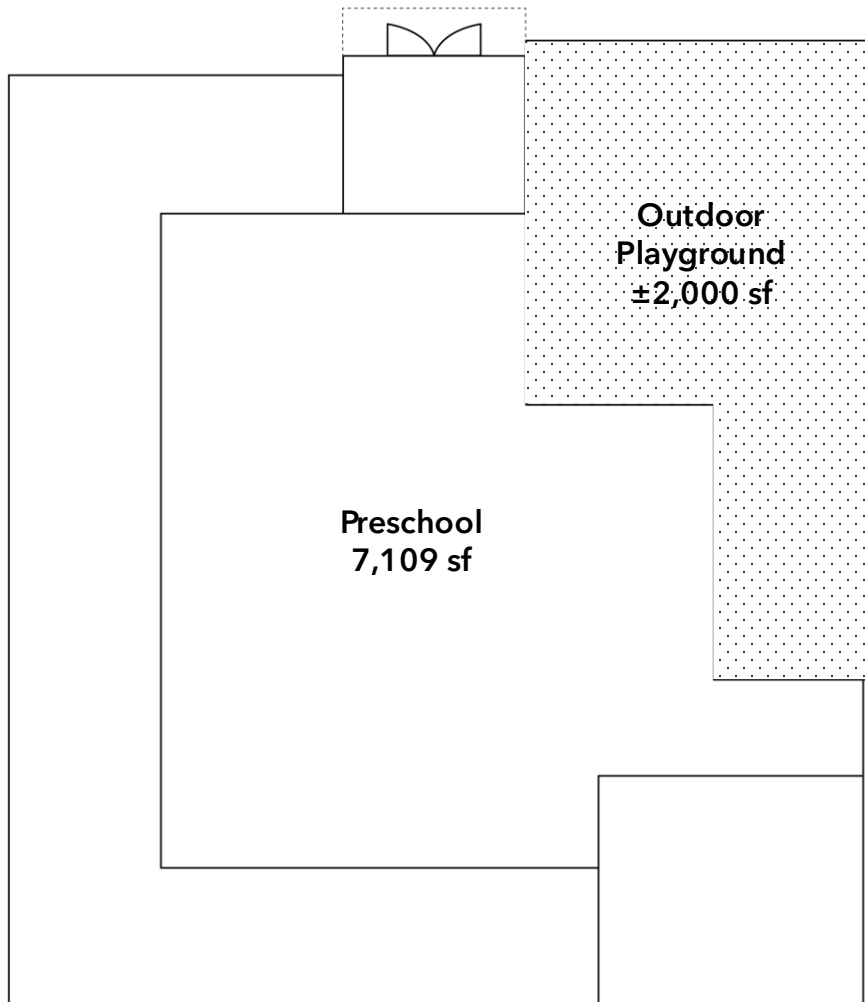


CO-TENANT (NOT A PART, UNDER CONTRACT)

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

www.AngelFacePreschool.com



FLOORPLAN

AREA DEMOGRAPHICS



POPULATION

| 1 Mile | 3 Miles | 5 Miles |
|--------|---------|---------|
| 18,214 | 67,193 | 177,325 |



FAMILY HOUSEHOLDS

| 1 Mile | 3 Miles | 5 Miles |
|--------|---------|---------|
| 6,786 | 25,906 | 68,669 |

