



4330 S. Valley View Boulevard
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EXCLUSIVELY OFFERED BY:

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+/- 8,098 SF GREY SHELL RETAIL / MEDICAL BUILDING FOR SALE OPPORTUNITY FOR OWNER-USER OR INVESTOR

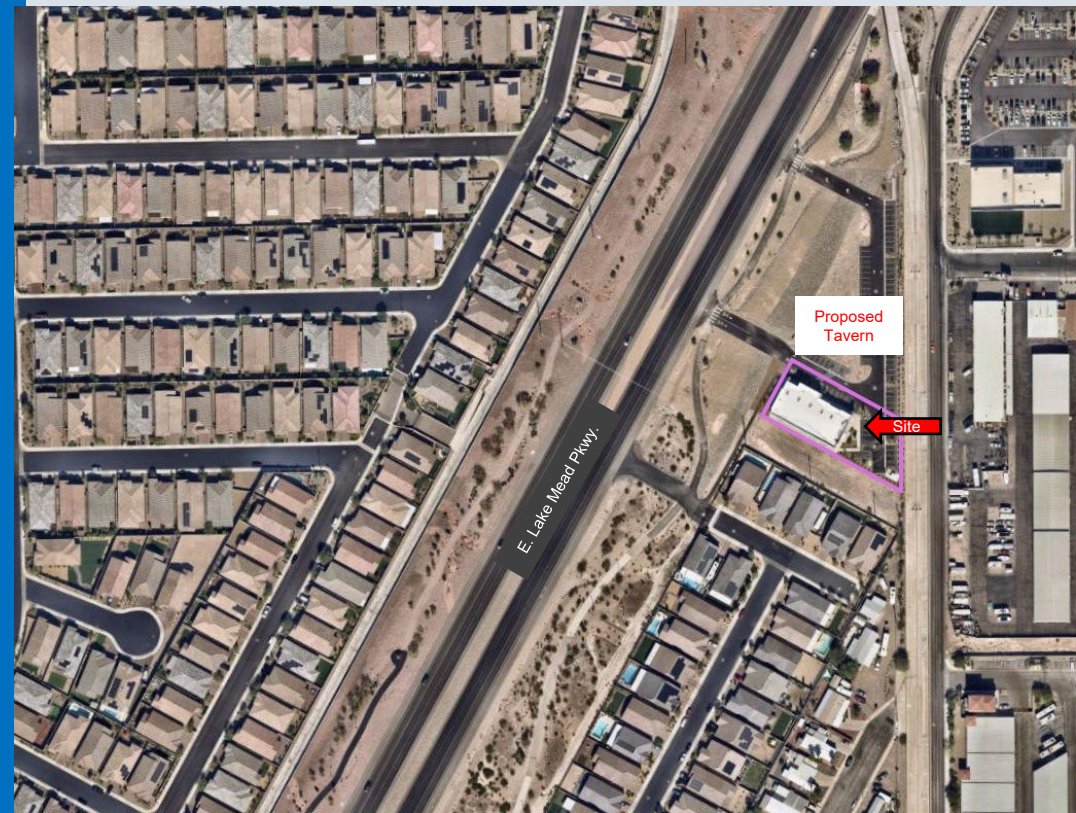
**1260 E. Lake Mead Pkwy.
Henderson, Nevada 89015**



The information contained in this Offering has been prepared to provide summary information and to establish a preliminary level of interest in the subject property. It does not, however, purport to present all material information regarding the subject property, and it is not a substitute for a thorough due diligence investigation. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy or completeness of the information. You should conduct an independent investigation of the property and verify all information. Upon receipt of this Offering you agree to fully release Saunders Realty and hold it harmless from all claims, costs or liability arising from any purchase of the subject property. 24.11.19

PROPERTY HIGHLIGHTS

APN:	179-05-621-002
Acres:	+/- 0.58
Rentable SF:	+/- 8,098
Address:	1260 E. Lake Mead Pkwy.
City, State:	Henderson, Nevada
Zip Code:	89015
Year Built:	2023
Zoning:	Community Commercial (CC)
Jurisdiction:	City of Henderson
Parking Spaces:	+/- 40
Aerial View:	OpenWeb Map
Google Maps:	Aerial Map
Ownership:	Z Plaza LLC

