



SMITH'S GENERATING
1.8M VISITS
OVER LAST 12 MONTHS

PLACER.AI 2024



CADENCE VILLAGE CENTER

**PHASE II
PRE-LEASING NOW**

PHASE 1 | 100% LEASED

NEC Lake Mead Pkwy & Warm Springs Rd
Henderson, NV 89015



RCLCO
REAL ESTATE CONSULTING



RANKED TOP 3 IN US
Master-Planned Communities
2024 SALES



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CADENCE VILLAGE CENTER - Phase I & II

NEC Lake Mead Pkwy & Warm Springs Rd
Henderson, NV 89015



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PROPERTY HIGHLIGHTS

CADENCE VILLAGE CENTER - Phase I & II

NEC Lake Mead Pkwy & Warm Springs Rd
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- PRIME RETAIL IN THE HEART OF - *Cadence Master Planned Community*

- Cadence is a 2,200 AC community with 12,250 residences at build-out
- All available residential land in the Cadence MPC is committed to home builders
- Cadence Village retail center is anchored by Smith Marketplace Phase I is 100% leased. Phase II is currently under construction
- The retail center is located at the entrance to Cadence Master Planned Community
- Lake Mead Parkway and Warm Springs Rd are the main thoroughfare through Cadence providing high visibility to all commuters
Major tenants making up Phase I are Teriyaki Madness, Café Rio, Wells Fargo Bank, UPS Store, Dhillon Dental, Starbucks, Domino's, Great Clips and Jersey Mikes





