



NEW CONSTRUCTION | NEW 184 MONTH TERM

EōS Fitness For Sale

875 E LAKE MEAD PKWY | HENDERSON, NV 89015

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REPRESENTATIVE PHOTO

EōS FITNESS



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Brokerage Team
Disclaimer



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03

EXECUTIVE SUMMARY

PROPERTY OVERVIEW
INVESTMENT SUMMARY
RENT ROLL





Property Overview

The Boyer Civish Retail Team at ROI Commercial Real Estate is proud to present the exclusive offering of a single-tenant, true NNN-leased EoS Fitness, 875 E. Lake Mead Parkway, Henderson, NV 89015. The property is a part of the **Cadence Master Planned Community**, which is currently **ranked as top 3 in the country** by RCLO.

\$15M	±40K SF	±3.5 AC*
Asking Price	Building Size	Total Area

*Commercial subdivision to be completed prior to closing.

This ±40,000 SF new construction is a key anchor within **Cadence Village Center**, the newest retail hub of the Cadence Master Planned Community, scheduled for completion in Q4 2025. Positioned as one of the center's primary anchors, EoS Fitness is poised to generate steady foot traffic and further support both residential and retail growth throughout the development.

Strategically located at the signalized intersection of **E. Lake Mead Parkway & Sunset Road**, the property offers exceptional visibility and direct access to one of Henderson's most affluent and fastest-growing submarkets, with combined traffic counts exceeding 30,000 vehicles per day. Phase I of Cadence Village Center, anchored by Smith's Grocery, attracted 2.9 million visits over the past 12 months, underscoring the site's strong consumer draw.

EoS Fitness is a nationally recognized brand with a proven business model, robust marketing presence, and a strong commitment to member loyalty and wellness. The offering provides investors an opportunity to secure a long-term, stable cash flow stream backed by a creditworthy tenant in a premier Henderson location.

This asset delivers durable income, exceptional exposure, and prime positioning at the western gateway to Cadence, making it a compelling acquisition for investors seeking both stability and growth.

PROPERTY SUMMARY

Address	875 E Lake Mead Pkwy
Price	\$15,000,000.00
Current NOI	Months 1 - 12: \$960,000.00
Building Size	±40,000 SF
Land Area	±3.5 Acres*
Term	15-Year True NNN Lease** 10% increases every 5 years
Renewals	Three (3), Five (5)-year options
Cap Rate	6.4%
Occupancy	Single Tenant
Year Built	Q4 2025 <i>UNDER CONSTRUCTION</i>
Parcel #	179-08-113-006 <i>A PART OF</i>
Zoning	Planned Community (PC)
Trade Area	Henderson

*Commercial subdivision to be completed prior to closing.

**NNN Lease, EoS Fitness, pays all expenses including maintenance, utilities and taxes.

Investment Summary

Brand-New Construction

This ±40,000 SF newly constructed fitness center is scheduled to open Q4 2025. As a new construction, the property benefits from full depreciation timelines, contemporary design, and also boosts curb appeal, attracting both customers and future tenants.

Located Inside a Newly Built Shopping Center

Cadence Village Retail Center off of E Warm Springs Rd. & E Lake Mead Pkwy. is a newly built shopping center. EoS Fitness is situated alongside national and regional co-tenants including Smith's Marketplace, Starbucks, Dutch Bros, Grocery Outlet, Buffalo Wild Wings GO, and more national brands.

High income potential

This single-tenant EoS Fitness features robust marketing strategies encouraging customer loyalty and consistent growth in foot traffic. Adjacent to the Cadence Master Planned Community, the area is rapidly expanding including over ±7,000 existing new homes with ±13,000 new units at buildout. Adding to growth in the area, an additional ±3,000 new residential units are planned for construction as part of the Lakemoor master planned community across from Lake Las Vegas.

Visible, Accessible & Connected

The subject property has direct access to the west entrance of the Cadence Master Planned Community and is conveniently located just minutes away from Boulder Hwy – a major thoroughfare connecting Henderson to Las Vegas and Boulder City.

