

# LAKE MEAD COMMERCIAL CENTER

1180 E SUNSET RD | HENDERSON, NV 89011



CLASS A OFFICE WITHIN CADENCE MASTER-PLANNED COMMUNITY  
FOR LEASE & FOR SALE AS OWNER-USER · INVESTMENT · OFFICE CONDOS

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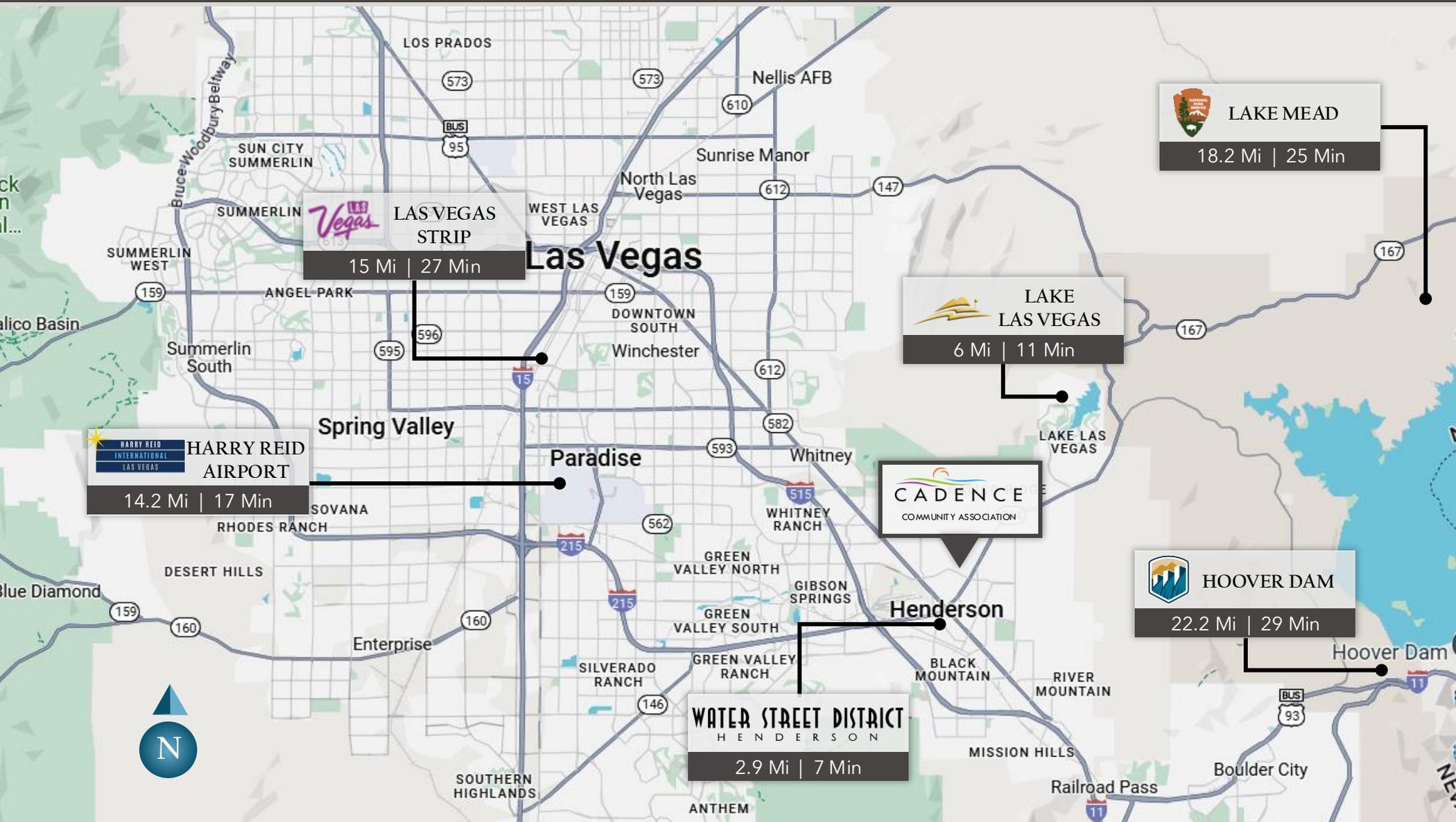
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COMMERCIAL REAL ESTATE

# LOCATION MAP



# EXECUTIVE SUMMARY

**KW Commercial presents a rare opportunity to own and/or occupy a new Class A office building with income from a national medical tenant in Henderson’s Cadence Master-Planned Community.**

Located at the entrance of Cadence—ranked the **#3 top-selling master-planned community in the U.S. (2024, RCLCO)**—the project benefits from 12,500 homes planned/built by 9+ homebuilders, plus proximity to Lake Las Vegas, Tuscany, and a new 3,000+ home master plan.