PROPERTY AERIAL

CADENCE VILLAGE CENTER - Phase I & II

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DRONE VIEW



LEASED



SIGNED LOI

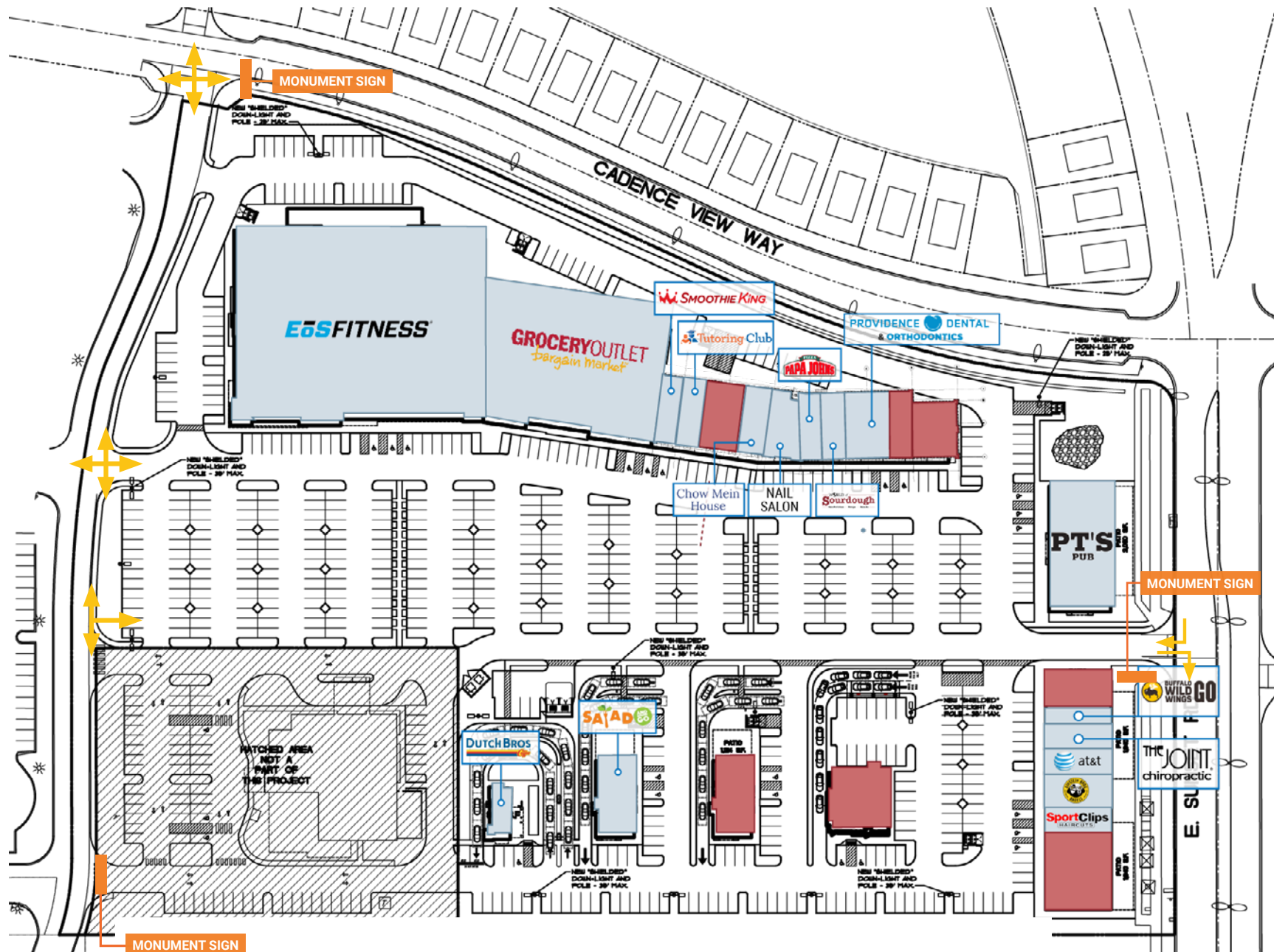


AVAILABLE

PHASE II SITE PLAN

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CADENCE VILLAGE PHASE II

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TRADE AREA AERIAL

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TENANT PROFILES

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TERIYAKI MADNESS

Teriyaki Madness is a fast-casual Asian restaurant that prides itself on using high quality, fresh ingredients to create satisfying meals



CAFE RIO

Cafe Rio Mexican Grill brings you made-from-scratch Mexican food with fresh ingredients, derived from chef-inspired recipes



JERSEY MIKE'S

Jersey Mike's Subs is an American sandwich chain headquartered in New Jersey. There are over 1,592 shops in operation in the United States



WELLS FARGO BANK

Wells Fargo Bank is an American multinational financial services company with over 5,200 locations around the world



UPS

UPS is the world's largest package delivery company. In 2020 alone, UPS delivered 6.3 billion packages across the globe.



PROVIDENCE DENTAL

Providence Dental is passionate about creating an enjoyable and successful experience with everything from cosmetic dentistry to oral surgery.



DOMINO'S PIZZA

Domino's Pizza offers classic and specialty pizzas and sides for delivery or carryout



STARBUCKS

Starbucks is an American chain of coffeehouses and is the world's largest coffeehouse chain with 33,833 stores in 80 different countries



