



**FOR LEASE:**  
**Henderson Plaza**  
524-544 S. Boulder Highway, Henderson, NV 89015

**ERIC ROGOSCH**  
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NV #S.0052003



PROPERTY SUMMARY



PROPERTY DESCRIPTION

Henderson Plaza is a ±90,000 SF Neighborhood Shopping Center located in Henderson, NV with a unique tenant mix including national retailers AutoZone, Rent-a-Center, Burger King, Cuevas Market, Nevada Department of Welfare, Water Mill, Smog Busters and more! Centrally located near Downtown Henderson and Water Street, this center services nearby master-planned communities such as Lake Las Vegas, Tuscany, Cadence, as well as a short drive to Boulder City, Lake Mead Recreation Area, and Hoover Dam.

PROPERTY HIGHLIGHTS

- Highly competitive rental rates and CAMs for trade area
- +/- 25,000 SF Anchor available for Retail, Office, and Entertainment uses
- 2 End Cap units Available (+/-2,200-4,440 SF)
- Great Visibility from Boulder Highway with Large Pylon Sign

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OFFERING SUMMARY

LEASE RATE:	\$1.50/month (NNN)
ANCHOR:	Call Broker
NNN'S:	\$0.40/SF
AVAILABLE SF:	+/- 960 - 25,000 SF
LOT SIZE:	11 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	14,905	77,229	128,007



ADDITIONAL PHOTOS



ANCHOR: 538 S. Boulder Highway, Suite #A



ANCHOR: 538 S. Boulder Highway, Suite #A



END CAP: 536 S. Boulder Highway, Suite #A1 | ±4,400 SF



END CAP: 534 S. Boulder Highway #A1 | ±2,200 SF

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SITE PLAN

LEGEND

Available
Occupied



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SITE PLAN

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
522 S. Boulder Highway	Game Changerz Barber College	3,129 SF	NNN	-
524 S. Boulder Highway #B	Autozone	11,220 SF	NNN	-
526 S. Boulder Highway	Rent-A-Center	6,000 SF	NNN	-
528 S. Boulder Highway	Cuevas Market	8,800 SF	NNN	-
534 S. Boulder Highway	Available	2,200 SF	NNN	\$1.50 SF/month
536 S. Boulder Highway #A1	Available	4,400 SF	NNN	\$1.50 SF/month
536 S. Boulder Highway #A2	Nail Salon	2,200 SF	NNN	-
536 S. Boulder Highway #B	Fruit Palace	2,200 SF	NNN	-
538 S. Boulder Highway #A	Available	25,000 SF	NNN	Call for details
544 S. Boulder Highway	Camp Run-A-Mutt	13,210 SF	NNN	Opening December 2024
Pad A	Available	4,500 SF	Ground Lease	Call for details
Pad D	Available	6,000 SF	Ground Lease	Call for details
510 S. Boulder Highway	Available	960 SF	NNN	Call Broker for Details
520 S. Boulder Highway	Nevada Welfare	19,025 SF	NNN	-
550 S. Boulder Highway	Burger King	2,640 SF	NNN	-

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## RETAILER MAP



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