

PREMIER INVESTMENT OPPORTUNITY IN DOWNTOWN HENDERSON

HENDERSON, NV 89015



314 SOUTH WATER STREET

 HILTZ COMMERCIAL GROUP

- For Sale \$5,800,000
- 6% Cap Rate

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Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents

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EXECUTIVE SUMMARY

MULTI-TENANT COMMERCIAL BUILDING

314 S. WATER STREET



PROPERTY SUMMARY

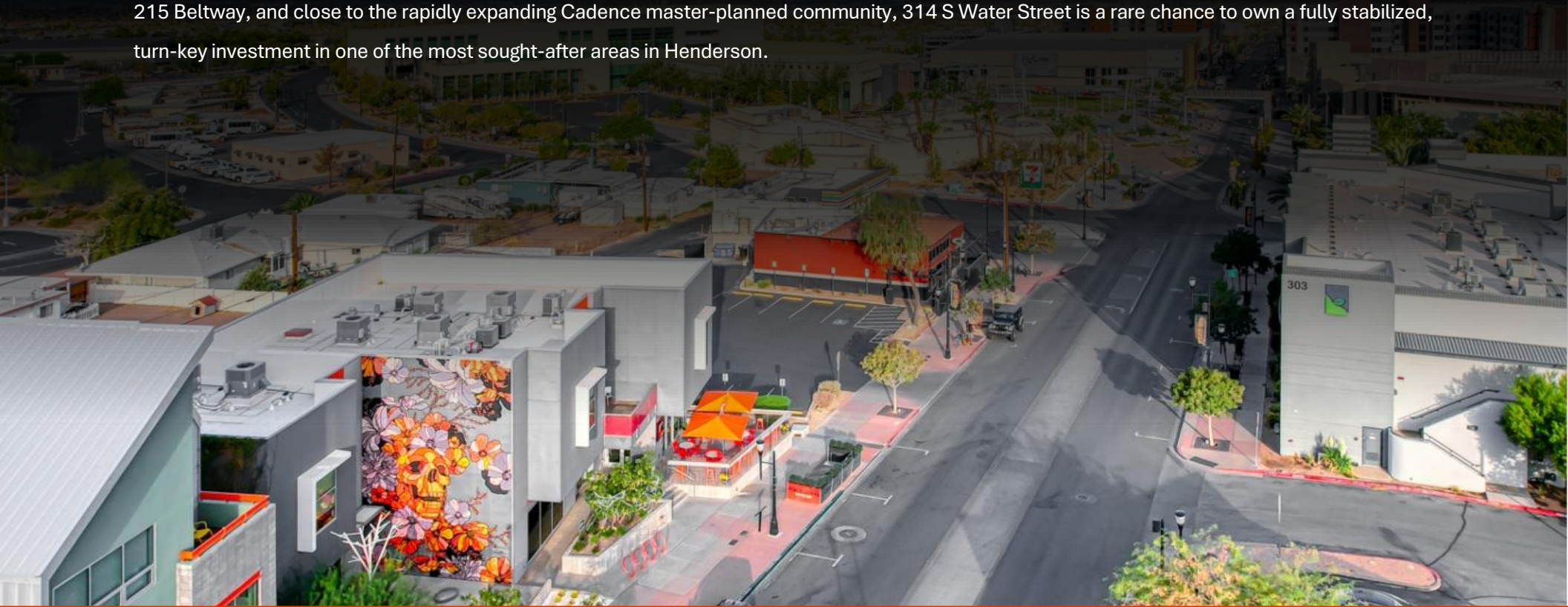
OFFERING PRICE	▪ \$5,800,000
PRICE/SF	▪ \$400.72
BUILDING SIZE	▪ +/- 14,474 SF
LAND	▪ +/- 0.2399 Acres
BUILDINGS	▪ 1
CURRENT TENANTS	▪ 3
OCCUPANCY	▪ 100%
NET OPERATING INCOME (NOI)	▪ \$348,443.16
CAP RATE	▪ 6
ZONING	▪ Downtown Mixed-Use (DX), Henderson Jurisdiction
APNs	▪ 179-18-812-001

INVESTMENT OVERVIEW

MULTI-TENANT COMMERCIAL BUILDING

Hiltz Commercial Group is proud to present 314 S Water Street, a fully leased NNN investment property in the heart of Henderson's Water Street District. Built in 2016 and designed by a top national architecture firm, this modern, mixed-use property is anchored by long-term, credit tenants on triple-net (NNN) leases, offering a stable, passive income stream for investors.