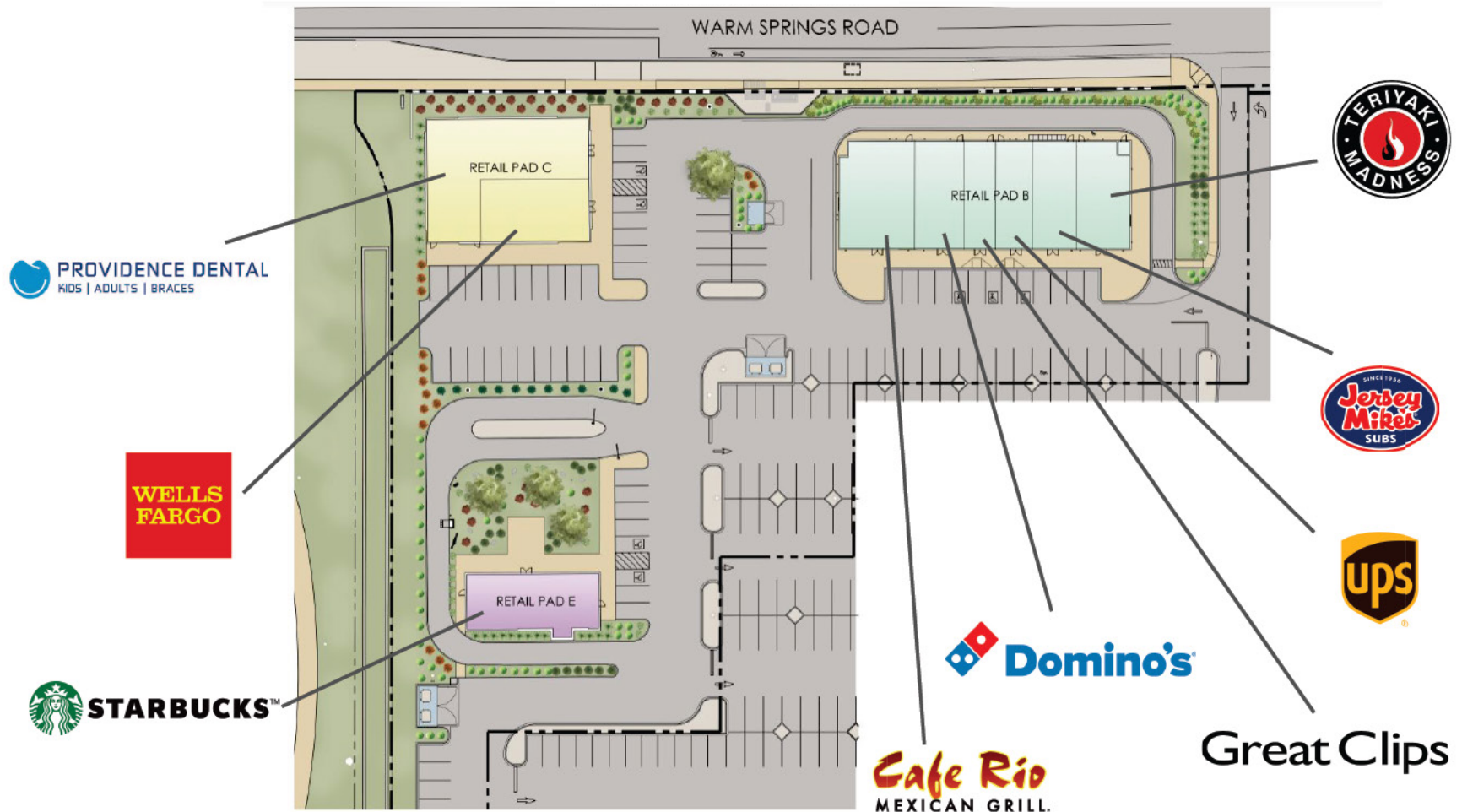
GREAT CLIPS

Great Clips is a 100% franchised company with more than 4,400 hair salons across North America

PHASE I SITE PLAN

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CADENCE RETAIL



CADENCE VILLAGE PHASE I RETAIL PAD B

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Cafe Rio
MEXICAN GRILL



Domino's

Great Clips



CADENCE VILLAGE PHASE I RETAIL PAD C

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CADENCE VILLAGE PHASE I RETAIL PAD E

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**CADENCE FAMILY
DENTAL & ORTHODONTICS**

**WELLS
FARGO**

ABOUT CADENCE

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CADENCE WILL PRODUCE THE FOLLOWING

