

LOCATION, LOCATION, LOCATION!

2380 VIA INSPIRADA | HENDERSON, NV 89044

FOR SALE: +/- 10,000 TOTAL SF



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OWNER-USER OPPORTUNITY



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



Built: 2021



Building Size: 10,000 S.F.



APN: 191-14-412-009



Lot Size: 0.74 Acre



Clear Height: 18'



Power: 675 Amps, 120/208 V



100% Air Conditioned



Fully Built Out Retail Space



Large Walk-in Cooler



Solar Power on Roof



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

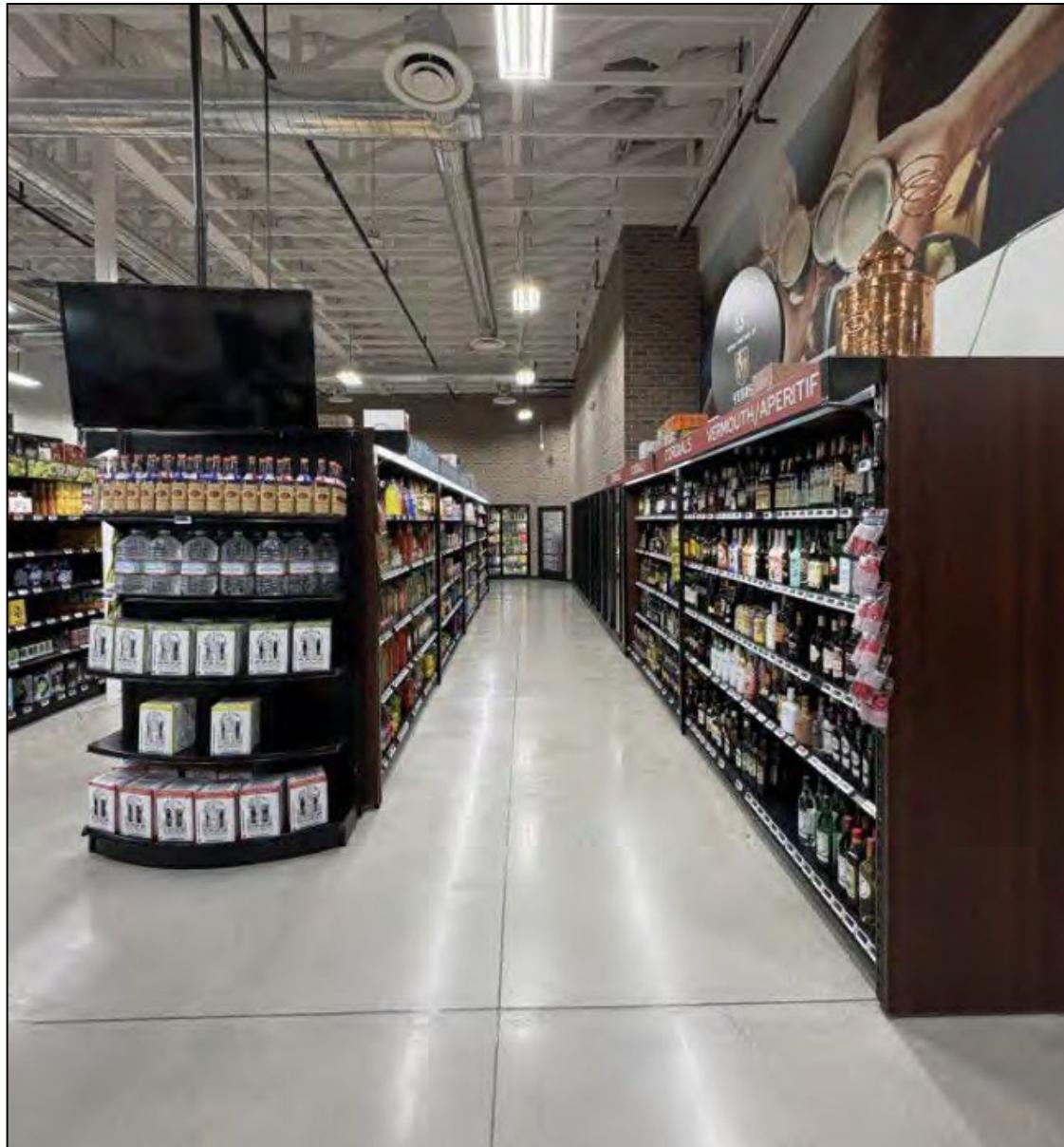
