



BOULDER HWY

WARM SPRINGS RD

PABCO RD

450 MULTIFAMILY UNITS

# CADENCE GATEWAY

RETAIL AND PAD SITES AVAILABLE

NEC BOULDER HWY & WARM SPRINGS RD  
HENDERSON, NV 89011

CBRE

# PROPERTY HIGHLIGHTS



Planned multi-tenant retail center / pad development



Available Pad Site:  $\pm 2,441$  SF Drive-Thru  
Available Retail Space:  $\pm 10,548$  SF



Pad Delivery – Est. Q3 2026  
Shell Delivery- Est. Q4 2026



Located in Henderson, NV, one of the fastest-growing submarkets in the Las Vegas MSA



Directly adjacent to Cadence Master Planned Community ( $\pm 2,200$  acres) with  $\sim 13,250$  planned residences at buildout



Ideally situated next to a new 450-unit multifamily residential community



Prime hard-corner development at a major Henderson intersection



Cadence ranked among the top-selling master-planned communities in the U.S.



BOULDER HWY

WARM SPRINGS RD

450 MULTIFAMILY UNITS

PABCO RD



# RENDERINGS



# SITE PLAN



# AERIAL



# AERIAL (ZOOMED IN)



# AREA DEMOGRAPHICS

## 3 Mile Radius - Key Facts



**106,158**

2025 Population



**41,376**

Number of Households



**2.57**

Average Household Size



**\$115,403**

2025 Average Household Income



**37.0**

Median Age