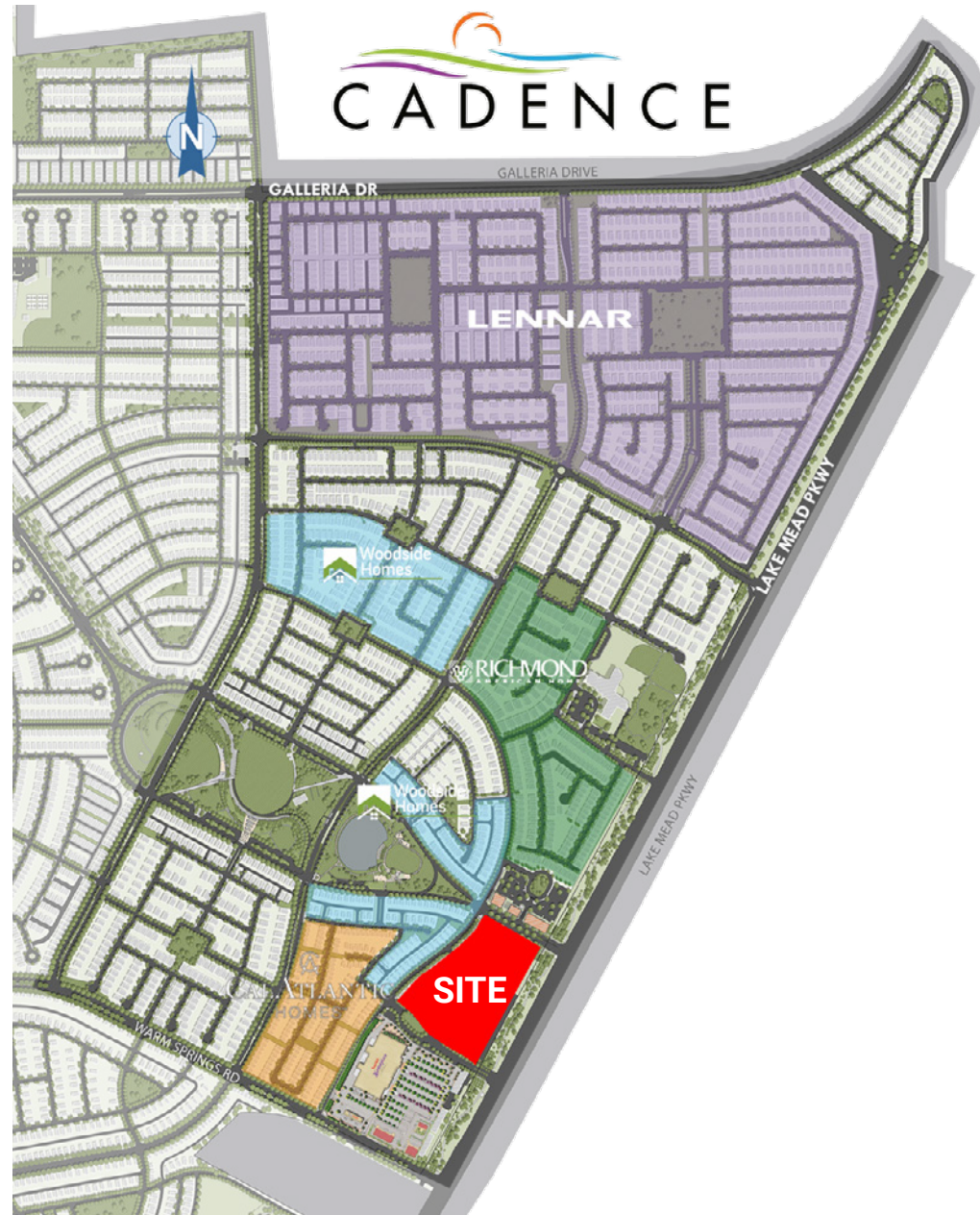
- 12,250 residential units
- 1.1 m square feet of commercial/retail units
- 1,500 room gaming resort with convention and retail accessory uses
- 450 acres of open space (all open to the public) including
 - 4 full-size baseball fields
 - 5 Little League fields
 - 5 softball fields
 - 6 soccer fields
 - 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

