



Total Annual Visits
2.2 MILLION | 3.1 MILLION
Year to Date

July 2026 | Placer.ai



CADENCE VILLAGE CENTER

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

PHASE II
PRE-LEASING NOW

NEW PAD
AVAILABLE

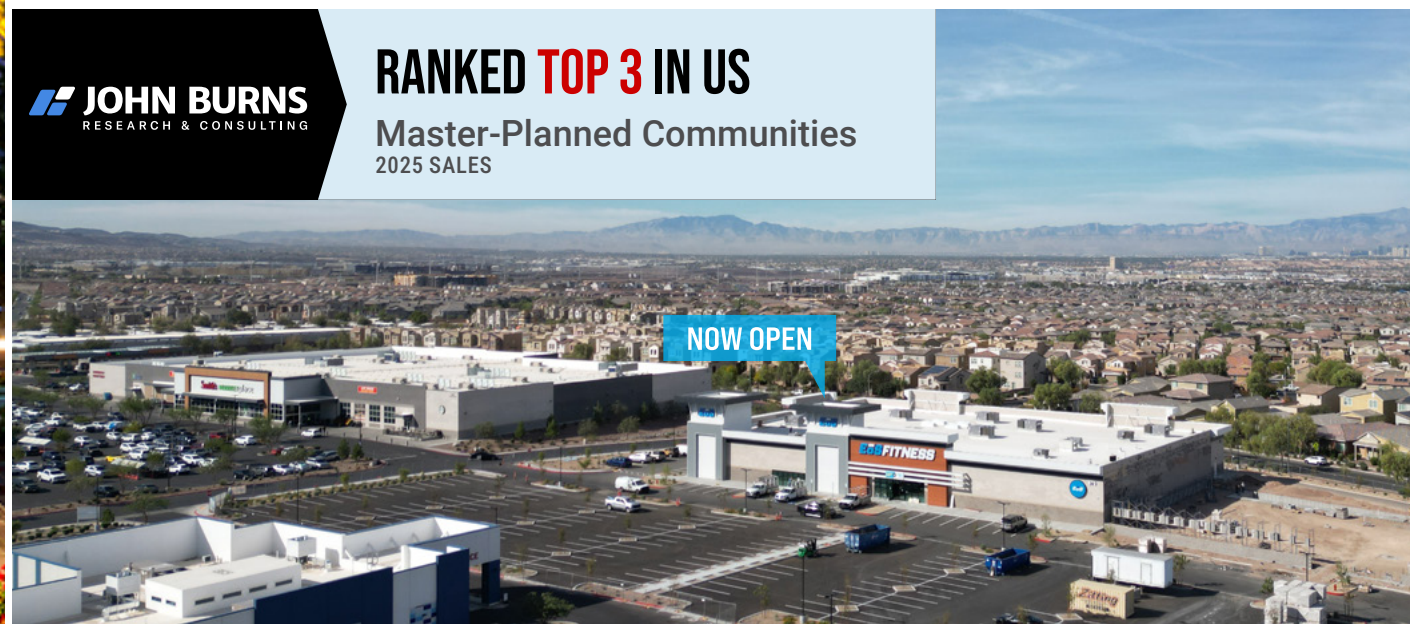
PHASE 1 | 100% LEASED



JOHN BURNS
RESEARCH & CONSULTING

RANKED TOP 3 IN US

Master-Planned Communities
2025 SALES



CONTACT US

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CADENCE VILLAGE CENTER - Phase I & II

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



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CADENCE VILLAGE CENTER - Phase I & II