## EDUCATION



**32.0%**

Bachelor's/Graduate/  
Professional Degree



**9.1%**

Associates Degree



**22.2%**

Some College, No Degree



**23.9%**

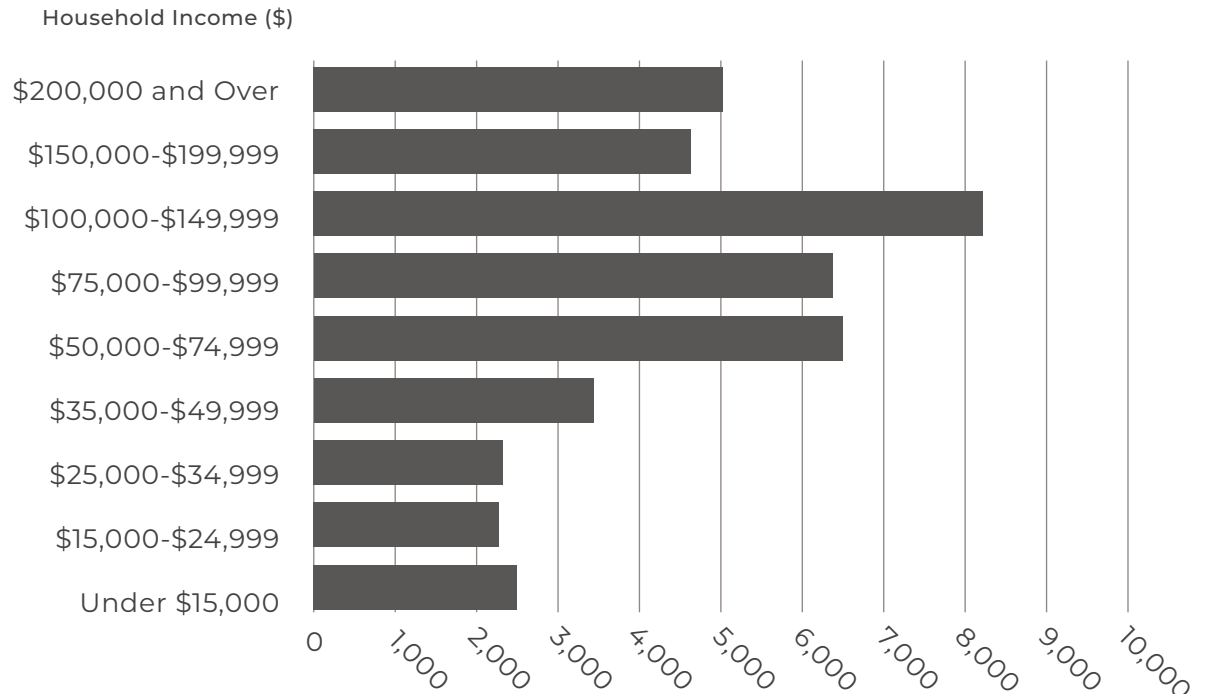
High School Graduate

**5.5%**

No High School Diploma

## INCOME

### 2025 HOUSEHOLD INCOME DISTRIBUTION



# AREA DEMOGRAPHICS

## 5 Mile Radius - Key Facts



**239,804**

2025 Population



**93,564**

Number of Households



**2.65**

Average Household Size



**\$118,264**

2025 Average Household Income



**36.2**

Median Age

## EDUCATION



**32.0%**

Bachelor's/Graduate/  
Professional Degree



**10.3%**

Associates Degree



**21.7%**

Some College, No Degree



**23.2%**

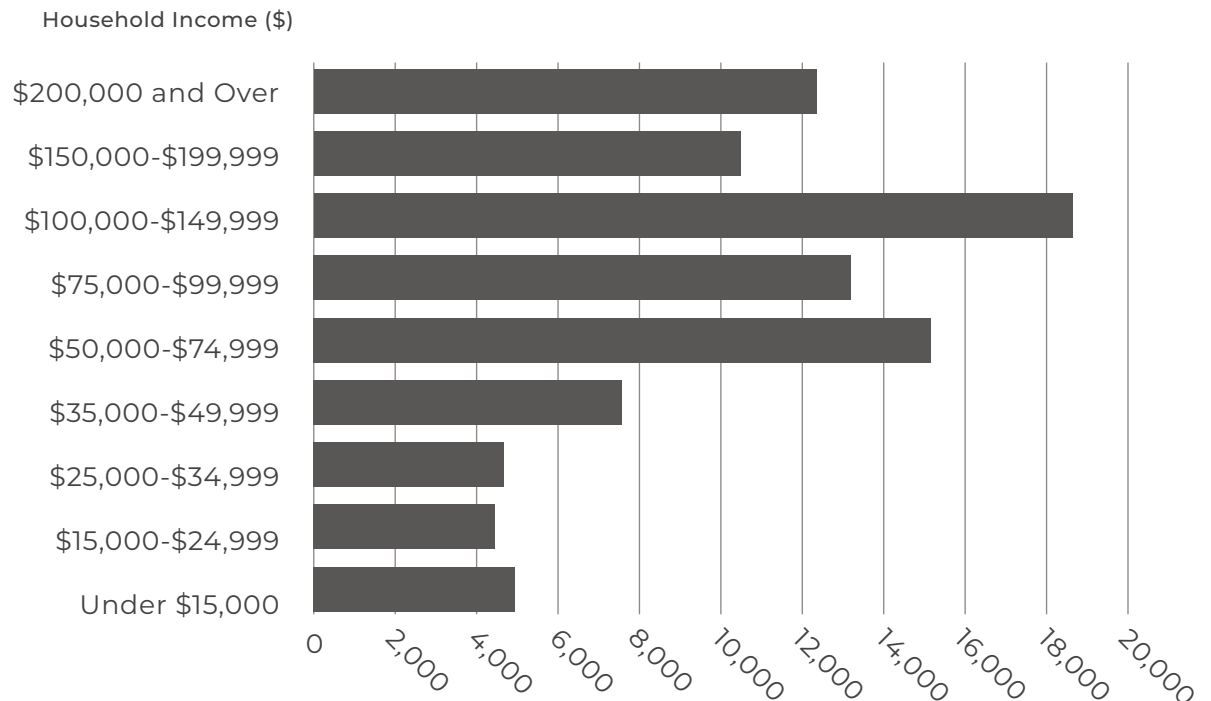
High School Graduate

**5.0%**

No High School Diploma

## INCOME

### 2025 HOUSEHOLD INCOME DISTRIBUTION



# CADENCE GATEWAY RETAIL AND PAD SITES AVAILABLE

NEC BOULDER HWY & WARM SPRINGS RD  
HENDERSON, NV 89011



## CONTACTS

Matt Patros  
Vice President  
+1 702 369 4820  
matt.patros@cbre.com  
Lic. BS. 144795

Cory Argubright  
Vice President  
+1 702 369 4877  
cory.argubright@cbre.com  
Lic. S.179995

**CBRE**

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.