Ideally situated in the revitalized Water Street District, this asset benefits from its proximity to major destinations, including the American First Center, City Plaza, City Hall, and a growing variety of new restaurants and businesses. With convenient access to Lake Mead Parkway, US 95, the 215 Beltway, and close to the rapidly expanding Cadence master-planned community, 314 S Water Street is a rare chance to own a fully stabilized, turn-key investment in one of the most sought-after areas in Henderson.



INVESTMENT HIGHLIGHTS

314 SOUTH WATER STREET

Steps from Lake Mead Pkwy and Five Minutes from US 95 and the 215 Beltway

Other notable Water Street establishments include Chinitas Tapas & Sushi, BLVD, World of Scoopz Ice Cream, Lovelady Brewing Company & Johnny Mac's Water St Tavern.

Directly across the street from 25 Newly built Townhomes by Lennar

Down the street from America First Center, Water Street Plaza, Henderson City Hall, and the forthcoming Atwell Suites Hotel

Next door to the recently opened Azzurra Cucina Italiana

Close proximity to luxury home developments including Aqua Townhomes by Lennar, Lennar at Black Mountain Ranch, Tuscany Village & Cadence





Henderson City Hall

Water Street Plaza

Henderson Municipal Court



314 SOUTH WATER STREET

BASIC RD

303 Water St

TIN STREET

ALLEY ACCESS

WATER ST



Lennar at Aqua



MULTI-TENANT COMMERCIAL BUILDING

DOWNTOWN HENDERSON, NV



LOCATION OVERVIEW

HENDERSON, NV

PRIMED FOR BUSINESS

Henderson is a city in Clark County, Nevada, United States, about 16 miles (26 km) southeast of downtown Las Vegas. It is the 2nd most populous city in Nevada, after Las Vegas, with an estimated population of 331,701 in 2022. The city is part of the Las Vegas Valley. There's a reason that the City of Henderson is experiencing significant growth. It's not marketing hype or spin that motivates a company to consider Henderson. It's the strength of the data, which demonstrates favorable attributes and significant advantages for doing business in the City.