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



CADENCE VILLAGE CENTER



PROPERTY HIGHLIGHTS

CADENCE VILLAGE CENTER - Phase I & II

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

- 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



DRONE AERIAL

CADENCE VILLAGE CENTER - Phase I & II

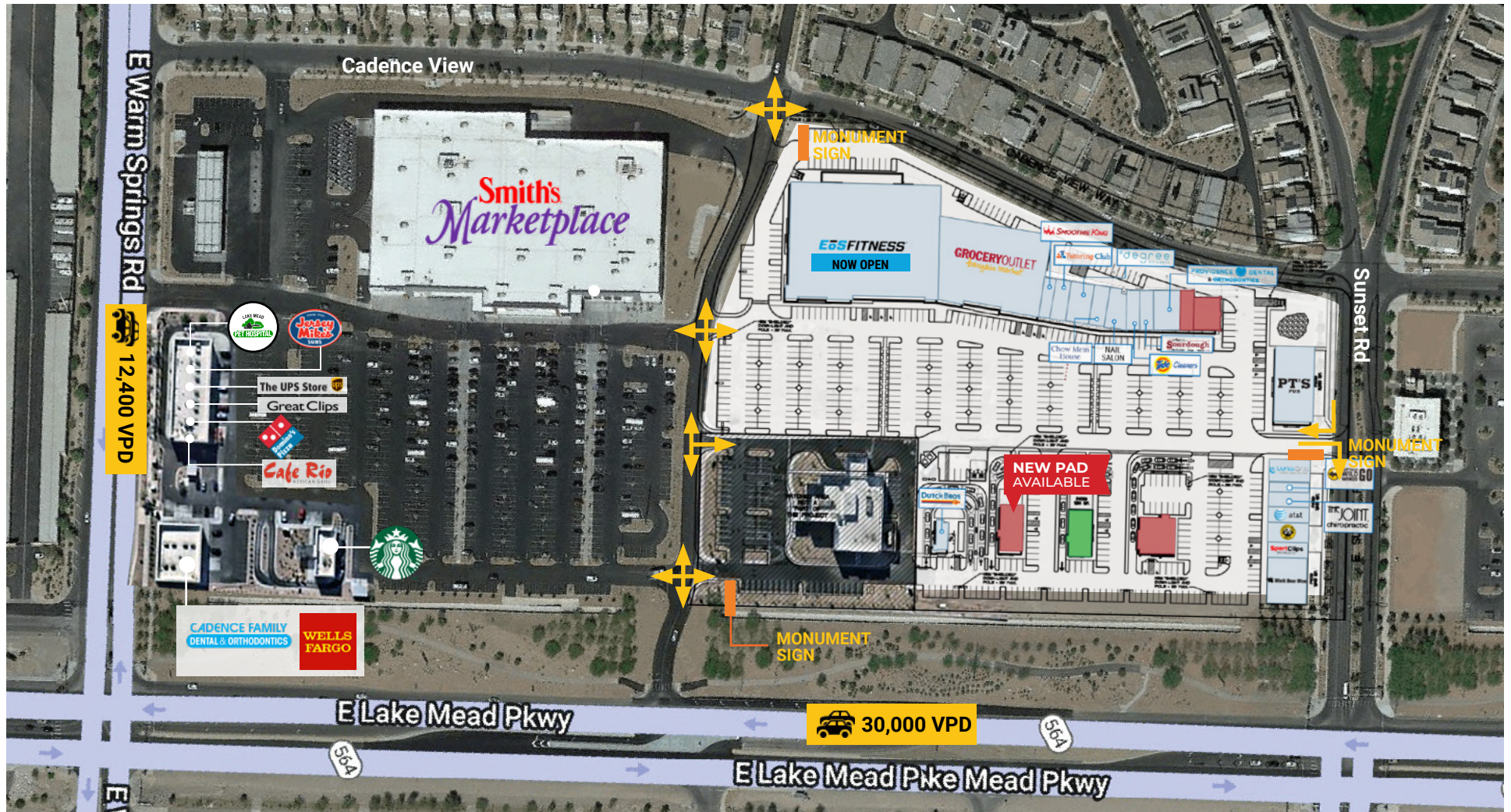
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Henderson, NV 89015