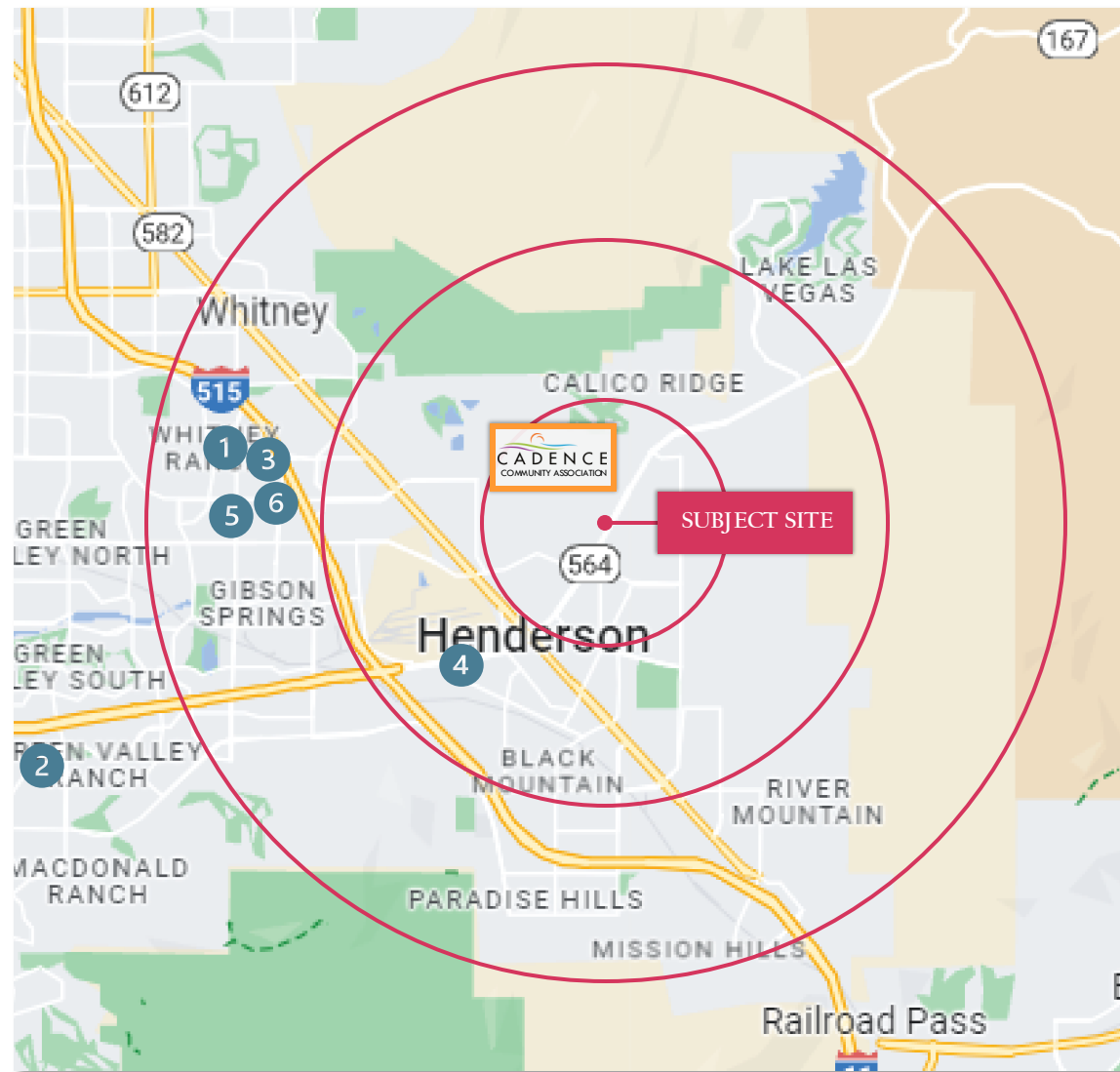


MEDIAN HOUSEHOLD INCOME

| 1 Mile | 3 Miles | 5 Miles |
|--------|---------|---------|
| 78,566 | 83,882 | 86,925 |

AREA RETAIL

- 1 **GALLERIA MALL:** Macy's, Dick's Sporting Goods, Kohl's, Dillards
- 2 **THE DISTRICT AT GREEN VALLEY RANCH:** REI, Whole Foods, Anthropologie, Lululemon
- 3 **SUNMARK PLAZA:** Best Buy, Petco, Joann Fabrics, Sportsman's Warehouse



- 4 **LAKE MEAD CROSSING:** Target, Ross, PetSmart, Staples, Big Lots, Ross
- 5 **STEPHANIE STREET:** Total Wine, Barnes & Noble, DSW, Nordstrom RACK, Sprouts, Home Goods
- 6 **EASTGATE POWER CENTER:** WalMart Supercenter, In N Out Burger, Party City



One of the most exciting prospects in Henderson, NV is the Cadence Master Planned Community of homes and businesses. Conveniently located near many thriving communities that are only set for year-over-year growth as more businesses and families flock to the city of Henderson.

