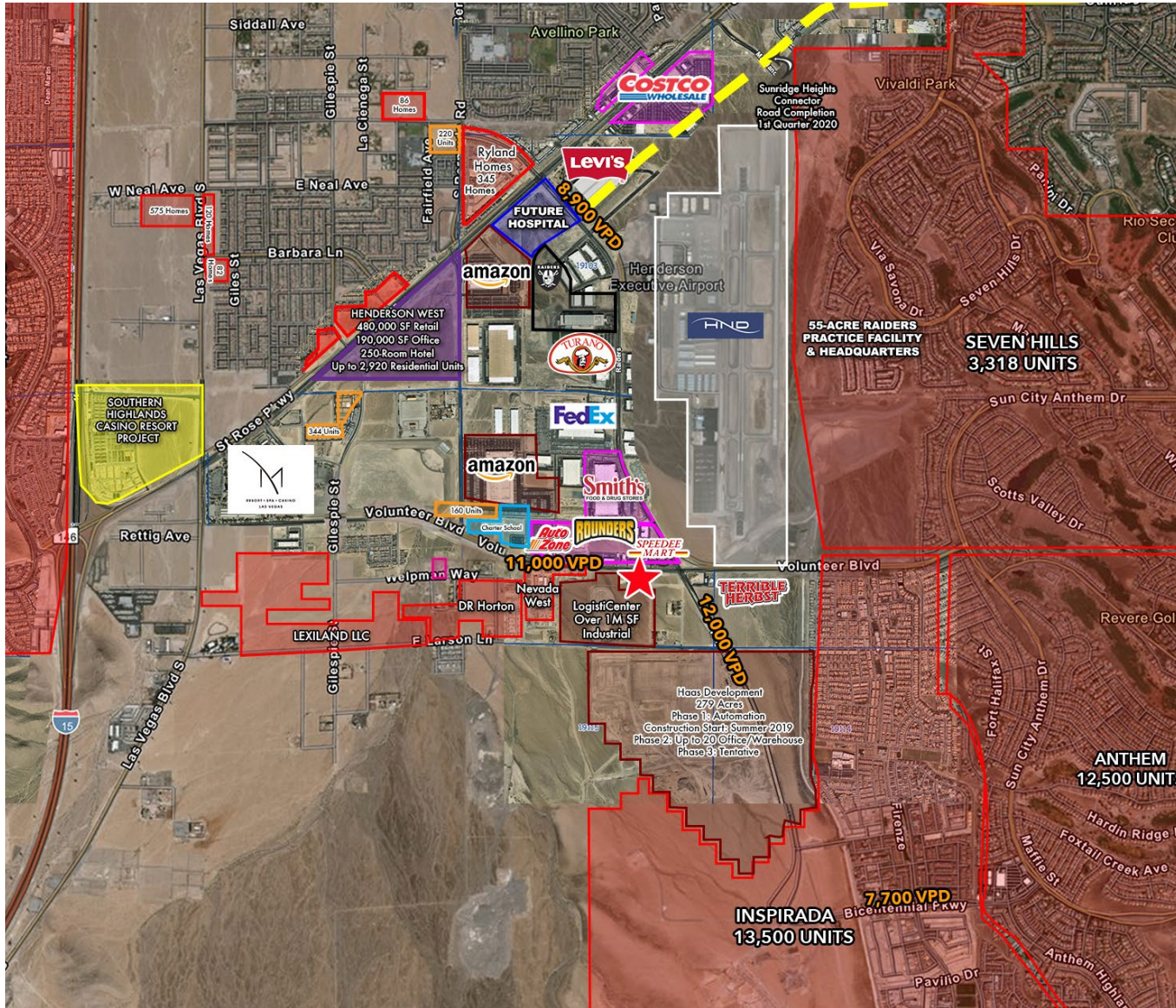


JOIN STARBUCKS AND PACIFIC DENTAL SERVICES

W/SWC Volunteer Blvd & Via Inspirada | 955 - 983 Volunteer Blvd. | Henderson, Nevada 89044



PROPERTY HIGHLIGHTS

- Under Construction
- High Growth Area
- 1,070 SF remaining on pad 3 next to Starbucks
- 2,374 SF located in Pad 2 with grease interceptor and outdoor patio area
- Cold Grey Shell Delivery Estimated 4th Quarter 2022
- Join Pacific Dental Services
- Close Proximity to Raiders Practice Facility, Inspirada, and I-15