Lincoln | GATSKI
COMMERCIAL

The Wagener Group

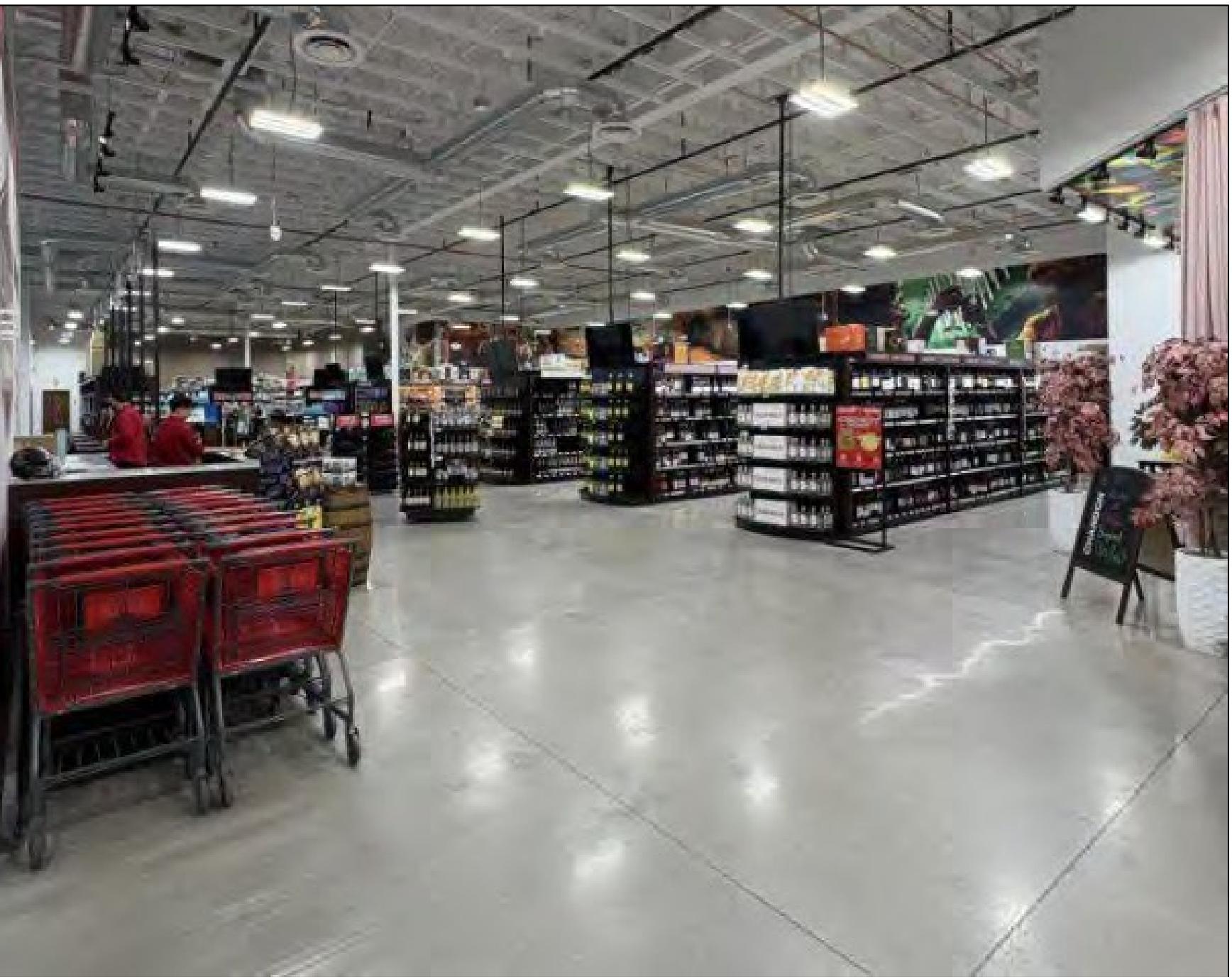
LARGE WALK-IN COOLER

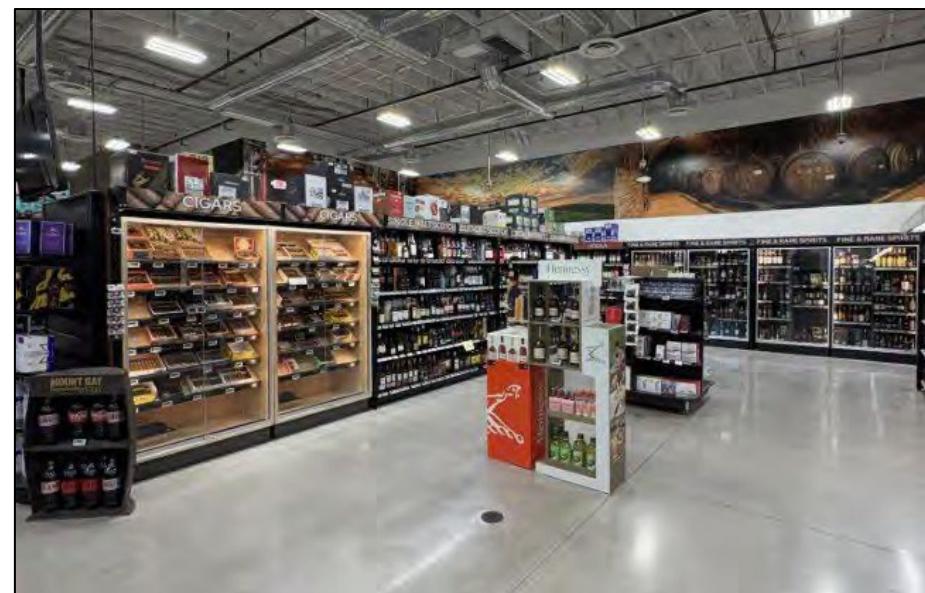
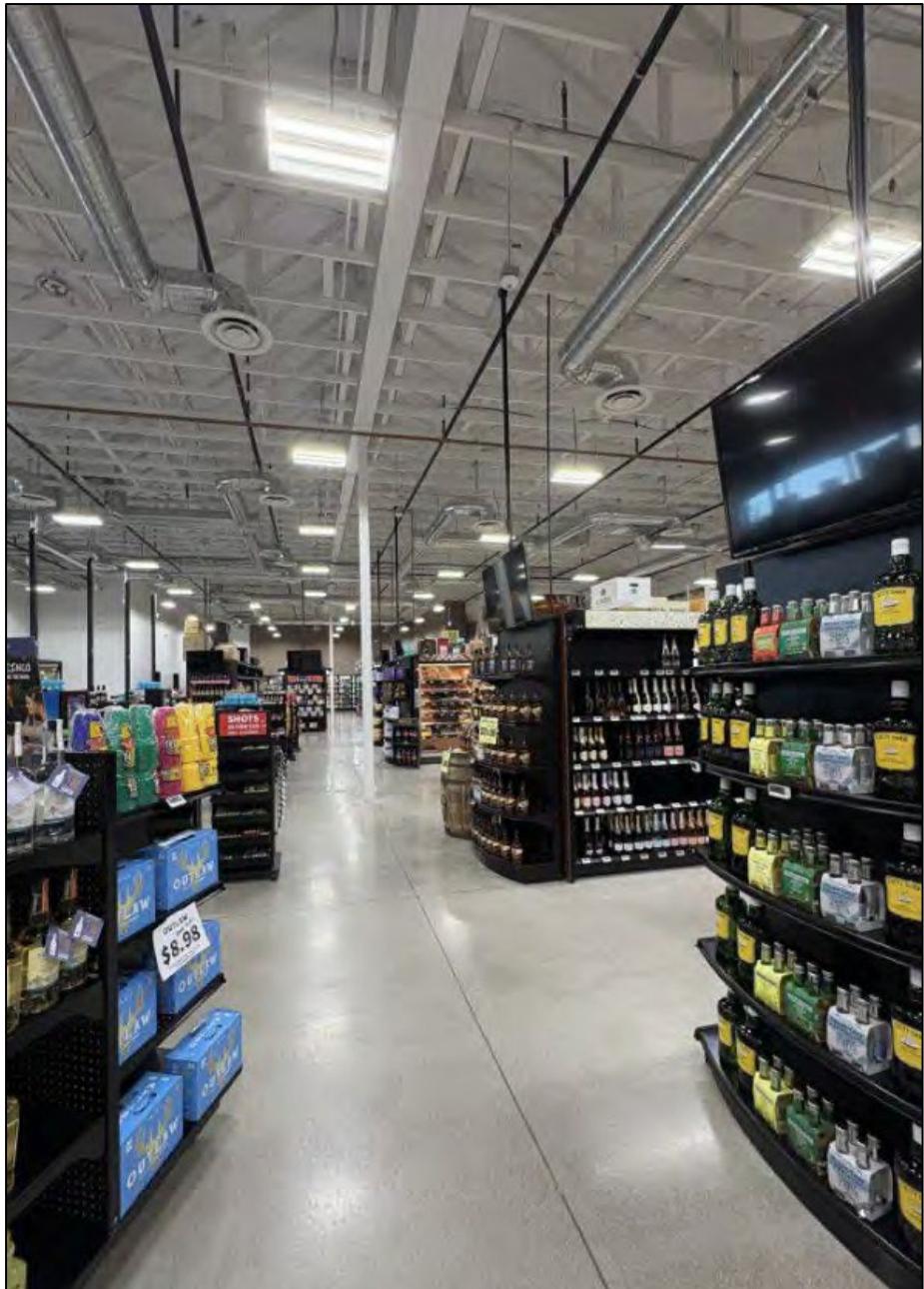