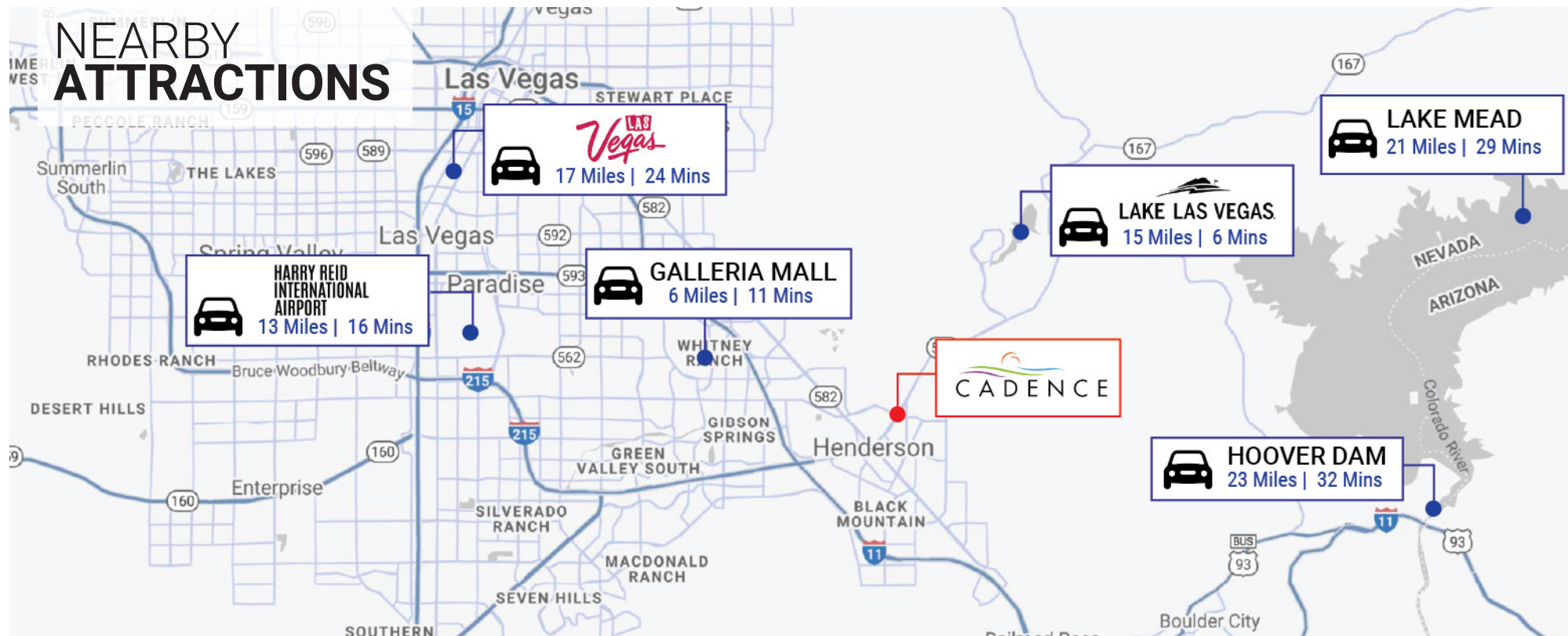
- Existing units - 7,076 (Jan 2025)
- 440 acres
- 50 acre Central Park
- 5 acre neighborhood park (now dedicated to the City)
- Current Builders: Toll Brothers, Woodside Homes, Lennar, Richmond American Homes, StoryBook Homes, Century Communities

CADENCE AA (AGE-QUALIFIED)

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



NEARBY ATTRACTIONS



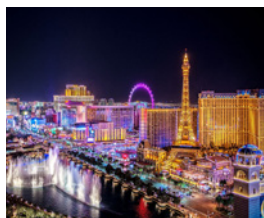
HARRY REID INTERNATIONAL AIRPORT

HARRY REID INTERNATIONAL AIRPORT (LAS) WELCOMED OVER 46 MILLION PASSENGERS IN 2022 AND IS THE 30TH BUSIEST AIRPORT IN THE WORLD



THE LAS VEGAS STRIP

OVER 50 MILLION GUESTS PER YEAR COME TO VISIT SOME OF THE WORLD'S BEST 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-AC 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