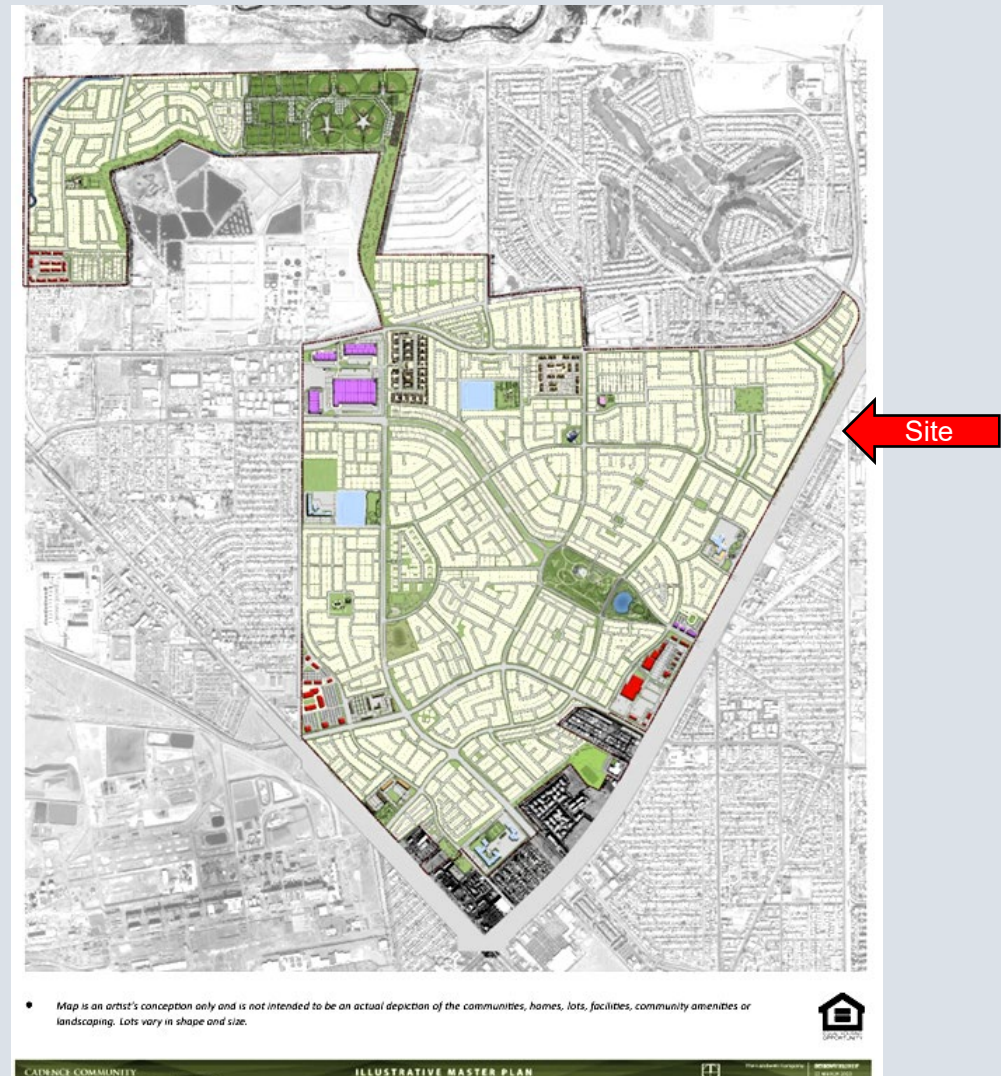


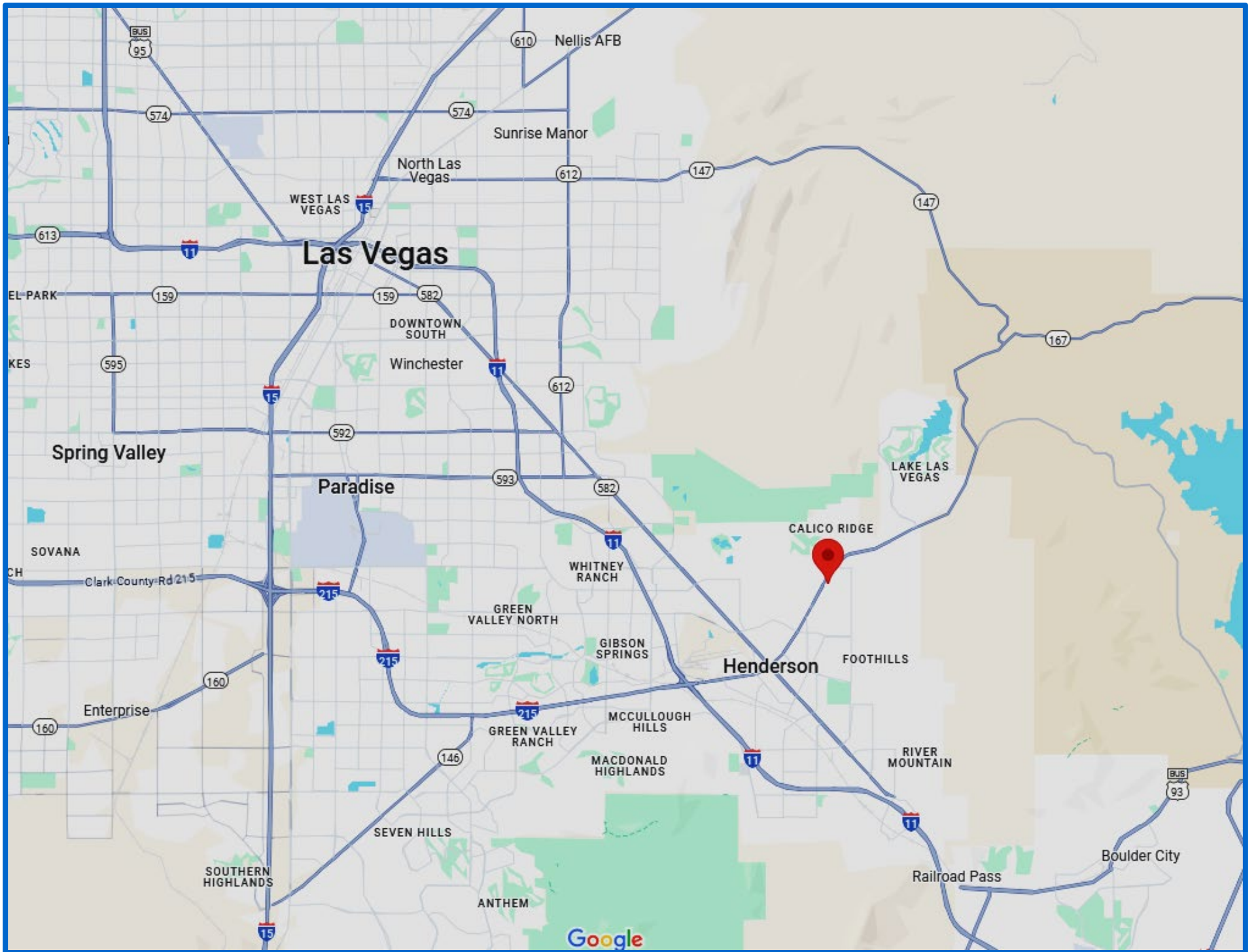
LOCATION OVERVIEW

- 1260 E. Lake Mead Parkway, Henderson, Nevada
- Located +/- 1.3 miles East of E. Warm Springs Road
- Easy Access to US-95 (I-11) & 215 Beltway
- Henderson is Nevada's Second Largest City
- Across the street from Cadence - a 2,200-acre master plan community. Upon buildout it will have approximately 12,250 residential units.