## Project Highlights:

- Up to 5,912 SF available (grey shell delivery) for lease or subdivision into office condos for sale.
- ±7,109 SF preschool opening Spring of 2026 with enrollment of up to 160 students.

**Ownership Options:** Owner-user, owner-user with income, or investment opportunity. The building is also available for lease, with strong demand for healthcare users. Please contact for additional information.

**Community Amenities:** Cadence Central Park, Valley Health ER, Cadence Village Center Phase I (Smith’s Marketplace, Wells Fargo, Starbucks, UPS, Café Rio) and Phase II under construction (EOS Fitness, Dutch Bros, PT’s, Salad & Go), near Henderson City Hall.

[ARTICLE: The Top-Selling Master-Planned Communities of 2024](#)

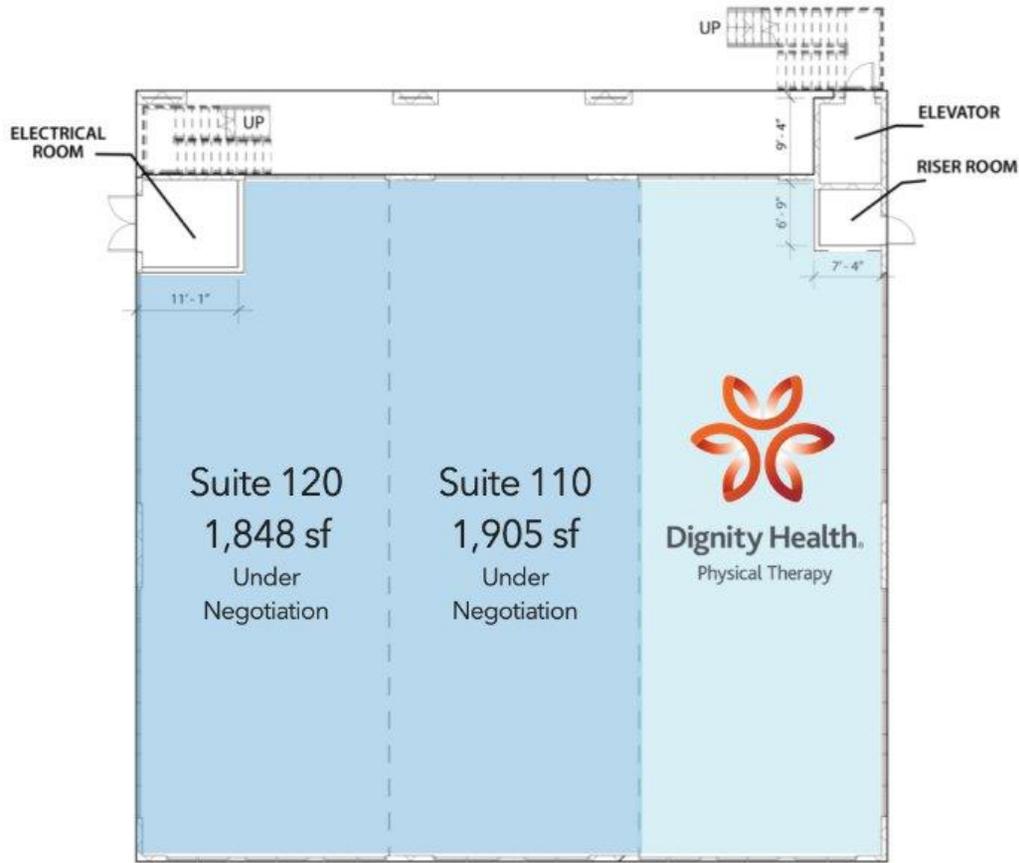
## PROPERTY OVERVIEW

<b>GENERAL AREA</b>	Cadence Master-Planned Community
<b>ADDRESS</b>	1180 E Sunset Rd, Henderson, NV 89011
<b>APN</b>	Portion of 179-05-422-014
<b>ZONING</b>	Planned Community (PC)
<b>BUILT YEAR</b>	2025
<b>BUILDING SIZE</b>	12,061 SF (11,573 USF)
<b>STORIES</b>	2 (with elevator access)
<b>PARKING</b>	Cross access easement throughout Lake Mead Commercial Center