ARTICLE: Cadence Ranked #3 Top-selling Master Planned Communities of 2024

THE #3 TOP-SELLING MASTER-PLANNED COMMUNITY OF 2024


PLANNED HOMES
12,250


SCHOOLS IN COMMUNITY
6


PARKS & TRAILS
450 AC


TOP SELLING COMMUNITY
#4

CADENCE BY THE NUMBERS

| | | | |
|--------------------|-------|-------------------------------|---|
| BUILDERS | 10 | # OF PARKS | 9 including a 50-acre Central Park |
| HOMES | | # OF SCHOOLS | 6 including Angel Face Preschool & Childcare |
| <i>Planned</i> | 12,25 | | |
| <i>Built</i> | 0 | | |
| | 5,663 | | |
| TOTAL ACRES | 2,200 | CADENCE VILLAGE CENTER | Phase I - Now Open Phase II - Under Construction |

|  RCLCO 2024 SALES TOP 50 MASTER-PLANNED COMMUNITIES | | | | | | |
|---|----------------|-----------------------|-------------------------------|-----------|-------|-----|
| RANK | MPC | CITY, STATE | DEVELOPER | YTD SALES | | |
| | | | | 2024 | 2023 | %Δ |
| 1 | The Villages | The Villages, Florida | The Villages | 3,208 | 3,029 | 6% |
| 2 | Lakewood Ranch | Sarasota, Florida | Schroeder-Manatee Ranch, Inc. | 2,210 | 2,257 | -2% |
| 3 | Cadence | Henderson, Nevada | The LandWell Company | 1,386 | 964 | 44% |
| 4 | Sunterra | Katy, Texas | Land Tejas/Starwood Land | 1,325 | 1,293 | 2% |
| 5 | Summerlin | Las Vegas, Nevada | Howard Hughes Corporation | 1,055 | 1,090 | -3% |

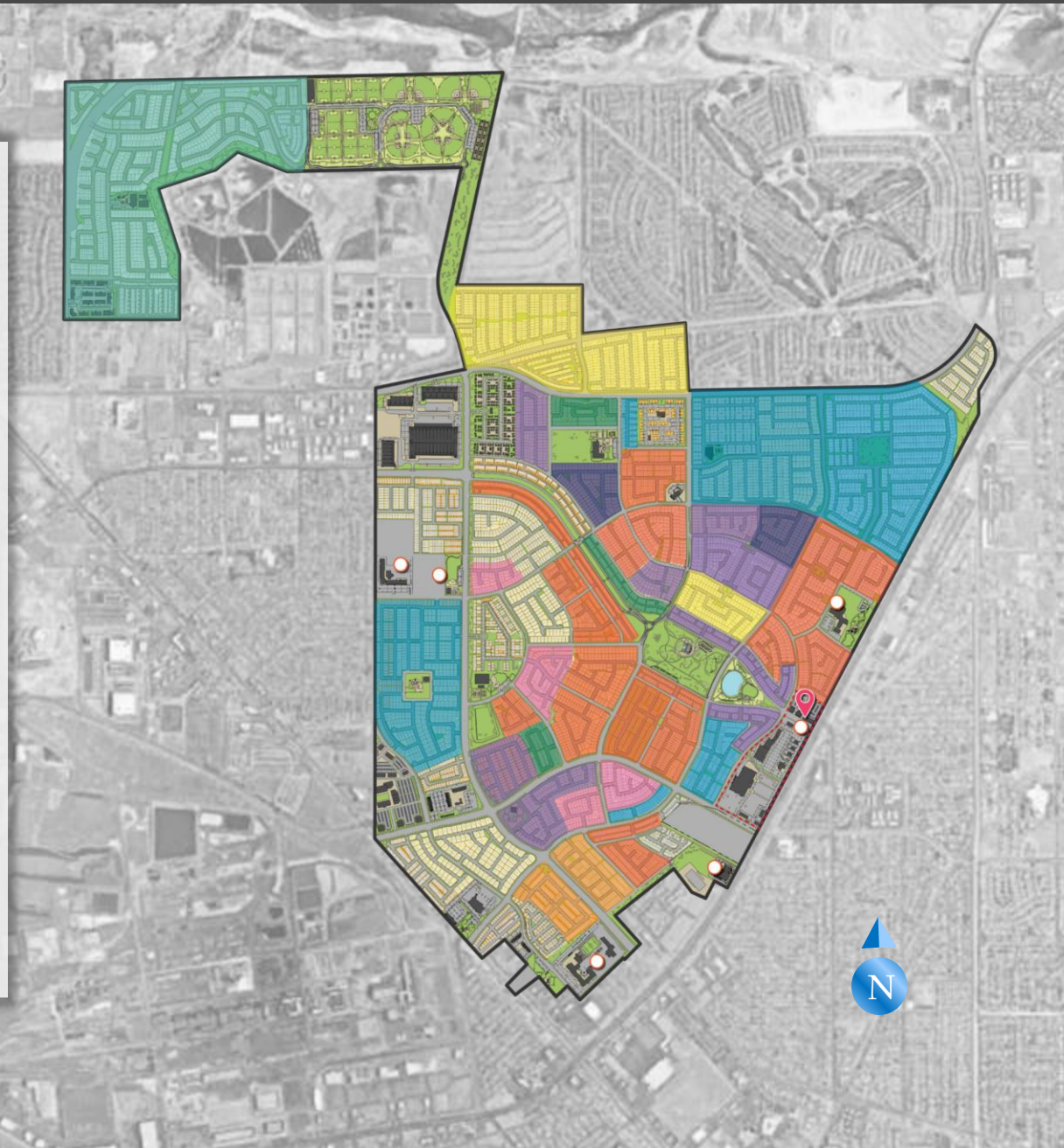
Image source: rclco.com, September 17,, 2025