PROPERTY AERIAL

CADENCE VILLAGE CENTER - Phase I & II

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DRONE VIEW



LEASED



SIGNED LOI

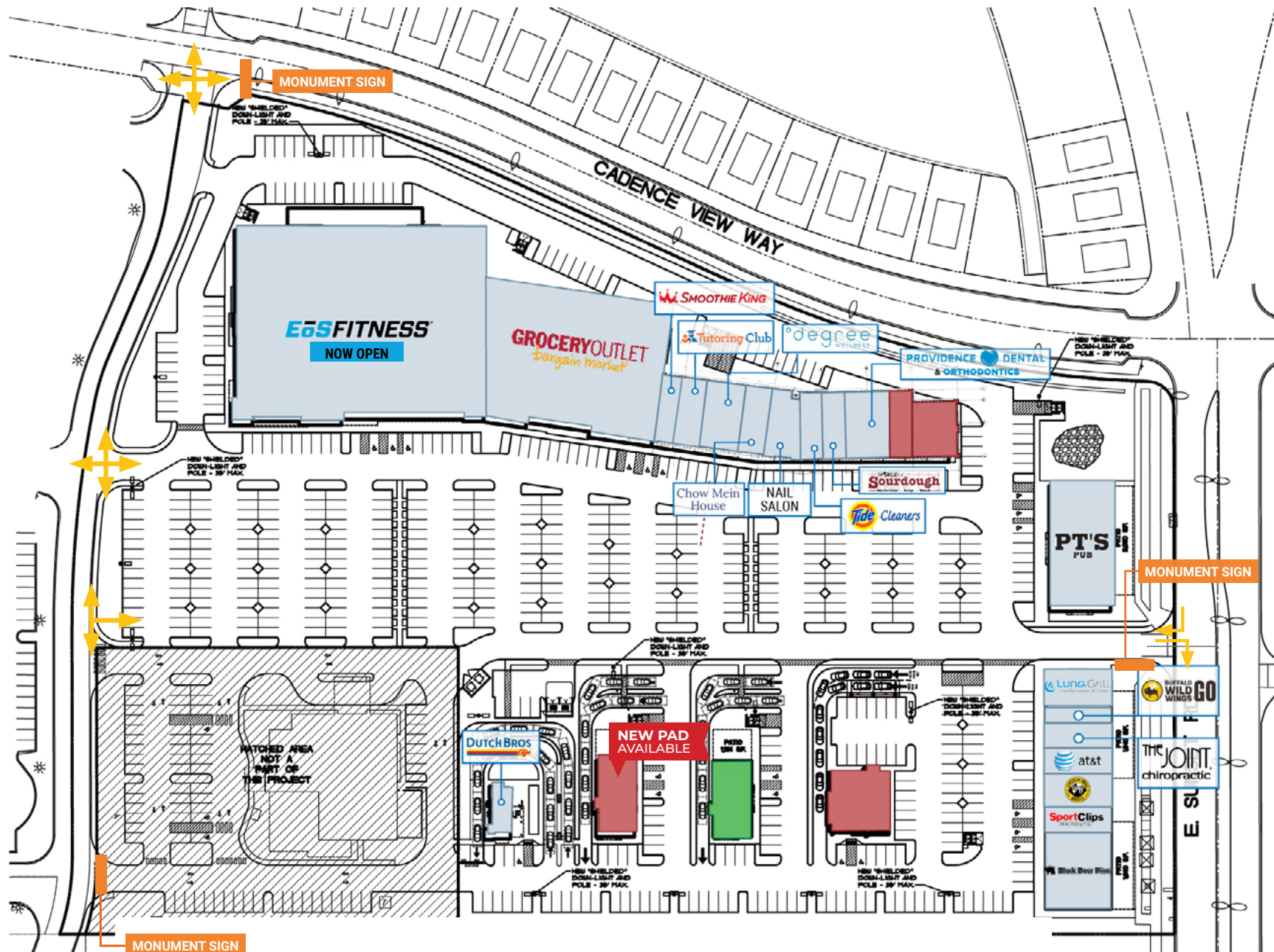


AVAILABLE

PHASE II SITE PLAN

CADENCE VILLAGE CENTER - Phase I & II

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CADENCE VILLAGE PHASE II

CADENCE VILLAGE CENTER - Phase I & II
NEC Lake Mead Pkwy & Warm Springs Rd
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WELCOMING NEWEST TENANTS