AREA DEMOGRAPHICS



POPULATION

1 Mile	3 Miles	5 Miles
21,992	79,241	190,517



AVERAGE HOUSEHOLD INCOME

1 Mile	3 Miles	5 Miles
\$111,439	\$117,866	\$121,267



TRAFFIC COUNTS

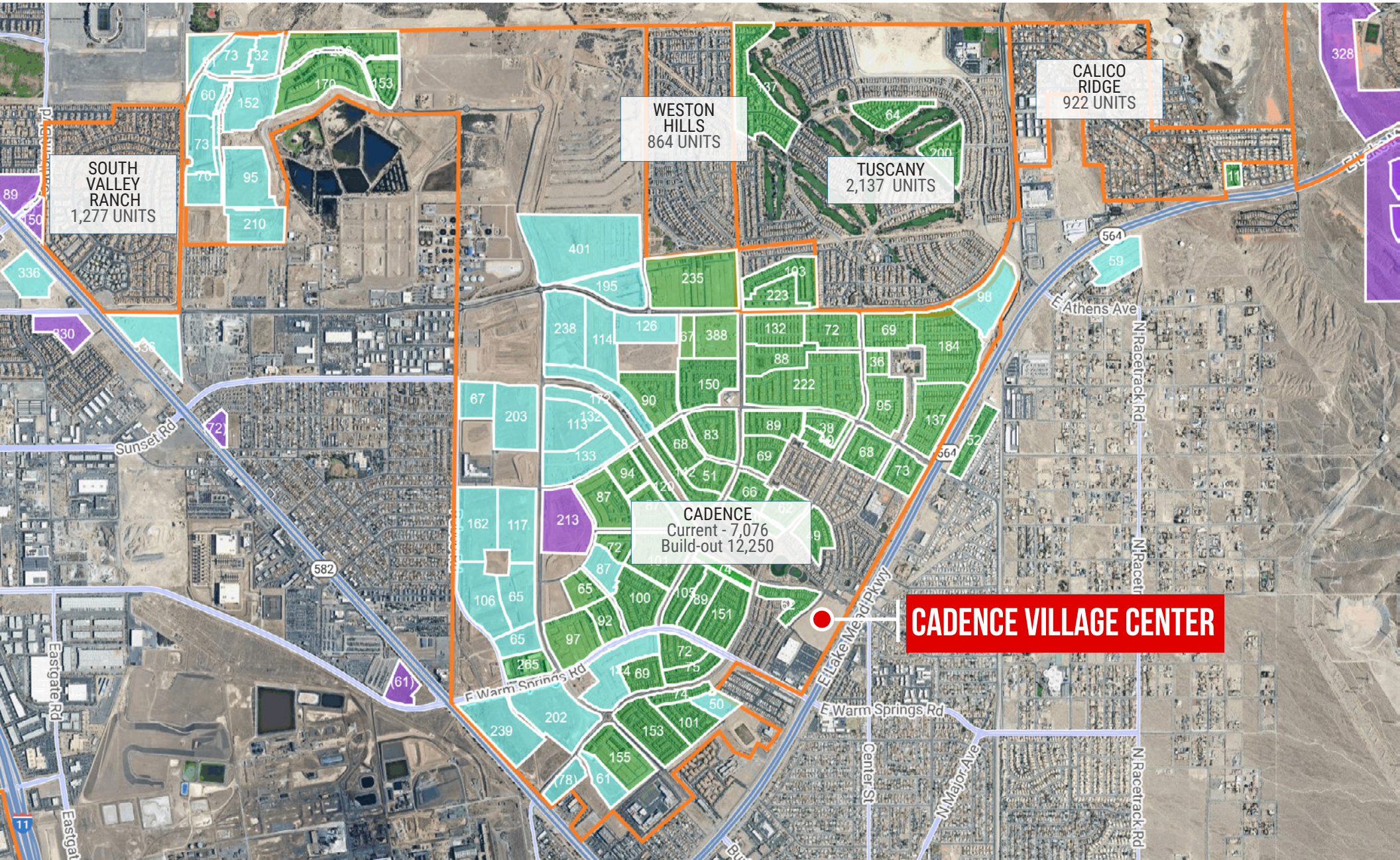
Lake Mead	Warm Springs
28,000 VPD	12,000 VPD



Sources:
SitesUSA 2025
TRINA, NV DOT 2024

HOUSING DEVELOPMENTS

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CADENCE VILLAGE CENTER

MARKET SUMMARY

LAS VEGAS



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Las Vegas is a dynamic metropolitan area renowned for its exceptional quality of life, world-class conventions, live entertainment, gaming, and an expanding range of attractions. In recent years, Las Vegas has solidified its status as the sports and entertainment capital of the world, serving as home to the UFC World Headquarters, NHL's Golden Knights, NFL's Raiders, WNBA's Aces, AHL's Silver Knights, Minor League Baseball's Aviators, NASCAR, Formula 1, the National Hot Rod Association, NCAA tournaments, and numerous championship rodeo events. New major developments are on the horizon, including a \$3 billion arena on South Las Vegas Boulevard, a \$2.7 billion basketball arena and resort on the North Strip, and more than \$3 billion in additional projects across sectors such as hospitality, healthcare, industrial warehousing, and multi-family housing.