Close proximity to the following:

- ❖ Lake Las Vegas
- ❖ Tuscany Village & Golf
- ❖ Henderson Health & Rehab
- ❖ Coral Academy of Science
- ❖ ER at Cadence
- ❖ Wildfire Casino
- ❖ Galleria Mall
- ❖ Sunset Station Hotel and Casino
- ❖ Valley Auto Mall
- ❖ Smith's Marketplace Center
- ❖ St. Rose Dominican Hospital
- ❖ Lake Mead Crossing
- ❖ Jokers Wild Casino

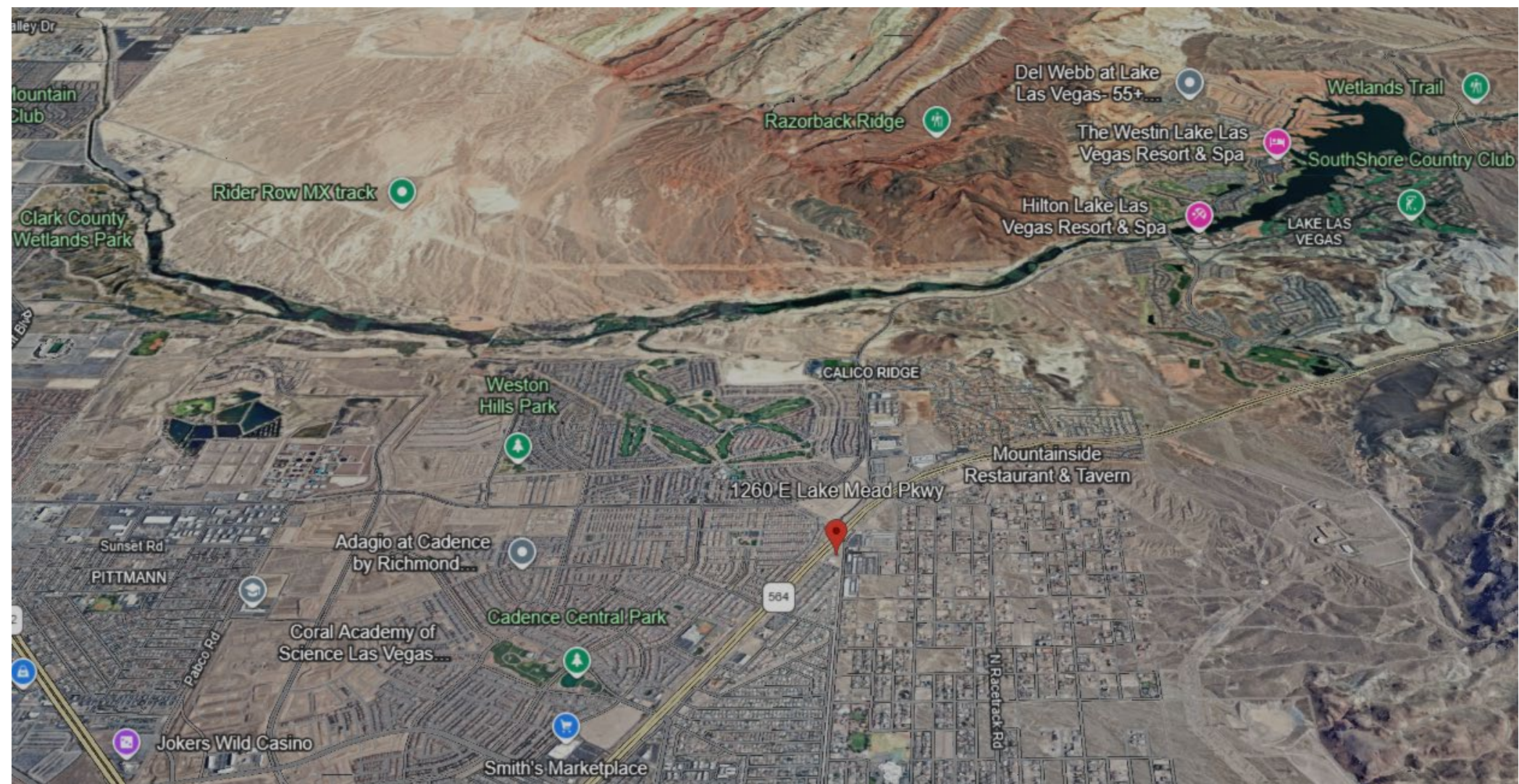




INVESTMENT SUMMARY

- Asking Price: \$3,500,000
- Price Per SF: +/- \$432
- Rentable SF: +/- 8,098
- Property Type: Medical / Retail
- Building Condition: Grey Shell
- Occupancy: Vacant
- Sale Type: Owner-User or Investment