Nearby Amenities

CADENCE CENTRAL PARK	± 0.02 mi
CADENCE CASINO (UNDER CONSTRUCTION)	± 2.00 mi
LAKEMOOR MPC DEVELOPMENT	±4.30 mi
LAKE LAS VEGAS	±7.20 mi

Rent Roll

Strong Rent Growth Through Monthly Periods

The EoS Fitness lease starts at \$960,000 annually with scheduled increases every 64 months. This long-term lease with built-in escalations offers stable, growing income backed by multiple national tenants, including: Smith's Marketplace, Grocery Outlet, Smoothie King, Papa Johns, Buffalo Wild Wings GO, Dutch Bros, Einstein Bros. Bagels, and more arriving at the center soon.

TERM (MONTHS)	BASE RENT (MONTHLY)	BASE RENT (ANNUAL)
1 - 64	\$80,000.00	\$960,000.00
65 - 124	\$88,000.00	\$1,056,000.00
125 - 184	\$96,800.00	\$1,161,600.00

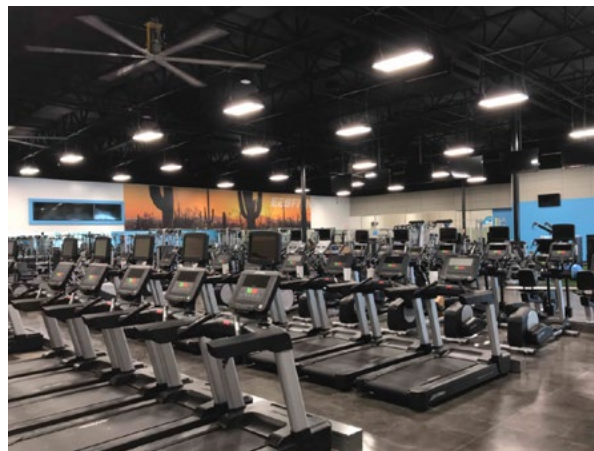


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TENANT PROFILE & PLANS

TENANT PROFILE
SITE PLAN





About EōS Fitness

A premier full-service fitness operator guaranteed to bring you success.

EōS Fitness is a rapidly growing national fitness brand known for its affordable memberships, modern facilities, and full range of amenities. With locations across the Southwest and beyond, EōS Fitness attracts a broad membership base by offering group classes, personal training, state-of-the-art equipment, and family-friendly services. Its strong brand recognition, consistent expansion, and focus on high-traffic, densely populated trade areas make it a reliable destination anchor tenant that enhances shopping center values while driving recurring customer visits and long-term stability for surrounding retail.

EōS Fitness announced that in addition to the Cadence location, the company will open two new locations in 2025, bringing its total to 19 total sites in Las Vegas Metropolitan area to start off 2026 running strong.