## PRICING

<b>LEASING</b>	\$2.95 - \$3.25 PSF/mo + NNN ( <i>estimated at \$0.50</i> )		
<b>OFFICE CONDO</b> (Can be subdivided into condos)	HVAC units included in shell price		
	Grey Shell	1st Floor	\$450.00/sf
	Grey Shell	2nd Floor	\$425.00/sf
<b>INVESTMENT</b>	SUITE 101 (±1,908 SF): Dignity Health Physical Therapy (Corporate Guarantee)		
	Least Term	7 Years	
	Options	Three (3) 3-year options	
	Rate	\$3.25 PSF/mo + NNN with 3% annual increases	
	<b>ASKING PRICE \$1,240,200 (6% cap)</b>		
<b>BUILDING PRICE</b>	<b>\$5,441,650 (\$470.20 /sf)</b>		

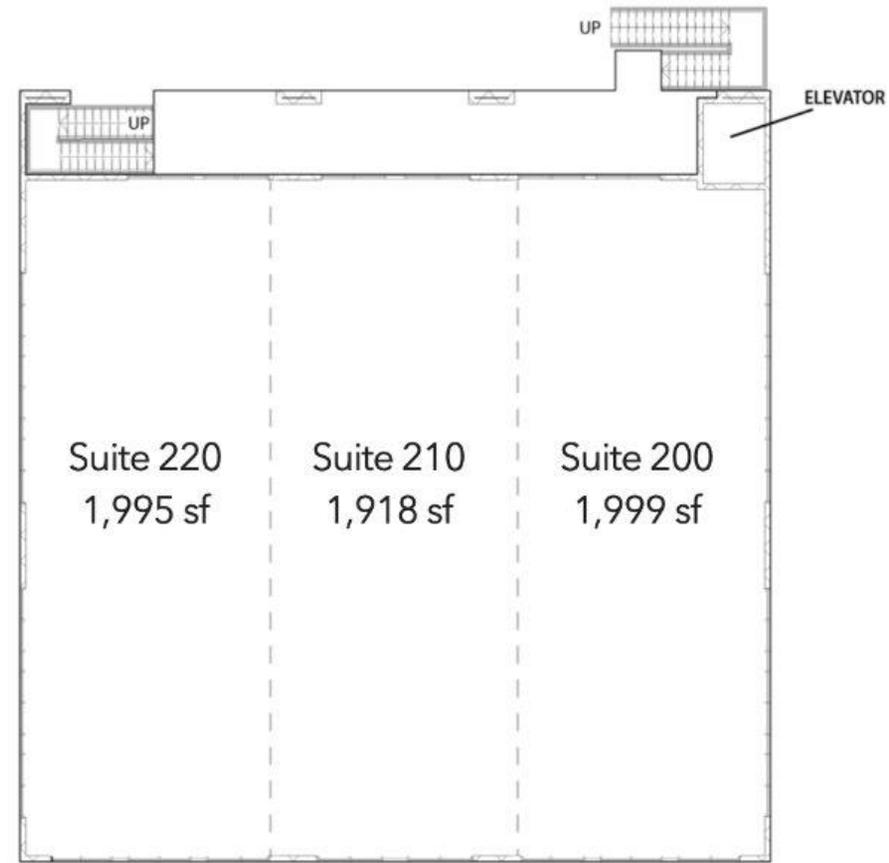
# MEDICAL/PROFESSIONAL OFFICE OFFICE FLOOR PLAN & SIZE



## FIRST FLOOR

AVAILABLE SF: 3,753

\$3.25 PSF/mo + \$0.50 NNN

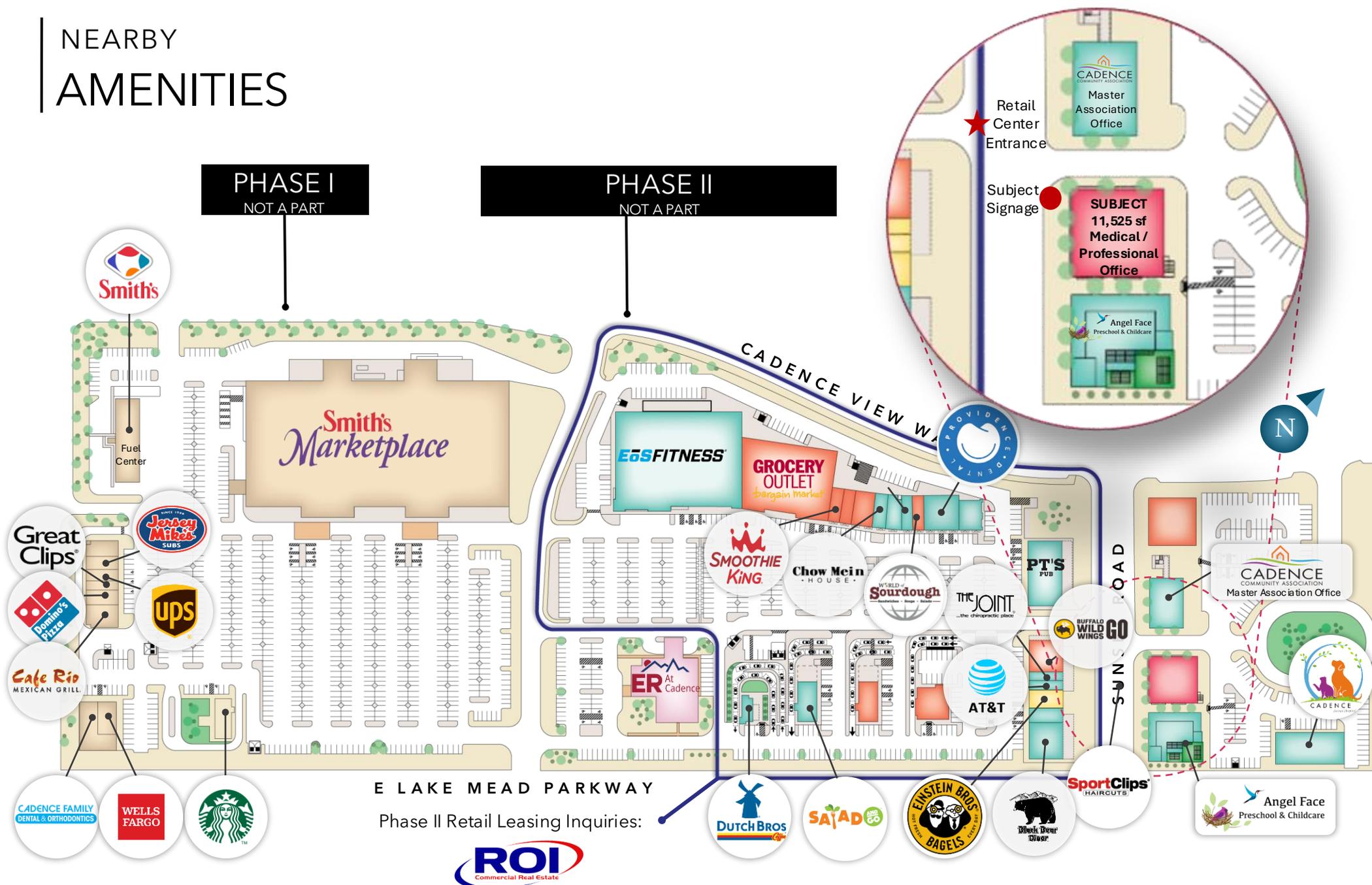


## SECOND FLOOR

AVAILABLE SF: 5,912

\$2.95 PSF/mo + \$0.50 NNN

# NEARBY AMENITIES



E LAKE MEAD PARKWAY

Phase II Retail Leasing Inquiries:



**Todd Boyer** NV Lic S.0024286

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Not to Scale: For illustrative purposes only.