CADENCE MASTER PLAN & HOME BUILDERS

At completion, Cadence will be home to 12,250 single family homes across 2,200 acres. Amenities include parks, trails, retail and dining, dog parks, and a total of 6 schools within the Master Planned Community.

www.CadenceNV.com



HENDERSON™

INCORPORATED



1953

TOTAL SQ MILES



118.5

POPULATION



345,496

HOUSEHOLDS



145,612

MEDIAN INCOME



\$85,311

NEW HOME TO
OPPORTUNITY



CITY OF HENDERSON
has purchased the 35-acre former Fiesta Casino land with plans to build a massive indoor sports and entertainment facility. Delivery TBD.



LEVI STRAUSS & CO
opened their distribution facility in 1998 and became LEED certified in 2019. The first facility to fulfill ecommerce, retail, and wholesale channels.



GOOGLE
made Henderson, NV home to their first data center outside of the San Francisco Bay Area in 2019.

Forecasted to bring in over \$94M in city revenues of the next 20 years and investing \$175K each in 5 local non-profits.



AMAZON
The third Nevada fulfillment center satisfied the need for "a dedicated workforce who will raise the bar on being customer obsessed". Amazon has created 1,000 jobs with above-market wages, excellent benefits, and tuition assistance in their 600K square foot facility.



HAAS AUTOMATION
World leader in computerized numerical controls manufacturing with \$1.8B in annual sales, 1,400 jobs and CSN partnership.



LAS VEGAS RAIDERS
Home to HQ and the Healthcare Performance Center. 30 fully built out acres with 25 acres open for development. Football at it's finest.



KROGER DISTRIBUTION
Location, location, location! Nevada's first distribution center gives Kroger brand access to 61M people within a day's drive.

CLARK COUNTY MAP



HARRY REID INTERNATIONAL AIRPORT

Ranked 12th busiest airport in the world in 2023 by Airport Council International (ACI), Harry Reid Airport has ushered in 57.6M people. An 11M increase from 2022.



THE LAS VEGAS STRIP

Ranked 12th busiest airport in the world in 2023 by Airport Council International (ACI), Harry Reid Airport has ushered in 57.6M people. An 11M increase from 2022.

HOOVER DAM

Where history meets high-functionality. Built in the Great Depression, this civil engineering wonder of the world brings approximately 7M visitors each year.



WATER STREET DISTRICT

Eat, drink, shop, skate, enjoy and repeat! Water Street has it all. Water Street is also host to cultural, seasonal, and annual events for the whole family.

LAKE MEAD RECREATION AREA

Favorite to locals and visitors alike. The Lake Mead Recreation Area offers swimming, boating, hiking, kayaking, campaign, and fishing. The largest recreation area in the US!



LAKE LAS VEGAS

Lake Las Vegas features a gorgeous Italian-style village with lake front resorts, a golf course, and dining. Relax for a day or relax for a stay.

DISCLAIMER

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