150+
LOCATIONS
NATIONWIDE

1.5M+
EOS MEMBERS
NATIONWIDE

16+
LOCATIONS IN
NEVADA

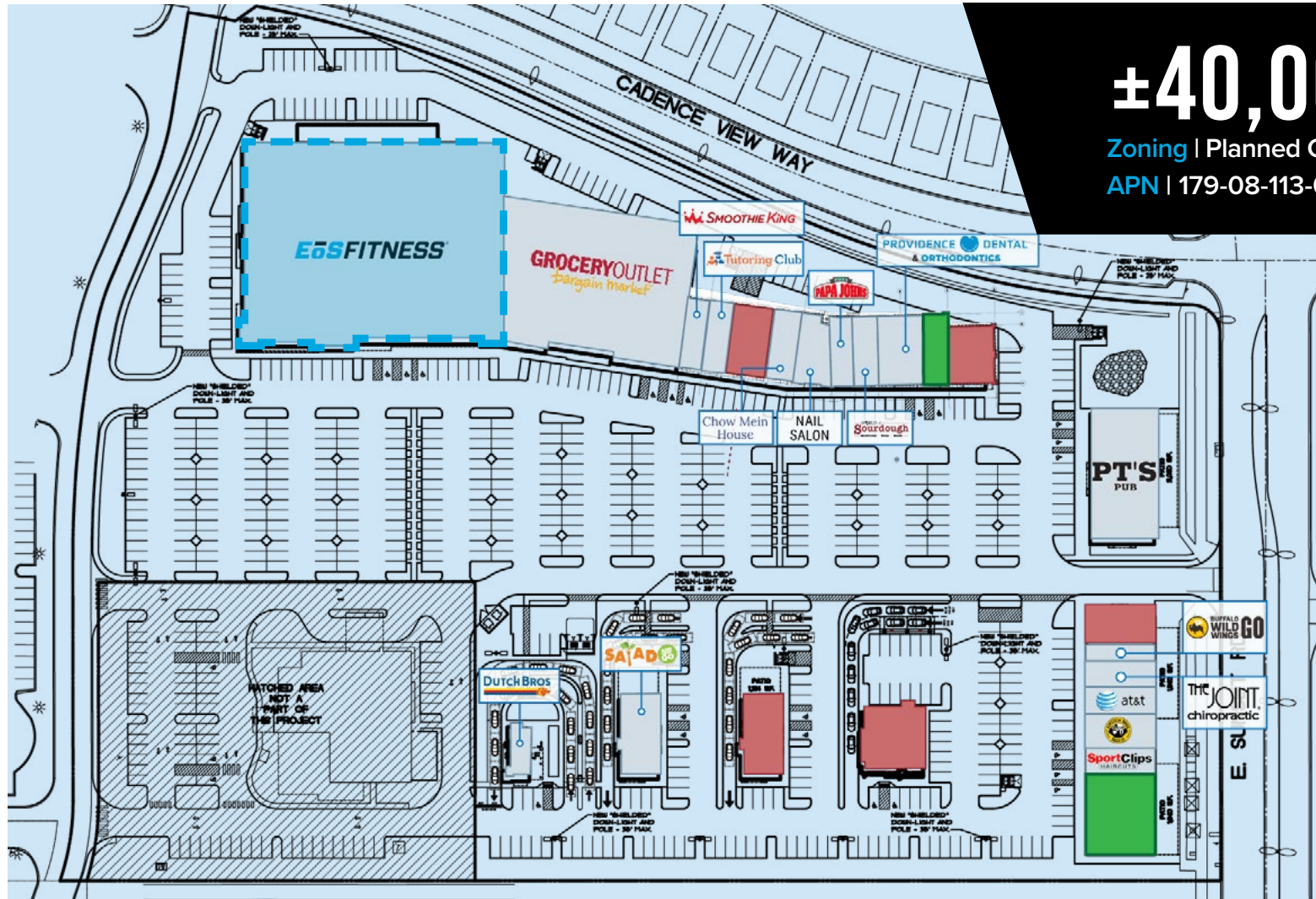
OFFERING MEMORANDUM

875 E Lake Mead Pkwy, Henderson NV 89015

TENANT SUMMARY

Founded	2015
Headquarters	Phoenix, AZ
Ownership	Private Equity Firm: BRS & Co.
Locations	150+ Nationwide in AZ, CA, NV, UT, FL, and TX
Industry Value	+ \$30B Annually
Format	High-Value, Low-Price (HLVP) Fitness Concept
Size Ranges	40 - 60k Big Box Anchor
Demographics	Middle-to-Upper Income Households

Site Plan



±40,000 SF

Zoning | Planned Community (PC)