Las Vegas continues to thrive economically. In 2024, visitor spending reached a record \$55.1 billion, with per-visitor spending hitting an all-time high of \$1,322. Despite a slight 1% dip in Las Vegas Strip gaming revenue, which totaled \$8.8 billion, tourism remains a robust pillar of the local economy, supporting over 280,000 jobs. The city's economy has also become increasingly diversified, with major employers including six professional sports teams, Allegiant Air, Zappos, Switch Data Centers, Google, Haas Automation, and Citadel Communications, among others, offering a broad array of career opportunities that enhance economic resilience for residents.

Las Vegas also provides a strong foundation for individuals and families. The population surpassed 2.95 million in 2024 and is projected to grow by approximately 2% annually. The region features several nationally recognized master-planned communities, including Summerlin, Inspirada, Cadence, and Valley Vista, offering top-tier schools, parks, and amenities for a wide range of lifestyles.

2.4 MILLION
RESIDENTS
2024 TOTAL

1.6 PERCENT
GROWTH RATE
2024 TOTAL

41.7 MILLION
ANNUAL VISITORS
2024 ANNUAL TOTAL

6.0 MILLION
CONVENTION ATTENDANCE
2024 ANNUAL TOTAL

\$15.5 BILLION
ANNUAL GAMING REVENUE
2024 TOTAL

\$55.1 BILLION
VISITOR SPENDING
2024 ANNUAL TOTAL

HENDERSON™



ESTABLISHED
1953



ELEVATION
1,940 FT



SQ MILES
118.5



POPULATION
337,305



HOUSING
138,101



MEDIAN INCOME
\$88,654

WHO'S WHO IN HENDERSON



DISCLAIMER

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R.O.I. Commercial Real Estate, Inc. has been retained as exclusive advisor to the Seller for the sale of approximately 142,000 square feet property located at the Northeast Corner of Lake Mead Pkwy and Warm Springs Rd in Henderson, NV 89015.

This Offering Memorandum has been prepared by R.O.I. Commercial Real Estate, Inc. for use by a limited number of parties and does not purport to provide a necessarily complete summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective investors may need or desire. All projections have been developed by R.O.I. Commercial Real Estate, Inc., the Owner, and designated sources and are based upon assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and R.O.I. Commercial Real Estate, Inc., therefore, are subject to variation. No representation is made by R.O.I. Commercial Real Estate, Inc. or Owner as to the accuracy or completeness of the information contained herein, and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, Owner and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information.

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Owner and R.O.I. Commercial Real Estate, Inc. each expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers regarding the Property and/or terminate discussions with any entity at any time with or without notice. Owner shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase of the Property has been fully executed, delivered, and approved by Owner and its legal counsel, and any conditions to Owner's obligations thereunder have been satis-

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This Offering Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public (such contents as so limited herein are called the "Contents"), are of a confidential nature. By accepting the package, you agree (i) to hold and treat it in the strictest confidence, (ii) not to photocopy or duplicate it, (iii) not to disclose the package or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Owner or R.O.I. Commercial Real Estate, Inc., (iv) not use the package or any of the contents in any fashion or manner detrimental to the interest of Owner or R.O.I. Commercial Real Estate, Inc., and (v) to return it to R.O.I. Commercial Real Estate, Inc. immediately upon request of R.O.I. Commercial Real Estate, Inc. or Owner. The information contained herein has been obtained from the owner of the property or from other sources we deem reliable. We have no reason to doubt its accuracy, but do not guarantee it.