331,701

Population

\$85,311

Avg HH Income

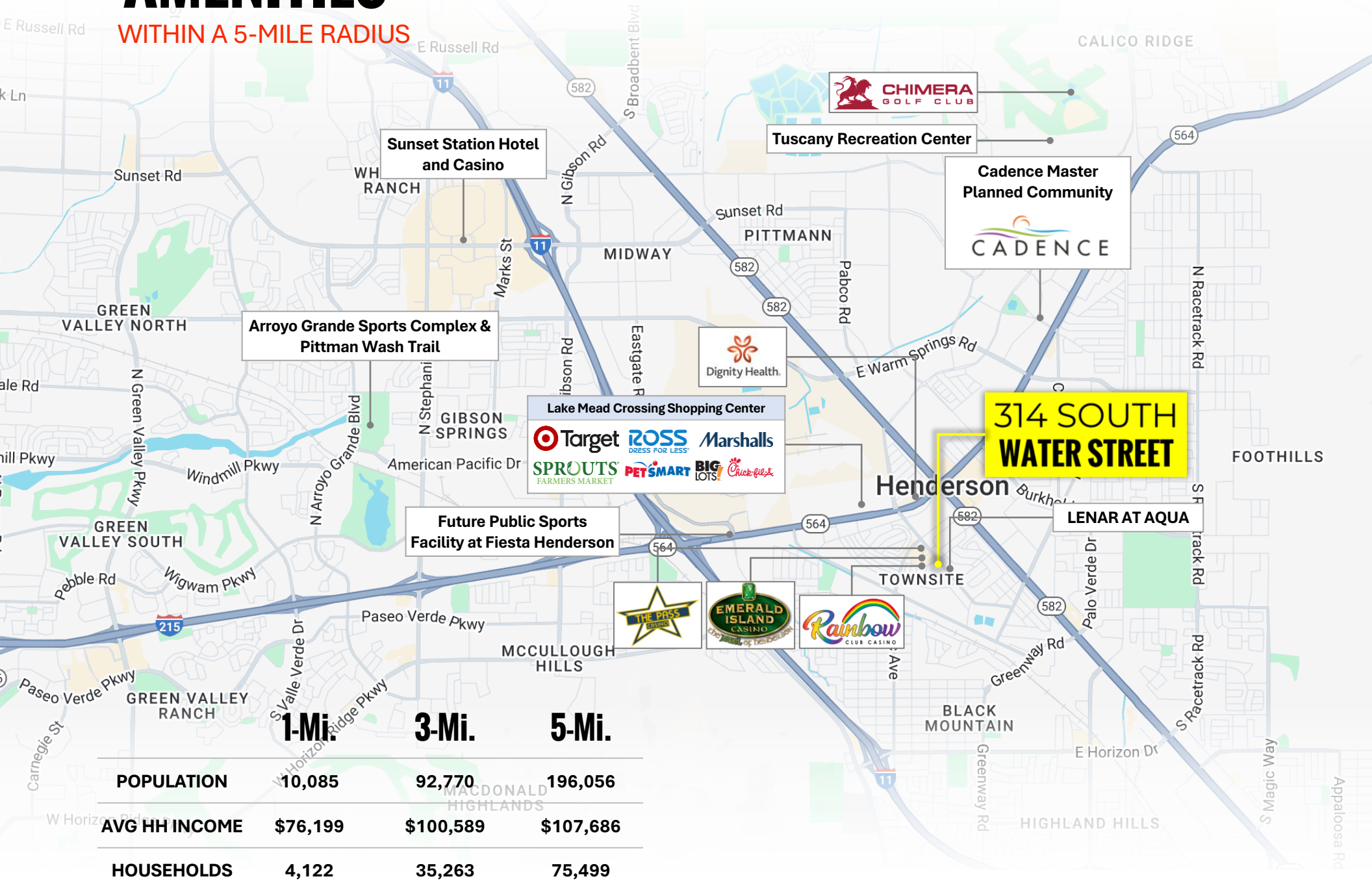
\$427,900

Median Home Value



AMENITIES

WITHIN A 5-MILE RADIUS



314 SOUTH WATER STREET

Arroyo Grande Sports Complex & Pittman Wash Trail

Sunset Station Hotel and Casino

Tuscany Recreation Center

Cadence Master Planned Community
CADENCE

Lake Mead Crossing Shopping Center
Target ROSS DRESS FOR LESS Marshalls
SPROUTS FARMERS MARKET PETSMART BIG LOTS! Chick-fil-ee

Dignity Health.

Future Public Sports Facility at Fiesta Henderson

LENAR AT AQUA

THE PRSS CASINO

EMERALD ISLAND CASINO

Rainbow CLUB CASINO

	1-Mi.	3-Mi.	5-Mi.
POPULATION	10,085	92,770	196,056
AVG HH INCOME	\$76,199	\$100,589	\$107,686
HOUSEHOLDS	4,122	35,263	75,499

BUSINESS ENVIRONMENT

Henderson knows business: Business services comprise a higher-than-average percentage of the city's economy. That yields strategic experience for our workforce, fortified as well by a high concentration of white-collar professionals. Business administration and management is one of the top ten degrees earned by local community college and university graduates, with nine area institutions of higher learning supporting the talent pipeline.

Henderson grows business: Low business costs, low-or-no taxes, fewer regulations—every single day Henderson's business-friendly environment adds to your bottom line even as it unleashes greater opportunity. And in the nation's second-fastest growing county, with immediate access to a population of two million within a 50-minute radius, Henderson offers strength in numbers for a powerful future.



HENDERSON™

TOP INDUSTRIES

BUSINESS SERVICES



FINANCIAL SERVICES



HEALTHCARE



HOSPITALITY & TOURISM



LIFE SCIENCES



OIL & ENERGY



REAL ESTATE



TECHNOLOGY



ECONOMIC DEVELOPMENT



Lee's Family Forum is a state-of-the-art sports and entertainment venue that opened its doors in March 2022. Built in partnership between the City of Henderson and the Vegas Golden Knights, The Forum provides a family-friendly, year-round entertainment venue in Nevada's second-largest city in a 5,567-seat arena.