INTERIOR IMAGES



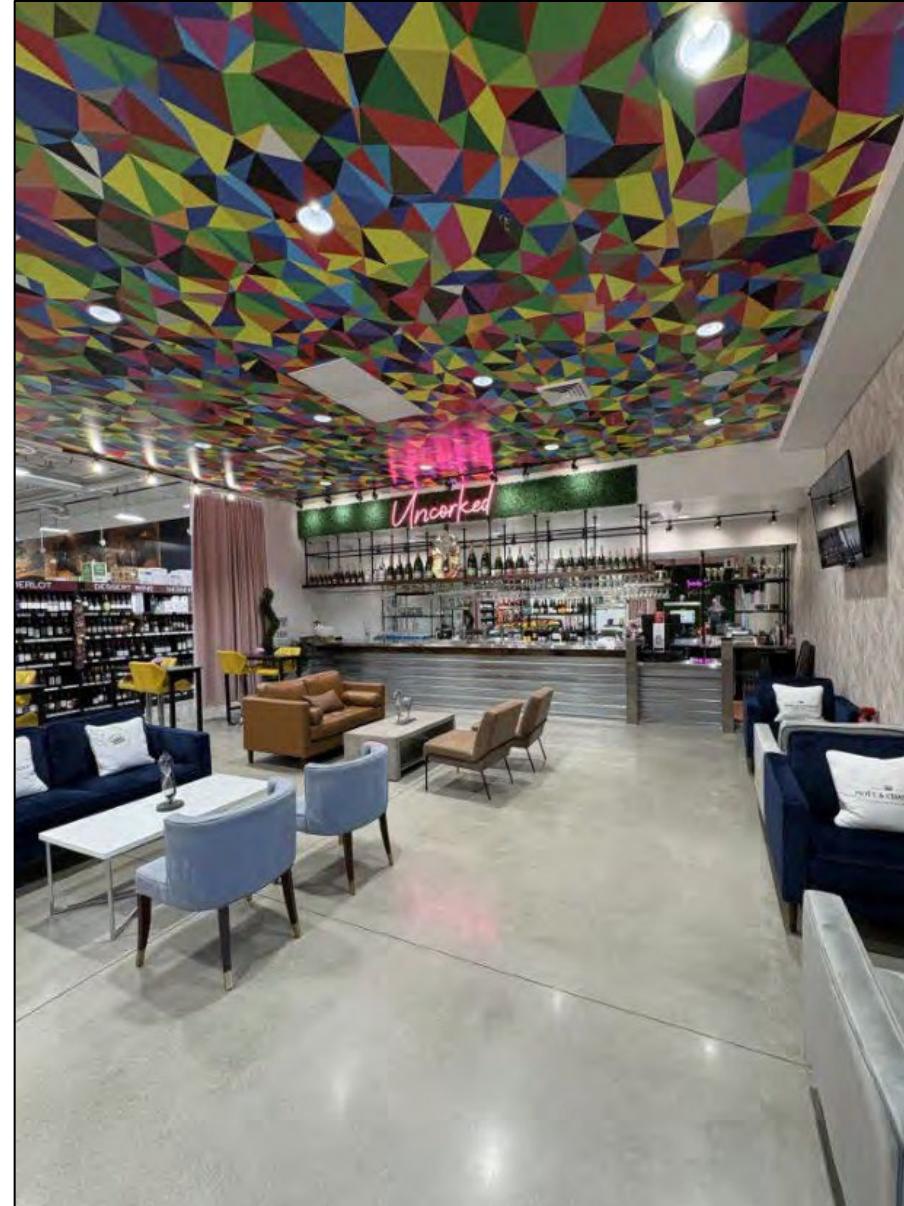