PHASE 2

Tide Cleaners

degree WELLNESS

TRADE AREA AERIAL

CADENCE VILLAGE CENTER - Phase I & II

NEC Lake Mead Pkwy & Warm Springs Rd

Henderson, NV 89015



TENANT PROFILES

CADENCE VILLAGE CENTER - Phase I & II
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LAKE MEAD PET HOSPITAL

Lake Mead Pet Hospital is Cadence Master Planned Community's newest vet clinic. They offer personalized pet care and maintain a strong commitment to their community.



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



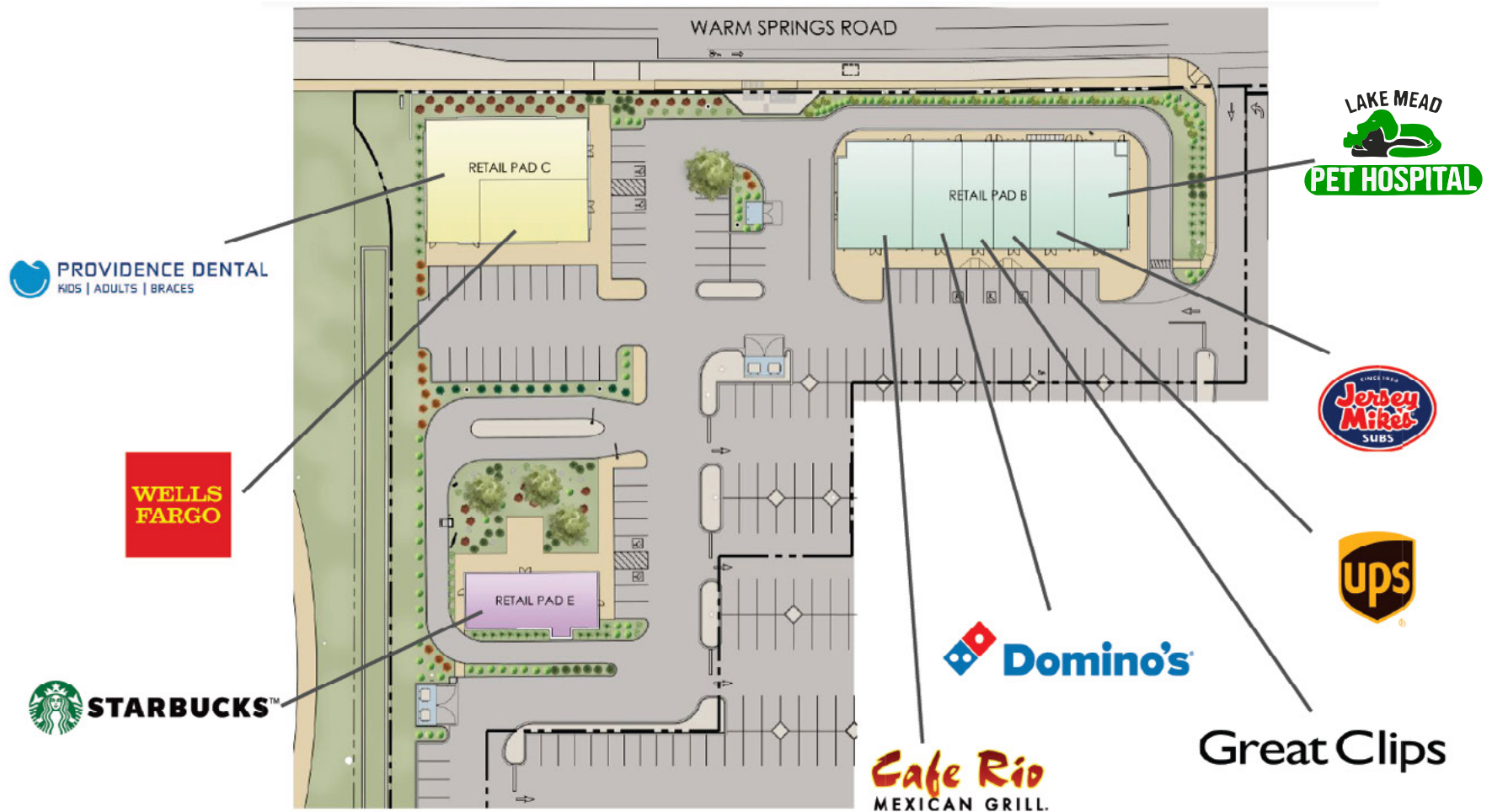
GREAT CLIPS

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

CADENCE VILLAGE CENTER - Phase I & II

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

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



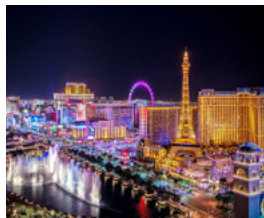
HARRY REID INTERNATIONAL AIRPORT

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