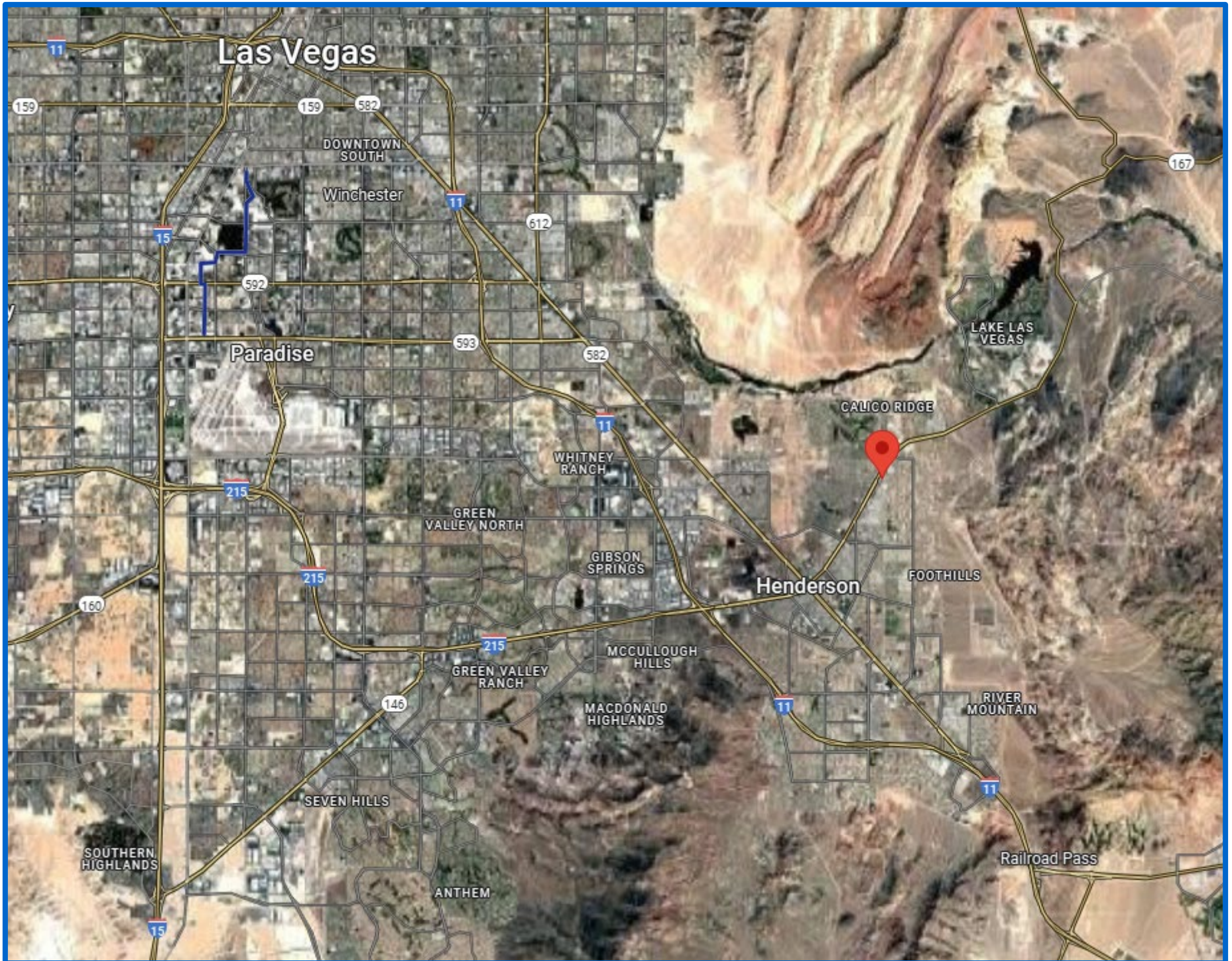




Looking North



Looking West



Demographic Report

1260 E. Lake Mead Pkwy.

1260 East Lake Mead Parkway Henderson, NV 89015

Population	1 Mile		3 Miles		5 Miles	
Population	5,484		39,297		113,877	
Population male	2,555	46.59 %	19,494	49.61 %	56,691	49.78 %
Population female	2,929	53.41 %	19,803	50.39 %	57,186	50.22 %
Population age 0-4	298	5.43 %	2,413	6.14 %	7,016	6.16 %
Population age 5-9	373	6.80 %	2,954	7.52 %	8,647	7.59 %
Population age 10-14	328	5.98 %	2,733	6.95 %	8,002	7.03 %
Population age 15-19	321	5.85 %	2,602	6.62 %	7,613	6.69 %
Population age 20-24	315	5.74 %	2,570	6.54 %	7,248	6.36 %
Population age 25-29	303	5.53 %	2,400	6.11 %	6,785	5.96 %
Population age 30-34	259	4.72 %	2,256	5.74 %	6,441	5.66 %
Population age 35-39	227	4.14 %	2,299	5.85 %	6,684	5.87 %
Population age 40-44	233	4.25 %	2,420	6.16 %	7,198	6.32 %
Population age 45-49	287	5.23 %	2,627	6.68 %	7,676	6.74 %
Population age 50-54	376	6.86 %	2,598	6.61 %	7,664	6.73 %
Population age 55-59	435	7.93 %	2,496	6.35 %	7,267	6.38 %
Population age 60-64	416	7.59 %	2,282	5.81 %	6,492	5.70 %
Population age 65-69	358	6.53 %	1,980	5.04 %	5,535	4.86 %
Population age 70-74	272	4.96 %	1,625	4.14 %	4,615	4.05 %
Population age 75-79	220	4.01 %	1,209	3.08 %	3,487	3.06 %
Population age 80-84	190	3.46 %	798	2.03 %	2,385	2.09 %
Population age 85+	273	4.98 %	1,035	2.63 %	3,122	2.74 %
Population White	4,558	83.11 %	30,762	78.28 %	87,419	76.77 %