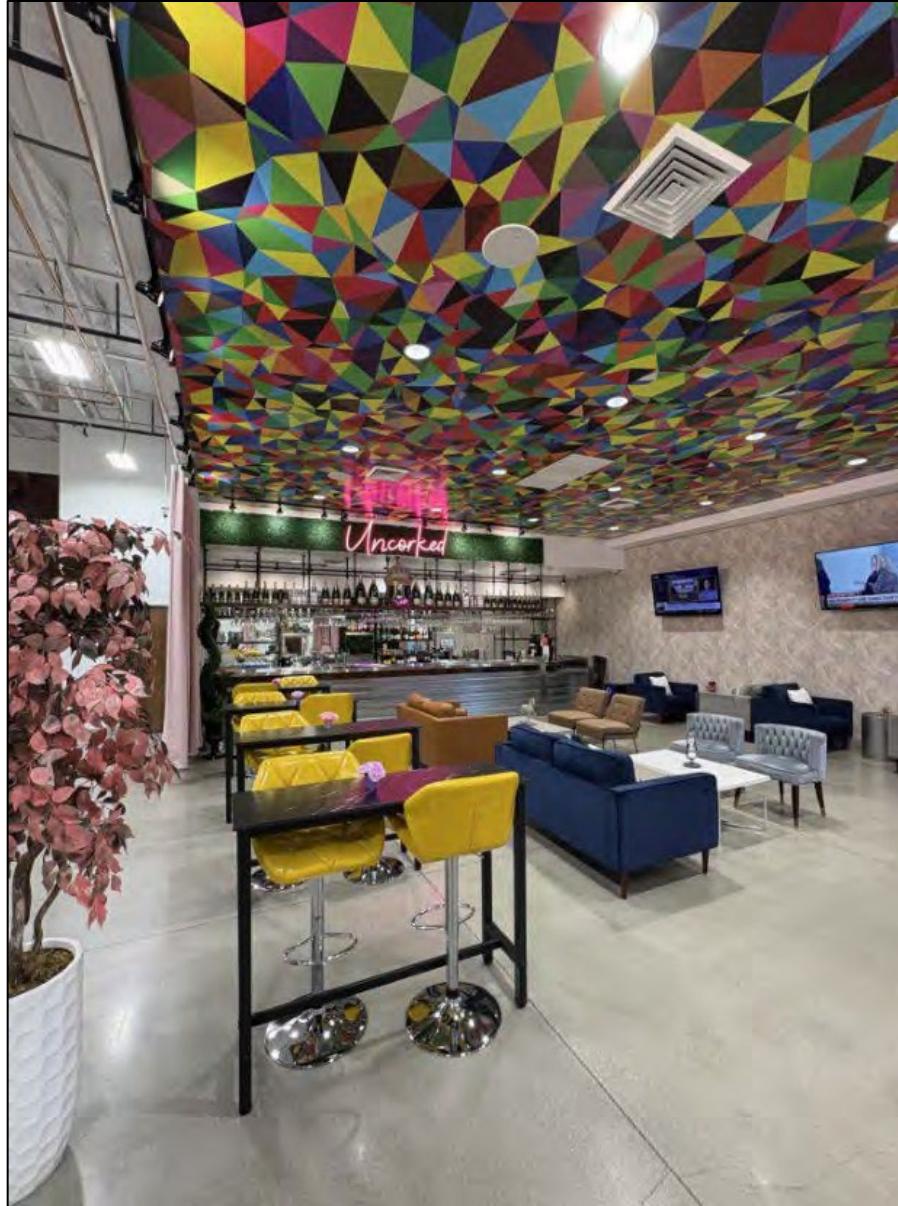