22,794	81,649	197,848



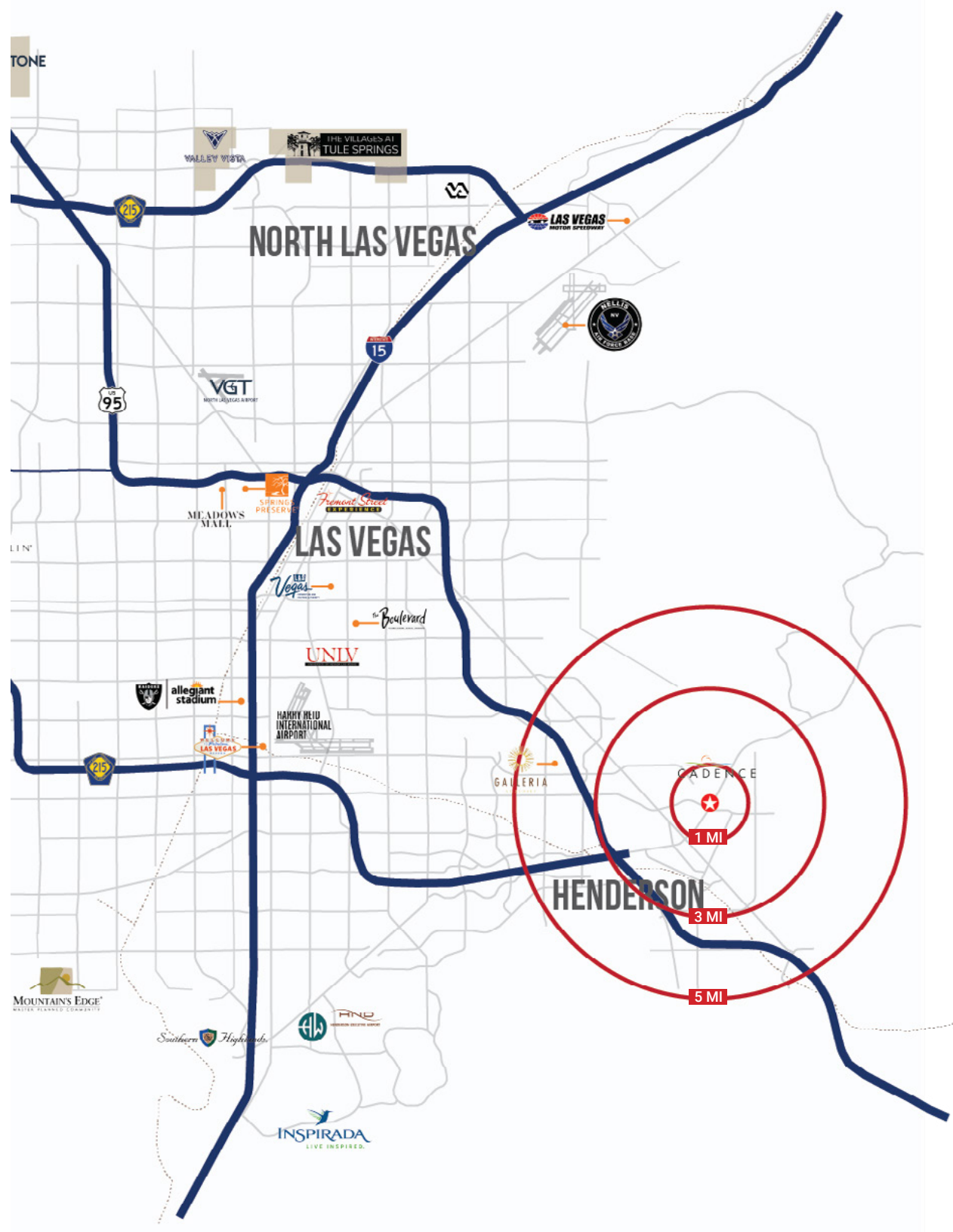
AVERAGE HOUSEHOLD INCOME

1 Mile	3 Miles	5 Miles
\$118,128	\$120,632	\$124,631



TRAFFIC COUNTS

Lake Mead	Warm Springs
30,000 VPD	12,400 VPD

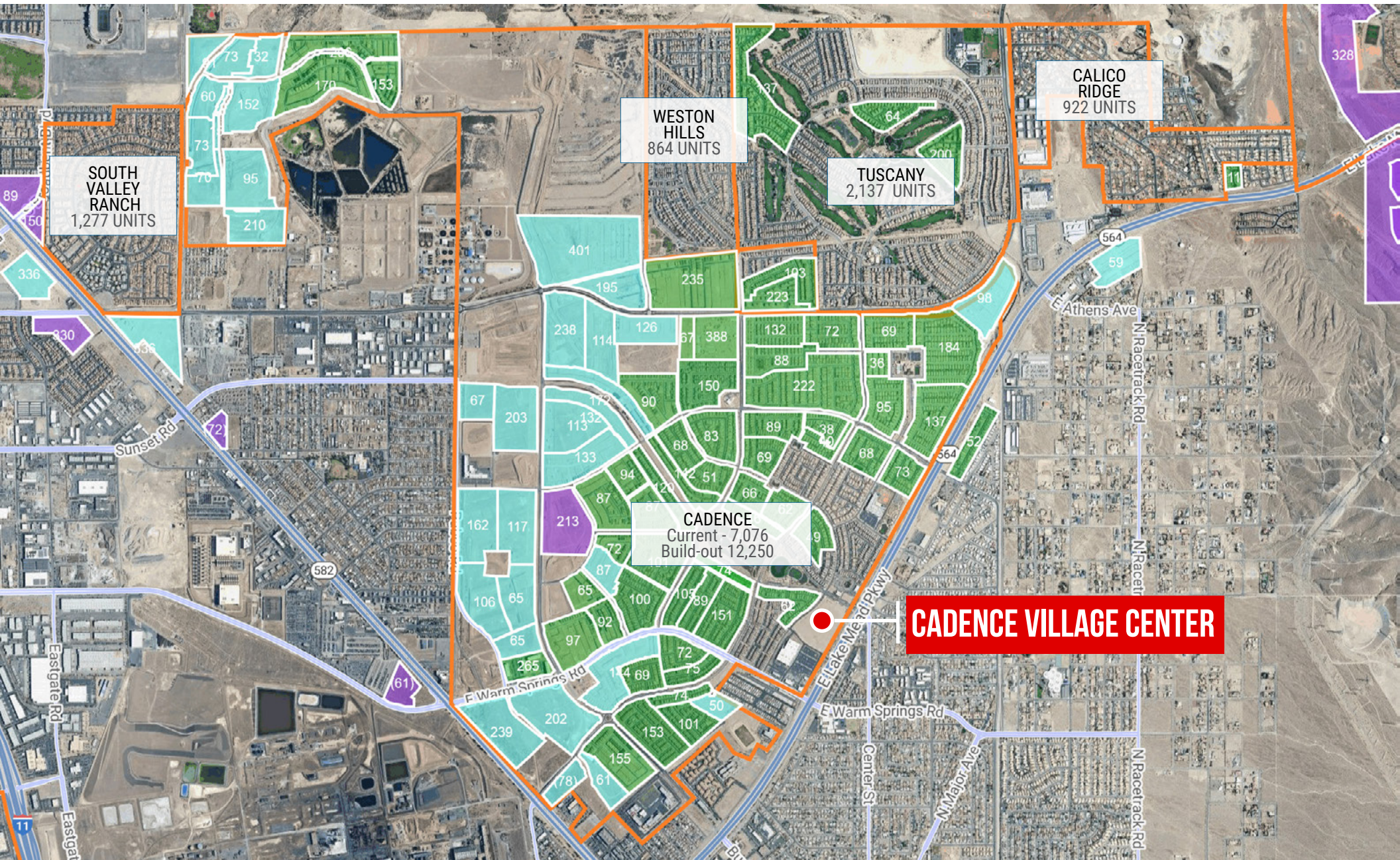


Sources:
SitesUSA 2026
TRINA, NV DOT 2025

HOUSING DEVELOPMENTS

CADENCE VILLAGE CENTER - Phase I & II

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CADENCE VILLAGE CENTER

MARKET SUMMARY LAS VEGAS



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Henderson, NV 89015

Las Vegas is a dynamic metropolitan area renowned for its exceptional quality of life, world-class conventions, live entertainment, and gaming. In recent years, Las Vegas has solidified its status as the sports and entertainment capital of the world, serving as home to the UFC, NHL's Golden Knights, NFL's Raiders, WNBA's