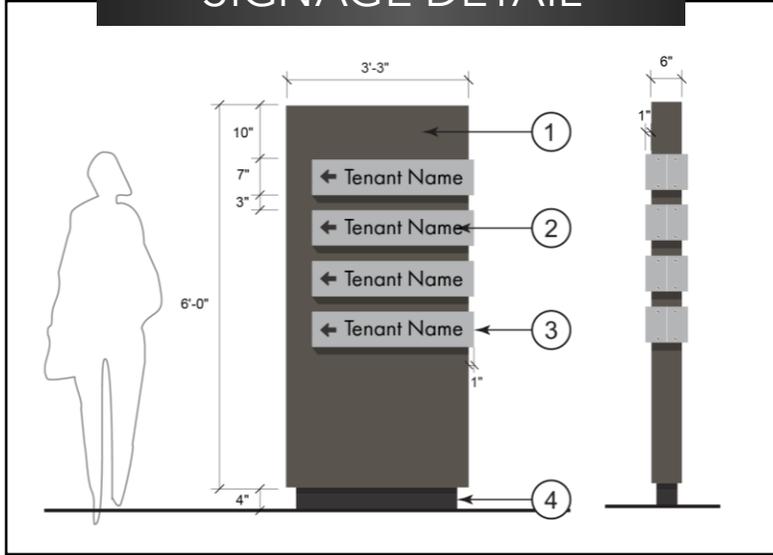
Last updated September 3, 2025

# SUBJECT PROPERTY MAP



# ELEVATION & SIGNAGE

## SIGNAGE DETAIL



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



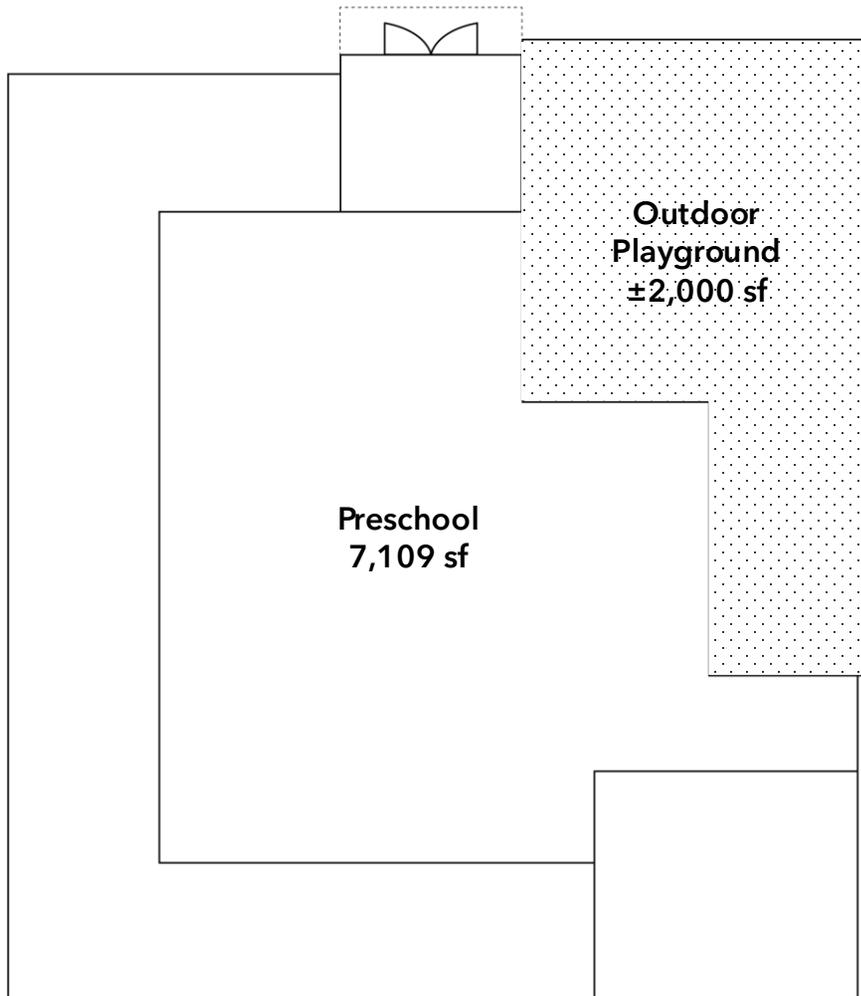
# Angel Face Preschool & Childcare

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](http://www.AngelFacePreschool.com)



FLOORPLAN

# PHOTOS



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