RARE 10,000 SQUARE FOOT RETAIL PROPERTY IN MASTER PLANNED COMMUNITY

Uncorked: MORE THAN A BAR



DELUXE WINE BAR WITH 1,000 SQUARE FOOT OUTDOOR PATIO

EXTERIOR IMAGES



2380 VIA INSPIRADA | HENDERSON, NV 89044





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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

amazon

Ethel M.
CHOCOLATES



Google



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	Peyten Park St	9,554
Via Inspirada	Mullen Ave - SW	17,689
Volunteer Blvd	Black Fox Canyon Rd - 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

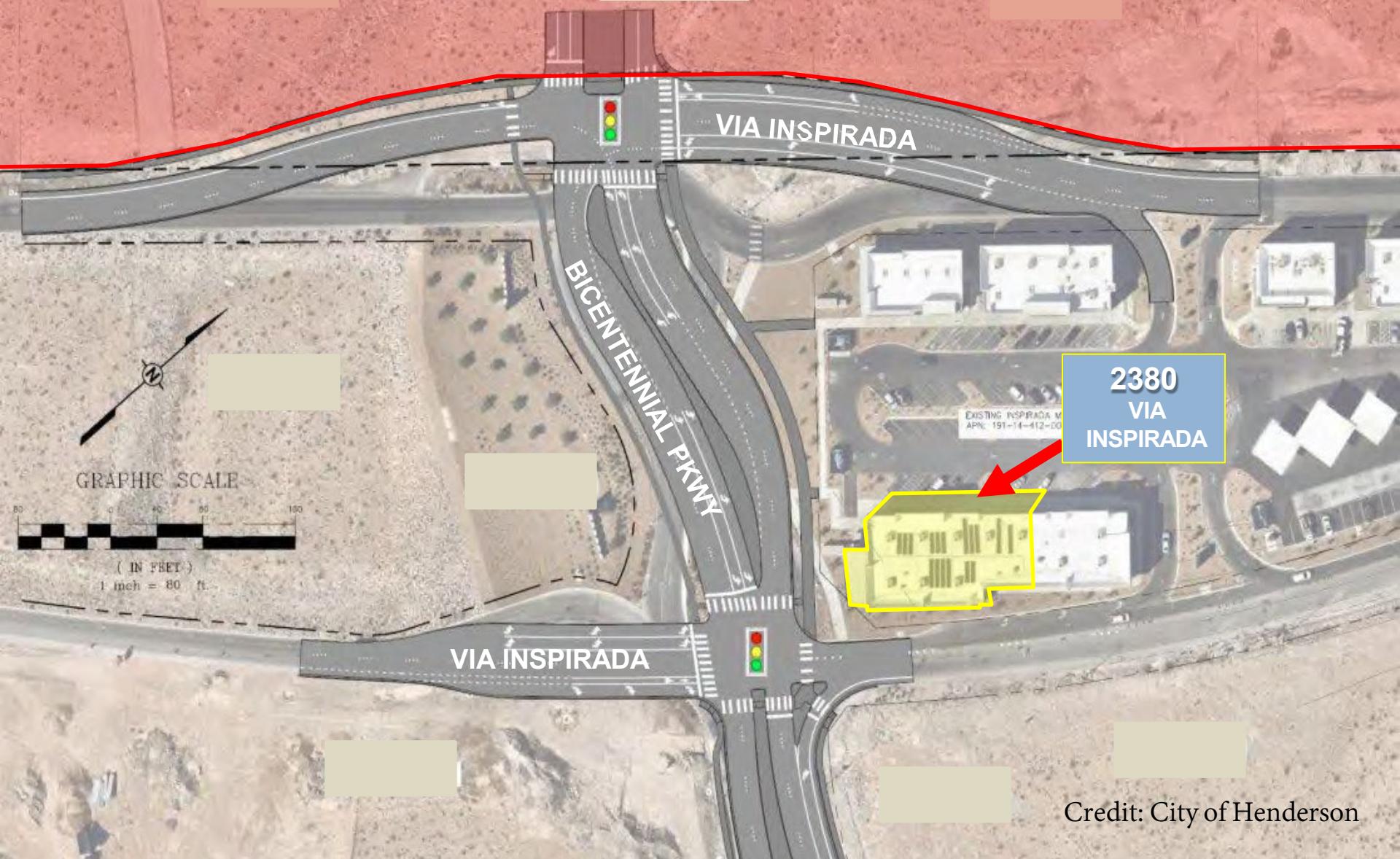


Photo by: Station Casinos

In February 2025, the Henderson Planning Commission approved an 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.



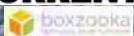
Airgas
an Air Liquide company

FedEx®



Federal Aviation
Administration

ALL CURRENT



DUNKIN'



E LARSON LN



Haas
F1 Team
OFFICIAL MACHINE TOOL



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

VIA NOBILA

VIA CENTRO

VOLUNTEER BLVD

HENDERSON

HENDERSON

ROBERT & SANDY
ELLIS
ELEMENTARY

VIA INSPIRADA



2380 Via Inspirada



LIQUOR WORLD
BICENTENNIAL PKWY

VIA NOBILA



***INSPIRADA
STATION***
70.3 ACRES



VIA CENTRO

Toll Brothers
AMERICA'S LARGEST HOME BUILDER

tri pointe
HOMES

Debra March Center
of Excellence

HENDERSON

Robert & Sandy Ellis
Elementary School

Sunny Daze Daycare

Capriola

Distill
A LOCAL BAR

REMEDY
Jack in the Box
2380 Via Inspirada

VIA da VINCI

BICENTENNIAL PKWY

VIA CONTESSA

Inspirada Dental
& Orthodontics

LIQUOR WORLD



BROWNS, BUY BROWNS

LENNAR

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) (MT)

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REAL ESTATE DEVELOPERS