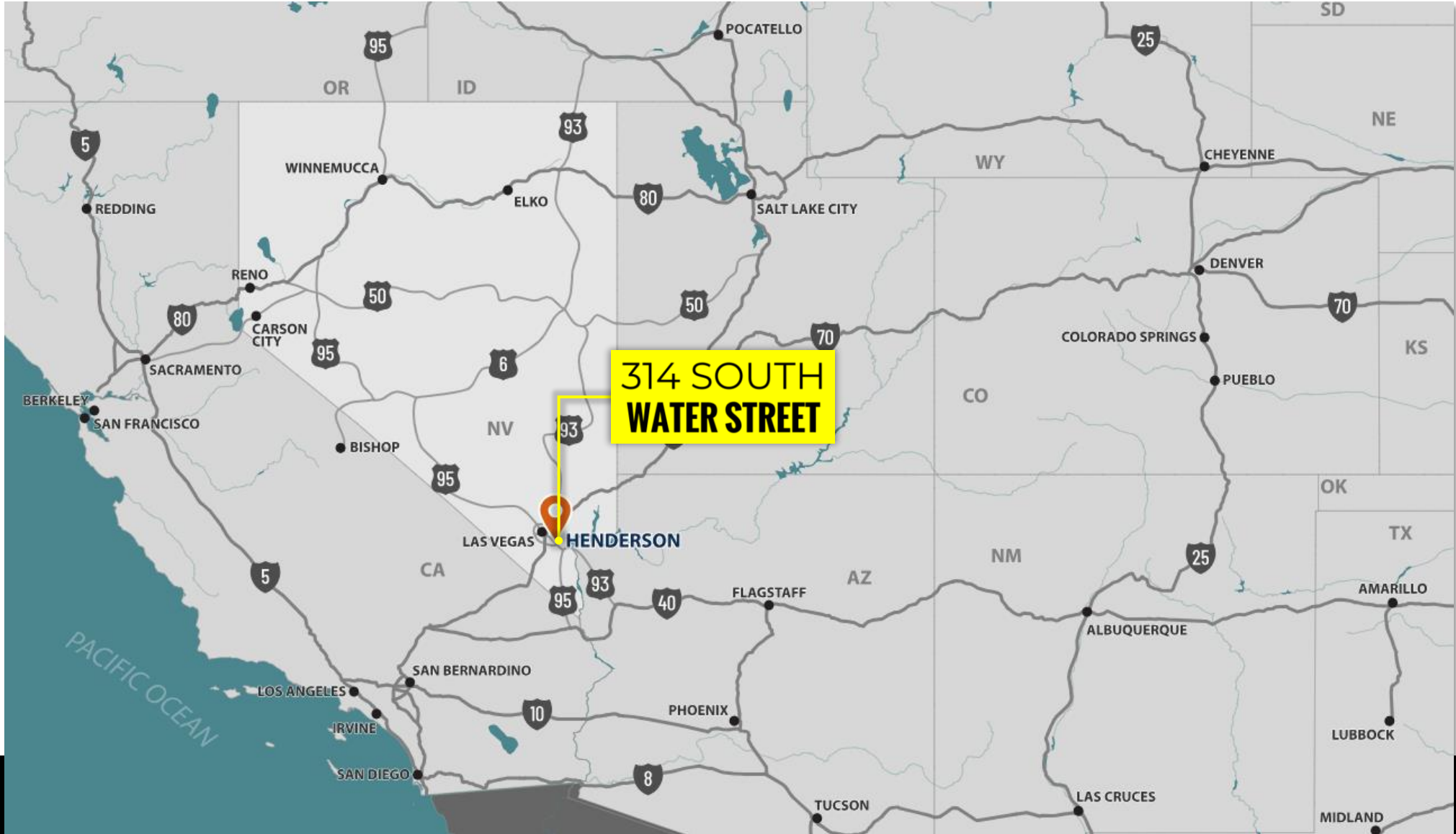


Google broke ground on its first \$600 million data center in East Henderson in July 2019, with an additional \$600 million data center being added in 2021. Design LLC, a subsidiary of Google, owns the facility with Google managing it. The data center supports Google services in North America such as YouTube, Google Calendar, Gmail and more, as well as cloud computing services.



Serving as the headquarters and practice facility of the Las Vegas Raiders, the Raiders Headquarters and Intermountain Health Performance Center includes a three-story, 135,000 sq. ft. office area, along with a 150,000 sq. ft. field house that houses one-and-a-half indoor football fields. There are three outdoor football fields and a 50,000 sq. ft. performance center

REGIONAL MAP



- Deliver to Southern California (including Los Angeles and Long Beach ports) in a one-day turnaround with bargain back haul rates.
- Reach other major markets such as Phoenix, Salt Lake City, and San Diego in a half-day or less, with 10 major American cities and Mexico all within a single day's drive.
- Ship via highway on the I-15 corridor, by port, or by air at Harry Reid International Airport, one of the nation's top airports, just fifteen minutes away.

COMMERCIAL CENTERS

HENDERSON, NV

BUSINESS PARKS

- 1 Gibson Business Park
- 2 Black Mountain Business Park
- 3 Traverse Point Center
- 4 Green Valley & Whitney Mesa Business Parks
- 5 Henderson Executive Airport Center
- 6 Conestoga Industrial Area
- 7 Cornerstone
- 8 Eastside & Sunpac Industrial Area
- 9 Black Mountain Industrial Center
- 10 Henderson Commerce Center
- 11 Green Valley Corporate Center
- 12 Green Valley Corporate Center South
- 13 Siena Office Park



MAJOR RETAIL CORRIDDORS

- 1 St Rose Pkwy & Eastern
- 2 Sunset & Green Valley Pkwy
- 3 Galleria Mall Area
- 4 Boulder Hwy & Lake Mead Pkw
- 5 The District @ Green Valley Ranch
- 6 MonteLago Village at Lake Las Vegas

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