APN | 179-08-113-006 A PART OF

 Subject  Leased  LOI  Available

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AREA OVERVIEW

OBLIQUE AERIAL
CONSTRUCTION PROGRESS
TRADE AREA AERIAL
HOUSING GROWTH
AREA DEMOGRAPHICS



Oblique Aerial



Construction Progress



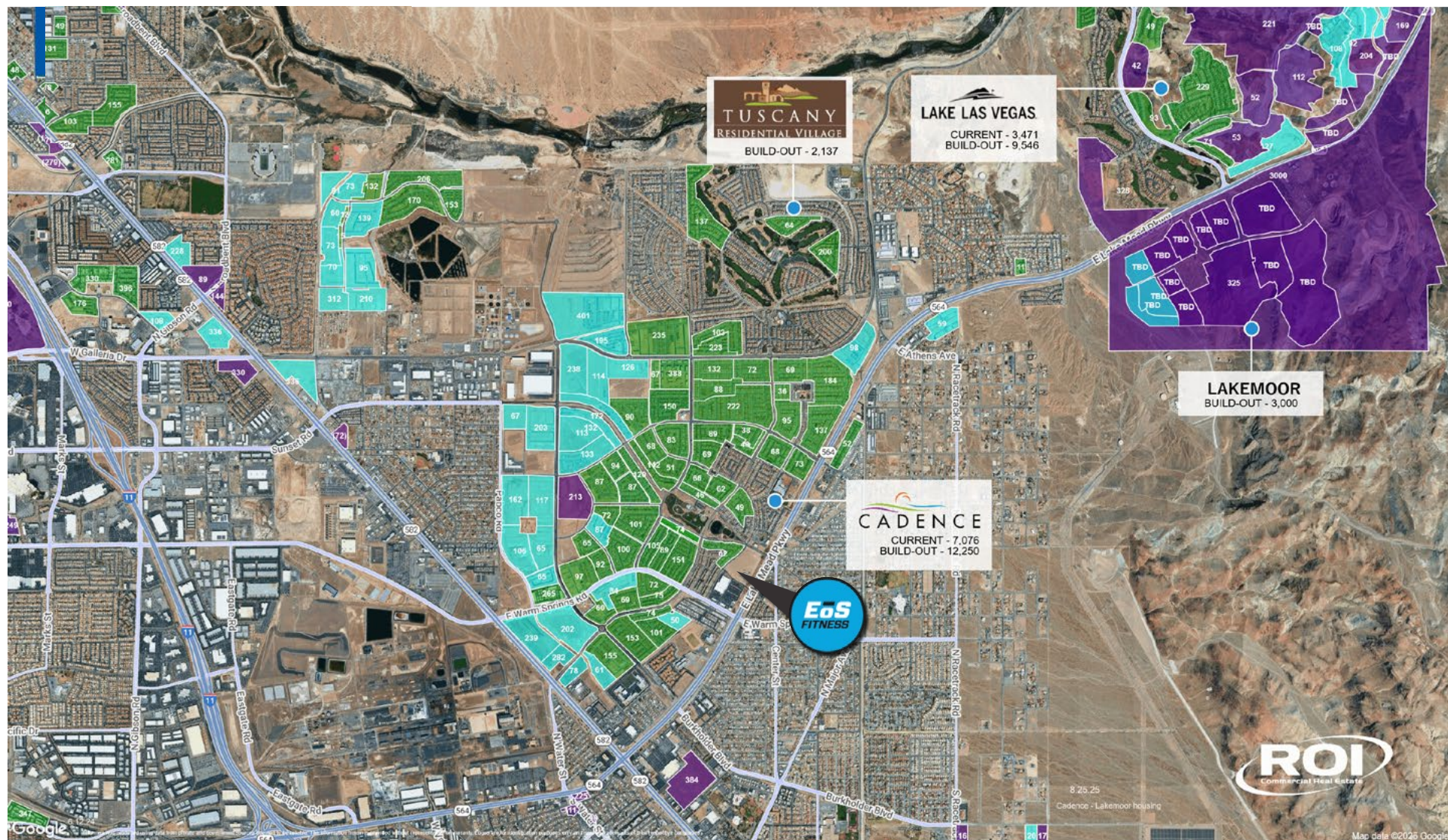
Trade Area Aerial

DISTANCES TO



Housing Growth

Under Construction
 Planned
 Completed



Area Demographics



POPULATION

1 Mile	3 Miles	5 Miles
19,861	70,139	180,916



AVERAGE HOUSEHOLD INCOME

1 Mile	3 Miles	5 Miles
\$120,592	\$117,309	\$120,845



TRAFFIC COUNTS

E Lake Mead Pkwy	Warm Springs Rd
28,000 VPD	13,400 VPD



Sources:
SitesUSA 2025
TRINA, NV DOT 2024

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MARKET OVERVIEW

NEARBY LANDMARKS
ABOUT CADENCE
HENDERSON MARKET
LAS VEGAS MARKET

REPRESENTATIVE PHOTO





OFFERING MEMORANDUM

875 E Lake Mead Pkwy, Henderson NV 89015

Nearby Landmarks

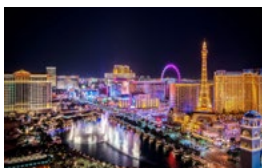
Harry Reid International Airport

Harry Reid International Airport (LAS) welcomed over 58.4 million passengers in 2024, a 1.39% increase from the previous year, and is ranked 8th among the top 20 busiest airports in the world by total passenger volume.



The Las Vegas Strip

Over 50 Million guests per year come to visit some of the world's most memorable resorts, shopping, shows, attractions, and dining.