Aces, AHL's Silver Knights, NASCAR, Formula 1, 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 adapt economically in 2025. For 2025, estimated direct visitor spending reached \$50.1 billion, with a total economic impact of \$79.8 billion. Despite overall lower visitor volume, individual gambling budgets increased by 3.5% to an average of nearly \$849 per trip. Las Vegas Strip gaming revenue held relatively flat at \$8.82 billion for the year. Tourism remains a robust pillar of the local economy, though the region has experienced recent job market tightening and employment fluctuations within the hospitality and retail sectors due to softer demand. 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 broader Las Vegas metropolitan area population reached nearly 3 million in 2025. The region has maintained an annual growth rate of approximately 1.84%, largely fueled by domestic migration and housing appeal. The area 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
2025 TOTAL

1.8 PERCENT
GROWTH RATE
2025 TOTAL

38.5 MILLION
ANNUAL VISITORS
2025 ANNUAL TOTAL

6.0 MILLION
CONVENTION ATTENDANCE
2025 ANNUAL TOTAL

\$15.8 BILLION
ANNUAL GAMING REVENUE
2025 TOTAL

\$50.1 BILLION
VISITOR SPENDING
2025 ANNUAL TOTAL

SOURCES | Las Vegas Convention and Visitors Authority (LVCVA) 2025, American Gaming Association (AGA) 2025, Nevada Gaming Control Board (NGCB) 2025, U.S. Census Bureau 2025

HENDERSON™



ESTABLISHED
1953



ELEVATION
1,940 FT



SQ MILES
118.5



POPULATION
369,167



HOUSING
153,634



MEDIAN INCOME
\$90,138

2025 ESTIMATED UNITS 2025

WHO'S WHO IN HENDERSON



DISCLAIMER

CADENCE VILLAGE CENTER - Phase I & II

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

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.