



FOR LEASE

GOLDEN HORIZON CENTER

270-290 E. Horizon Drive, Henderson, NV 89015

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6 MONTHS FREE*
*FOR QUALIFIED TENANTS

All SVN® offices are independently owned and operated.

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$1.50 - 2.50 SF/month (NNN)
AVAILABLE SF:	+/- 1,193 - 3,651 SF
LOT SIZE:	1.46 Acres
ESTIMATED CAMS:	\$0.50/SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,028	28,110	46,956
TOTAL POPULATION	10,771	75,953	125,950

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PROPERTY DESCRIPTION

Golden Horizon Center is a neighborhood retail strip center located along Horizon Drive, East of I-11/US 95 in Henderson, Nevada. This offers center tenants great visibility and easy access, with ample parking surrounded by dense residential. The building offers a high end image with convenient parking allowing professional office users retail exposure. Golden Horizon Center was built with a red brick façade and glass store fronts giving the building a distinct feel.

PROPERTY HIGHLIGHTS

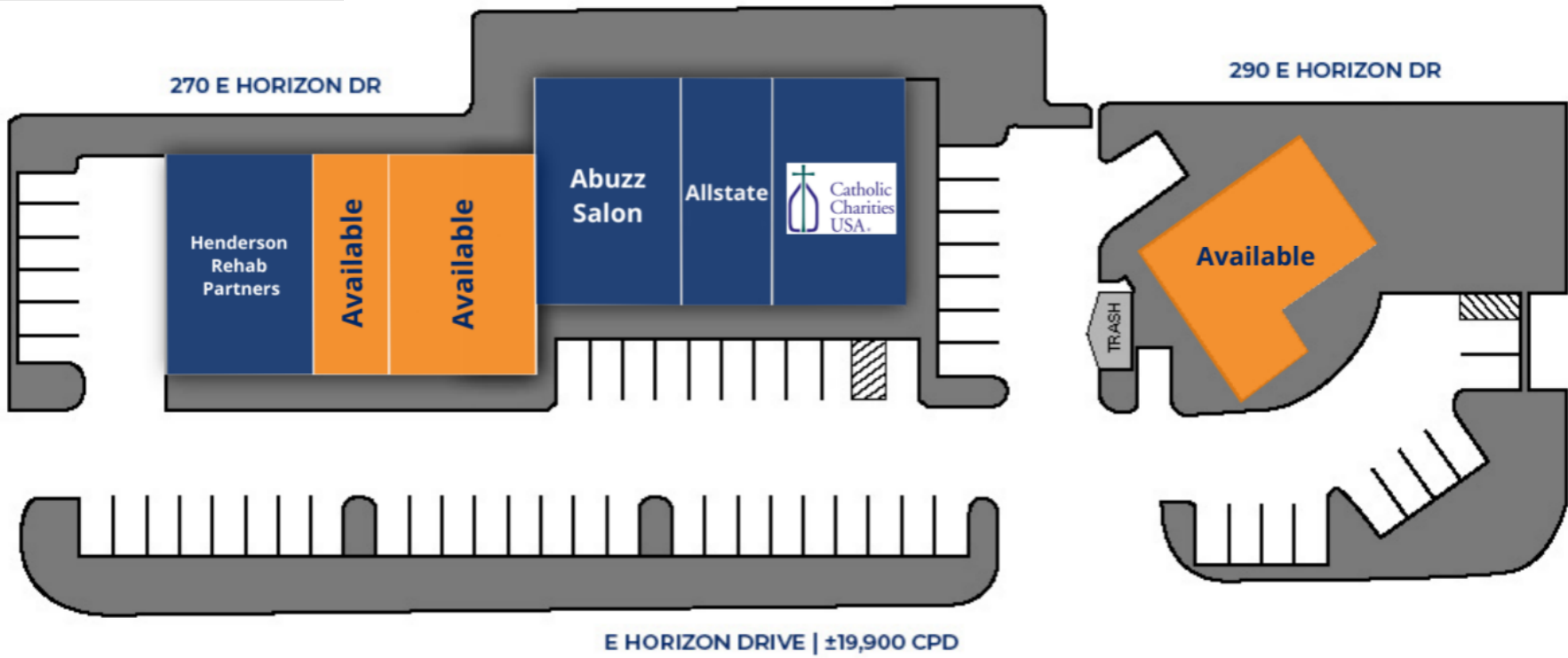
- ±1,193 former dance studio available may be combined w/ adjacent unit for up to +/-3,651 SF
- Second Generation Bakery with Grease Trap available
- Outstanding location for Eye Doctor, Chiropractor, Tax Preparer, Fitness Uses, Cellular Phones, Computer Repair, Dry Cleaner Drop Off, Clothing, Dentist, etc.
- Retail or office uses considered
- Less than 1 mile East of I-11/US95, close to CSN Henderson campus and Downtown Henderson
- Great visibility within an above average income trade area

SITE PLAN

LEGEND

Available

Occupied



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SITE PLAN

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
270 E. Horizon Dr. #100	Henderson Rehab Partners	2,400 SF	NNN	-	-
270 E. Horizon Dr. #102	Available	1,193 SF	NNN	\$1.75 - 2.00 SF/month	Former Dance Studio
270 E. Horizon Dr. #104	Available	2,458 SF	NNN	\$1.50 - 1.75 SF/month	-
270 E. Horizon Dr. #105	Abuzz Salon	2,400 SF	NNN	-	-
270 E. Horizon Dr. #107	Allstate	1,200 SF	NNN	-	-
270 E. Horizon Dr. #108	Catholic Charities of Southern Nevada	2,374 SF	NNN	-	-
290 E. Horizon Dr.	Available	2,858 SF	NNN	\$2.25 - 2.50 SF/month	Second-Generation Food Space w/ grease tap. Call Broker for more details

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TRADE AREA MAP



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