Population Black	128	2.33 %	2,026	5.16 %	5,991	5.26 %
Population Am In/AK Nat	19	0.35 %	99	0.25 %	267	0.23 %
Population Hawaiian/PI	-	0.00 %	103	0.26 %	208	0.18 %
Population Multirace	415	7.57 %	5,116	13.02 %	13,983	12.28 %
Population Hispanic	603	11.00 %	8,691	22.12 %	23,375	20.53 %

Housing	1 Mile		3 Miles		5 Miles	
Housing Units		2,516		18,440		49,853
Owner Occupied Housing Units		1,827		9,691		28,194
Renter Occupied Housing Units		335		5,915		15,691
Vacant Housing Units		354		2,834		5,968
Occupied Housing Units		2,162		15,606		43,885

Income	1 Mile		3 Miles		5 Miles	
Median Household Income		\$67,990		\$44,397		\$63,643
Household Income < \$10000		124		1,198		2,285
Household Income \$10000-\$14999		60		564		1,267
Household Income \$15000-\$19999		42		603		1,490
Household Income \$20000-\$24999		55		712		1,829
Household Income \$25000-\$29999		57		624		1,956
Household Income \$30000-\$34999		226		769		2,217
Household Income \$35000-\$39999		31		732		1,992
Household Income \$40000-\$44999		79		740		1,896
Household Income \$45000-\$49999		13		486		1,738
Household Income \$50000-\$59999		115		1,200		4,279
Household Income \$60000-\$74999		141		1,607		5,029
Household Income \$75000-\$99999		338		1,831		6,457
Household Income \$100000-\$124999		390		1,477		4,427
Household Income \$125000-\$149999		80		803		2,349
Household Income \$150000-\$199999		96		566		1,872
Household Income > \$200000		113		509		1,038