Galleria Mall

Galleria Mall has an impressive 129-store lineup with shopping and dining for everyone's tastes.



Lake Las Vegas

A 320 acre artificial lake with surrounding resorts, golf course, retail and dining opportunities, and family-friendly outdoor activities.



Hoover Dam

Built during The Great Depression, the famed dam is situated in the Black Canyon of the Colorado River and offers historical tours.



Lake Mead National Recreation Area

Offers swimming, boating, hiking, camping, and fishing opportunities at America's first and largest national recreation area.



About Cadence

INTRODUCING THE CADENCE MASTER PLANNED COMMUNITY

- 12,250 residential units
- 1.1 m square feet of commercial/retail units
- 1,500 room gaming resort with convention and retail accessory uses
- 450 acres of open space (all open to the public) including
 - 4 full-size baseball fields
 - 5 Little League fields
 - 5 softball fields
 - 6 soccer fields
 - 4 multi-purpose fields
 - 30 acres of linear trails
- 2 future elementary school sites
- 1 future middle school site
- 1 open K-12 private school
- 2 open public charter school - (1) K-12 and (1) K-8
- A future fire station with rescue

Cadence Residential Highlights

- Existing units - 7,076 (Jan 2025)
- 440 acres
- 50 acre Central Park
- 5 acre neighborhood park (now dedicated to the City)
- Current Builders: Toll Brothers, Woodside Homes, Lennar, Richmond American Homes, StoryBook Homes, Century Communities

Cadence AA (Age-Qualified)

- 1,048 residential units
- 208 acres
- Builder: Lennar Corp.
- Closed/Contracted: Included in number above



RANKED TOP 3 IN US

Master-Planned Communities

2024 SALES

RANK	MPC	CITY, STATE	DEVELOPER	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, NV	The LandWell Company	1,386	964	44%
4	Sunterra	Katy, Texas	Schroeder-Manatee Ranch Inc.	1,325	1,293	2%
5	Summerlin	Las Vegas, NV	Howard Huges Corporation	1,055	1,090	-3%



City of Henderson

359K Residents 2024
2.03% Annual Pop. Growth 2024
\$88K Median HHI 2024
#2 Largest City In Nevada

AREA HIGHLIGHTS

The city of Henderson, located in Clark County, Nevada, is the second-largest city in the state with a population exceeding 359,000. Situated just southeast of Las Vegas, Henderson is recognized for its high quality of life, safe neighborhoods, and robust local economy. The city benefits from strong economic sectors including healthcare, education, manufacturing, and technology, with the Henderson Hospital, St. Rose Dominican Hospitals, and major employers like Haas Automation contributing to its growth.

Henderson offers extensive amenities, such as Lake Las Vegas, the Henderson Bird Viewing Preserve, and a variety of parks and trails that promote an active lifestyle. It is also home to higher education institutions like Nevada State University and the College of Southern Nevada. The city places strong emphasis on planned residential communities, retail centers, and cultural venues such as the Water Street District and Dollar Loan Center arena.

While challenges such as rapid population growth, water conservation, and transportation demand continued attention, Henderson has focused on sustainable development and long-term infrastructure planning. Known for its family-friendly environment, economic stability, and proximity to regional attractions, Henderson is characterized by its balance of suburban comfort and dynamic opportunity, making it one of the most desirable places to live in Southern Nevada.

SOURCES | City of Henderson 2024



WATER ST DISTRICT

Undergoing development efforts to create an authentic downtown core and community gathering space, including retail, entertainment, dining, and more.



LAKE LAS VEGAS

An oasis in the desert featuring resort-style living, spectacular views, and waterfront lots.



THE DISTRICT AT GVR

Outdoor luxury shopping center & dining experiences at Green Valley Ranch area.



The Las Vegas Convention Center is one of the busiest facilities in the world - a 4.6 million-square-foot facility located within a short distance of approximately 150,000 guest rooms.

The LVCC was awarded the Global Biorisk Advisory Council (GBAC) STAR facility accreditation by ISSA, the world's leading trade association for the cleaning industry.

SOURCE: LVCVA



The technologically advanced Allegiant Stadium is the home of the Las Vegas Raiders NFL team and hosts world-class entertainment including concerts and special events. It's fully enclosed and climate-controlled with a capacity of 65,000. It's also the home to the UNLV Football team.



The Las Vegas Aces are an American professional basketball team based in Las Vegas metropolitan area. The Aces compete in the Western Conference of the Women's National Basketball Association and play their home games at Michelob Ultra Arena in the Mandalay Bay Resort and Casino.



T-Mobile Arena is home to the Las Vegas Golden Knights NHL Team and is the destination in Las Vegas for live events. From amazing music acts to thrilling sporting events, it sets a new standard for what entertainment means in the city that does it best and hosts over 150 different events each year.



The Dollar Loan Center is the home of the Henderson Silver Knights AHL Team and the Vegas Knight Hawks of the Indoor Football League. The 5,567-seat Modern Medieval theme arena opened its doors in March 2022.

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875 E Lake Mead Pkwy, Henderson NV 89015

City of las vegas

2024 TOURISM & TRAVEL HIGHLIGHTS

41.7 MILLION

Annual Visitors

2.39 MILLION

Total Residents

6 MILLION

Convention Attendance

55.1 BILLION

Direct Visitor Spending

Las Vegas is a dynamic urban hub best known for its tourism, entertainment, hospitality, and gaming industries, while also expanding its footprint in business, logistics, and innovation. As the only major city in the American West founded in the 20th century, Las Vegas continues to see remarkable growth and remains one of the most desirable cities to relocate to in the United States.

The city benefits from no state income tax, a pro-business environment, and a growing tech presence, with companies like Zappos and Switch headquartered locally. It's also the birthplace of innovative energy companies such as SolarCity and BrightSource. Las Vegas is home to the UFC and five professional sports teams: the NHL's Vegas Golden Knights, the NFL's Las Vegas Raiders, the WNBA's Las Vegas Aces, the AHL's Henderson Silver Knights, and the MiLB's Las Vegas Aviators.

As of 2024, the Las Vegas Valley's population exceeds 2.3 million and continues to grow by approximately 40,000–50,000 residents annually. Clark County alone accounts for over 72% of Nevada's total population. With the state projected to reach 3 million residents, Las Vegas remains a symbol of rapid development and long-term growth potential.

21 ABOUT US

BROKERAGE TEAM
DISCLAIMER





TODD BOYER

Director



Todd Boyer joined ROI Commercial Real Estate in 1998. His professional background includes more than 36 years of experience in commercial real estate brokerage.

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OFFERING MEMORANDUM

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KEY CLIENTS



Significant Assignments

Over the past 36 years, Todd has been responsible for the sales and leasing of major properties in the Las Vegas market. The following is a list of major projects:

- Deer Springs Town Center
- Orchards Marketplace
- Cadence Village Phase I & II
- Boulder Plaza
- Montecito Marketplace
- Sunrise marketplace
- 4G Plaza
- Bernardo Springs
- Sunrise City
- Renaissance West
- Wells Bank: All retail banking aspects including disposition.

Education & Affiliations

Todd earned a Bachelor's of Science in Logistics Management with an emphasis on Business in 1986 from Weber State University.



SPECIALTIES

- Tenant Representation
- Landlord Representation
- Land Sales
- Land Acquisitions
- Surplus Properties
- Repositioning
- Investment Sales



ROBIN CIVISH, CCIM

Executive Vice President



Robin joined ROI Commercial Real Estate in 2015. Her professional background includes more than 34 years of experience in commercial real estate brokerage.

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KEY CLIENTS



Significant Assignments

Over the past 34 years, Robin has been responsible for the sales and leasing of major properties in the Las Vegas market. The following is a list of major projects:

- 101 Convention Center Plaza
- Boulder Crossroads
- Bernardo Springs
- Cadence Village Retail Center
- Centennial Crossing
- Coldwell Banker Plaza
- Renaissance III
- Renaissance Office Park
- Renaissance West

Education & Affiliations

Robin earned a Bachelor's Degree in Business Marketing in 1995 from The University of Nevada, Las Vegas.

- CCIM Institute & Southern Nevada Chapter:
 - Earned CCIM Designation in 2009
 - Past Chapter President
 - 2024 CCIM Institute Presidential Liaison
- ICSC (International Council of Shopping Centers)
 - Active Member



SPECIALTIES

- Tenant Representation
- Landlord Representation
- Land Sales
- Land Acquisitions
- Surplus Properties
- Repositioning
- Investment Sales

Disclaimer

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