NEARBY TENANTS



2021 DEMOGRAPHIC SNAPSHOT



Population: 71,387
3-mile radius



Average HH Income: \$112,058



Traffic Counts: 31,600 vpd
Volunteer & Via Inspirada



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CHAINLINKS
RETAIL ADVISORS

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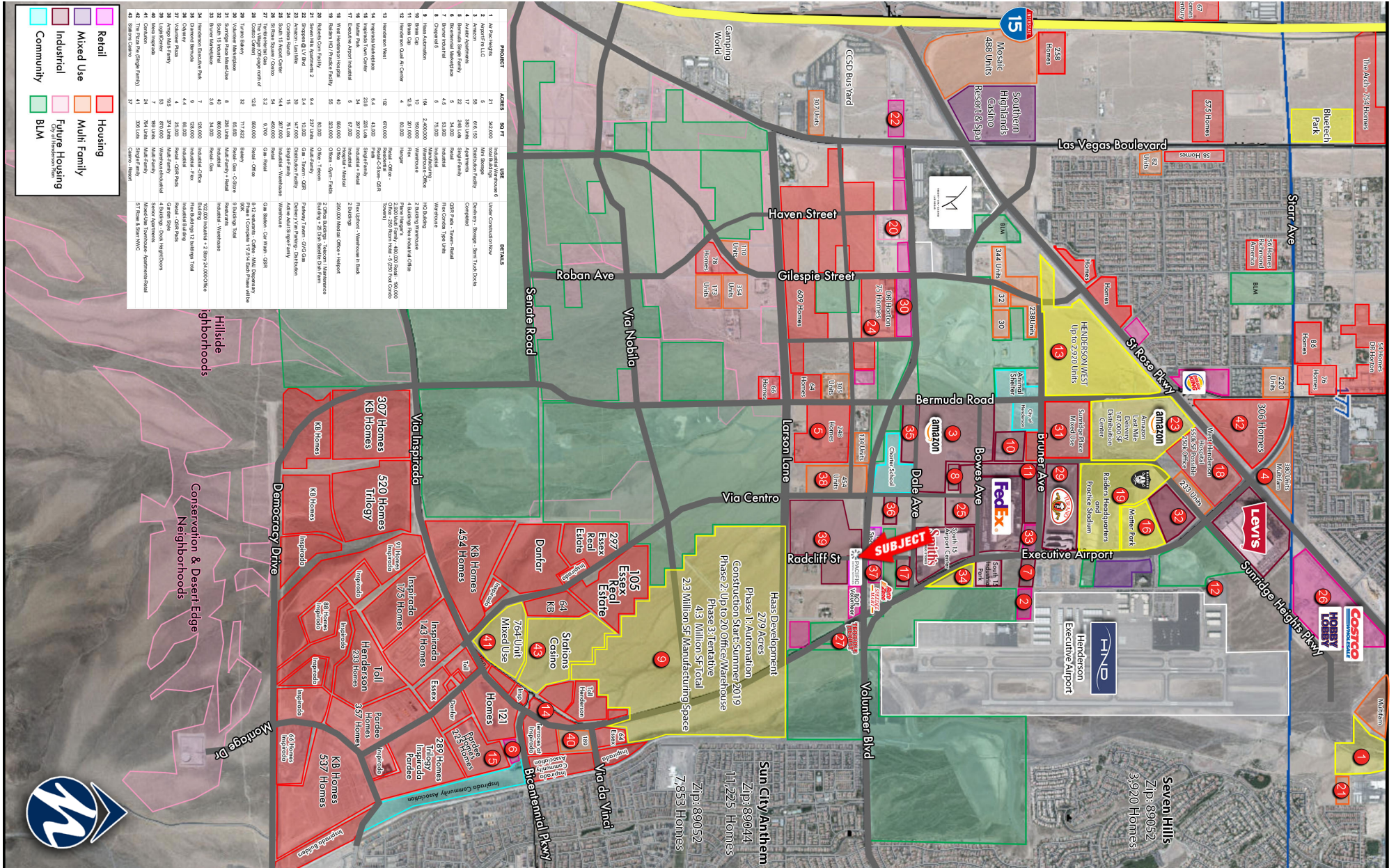


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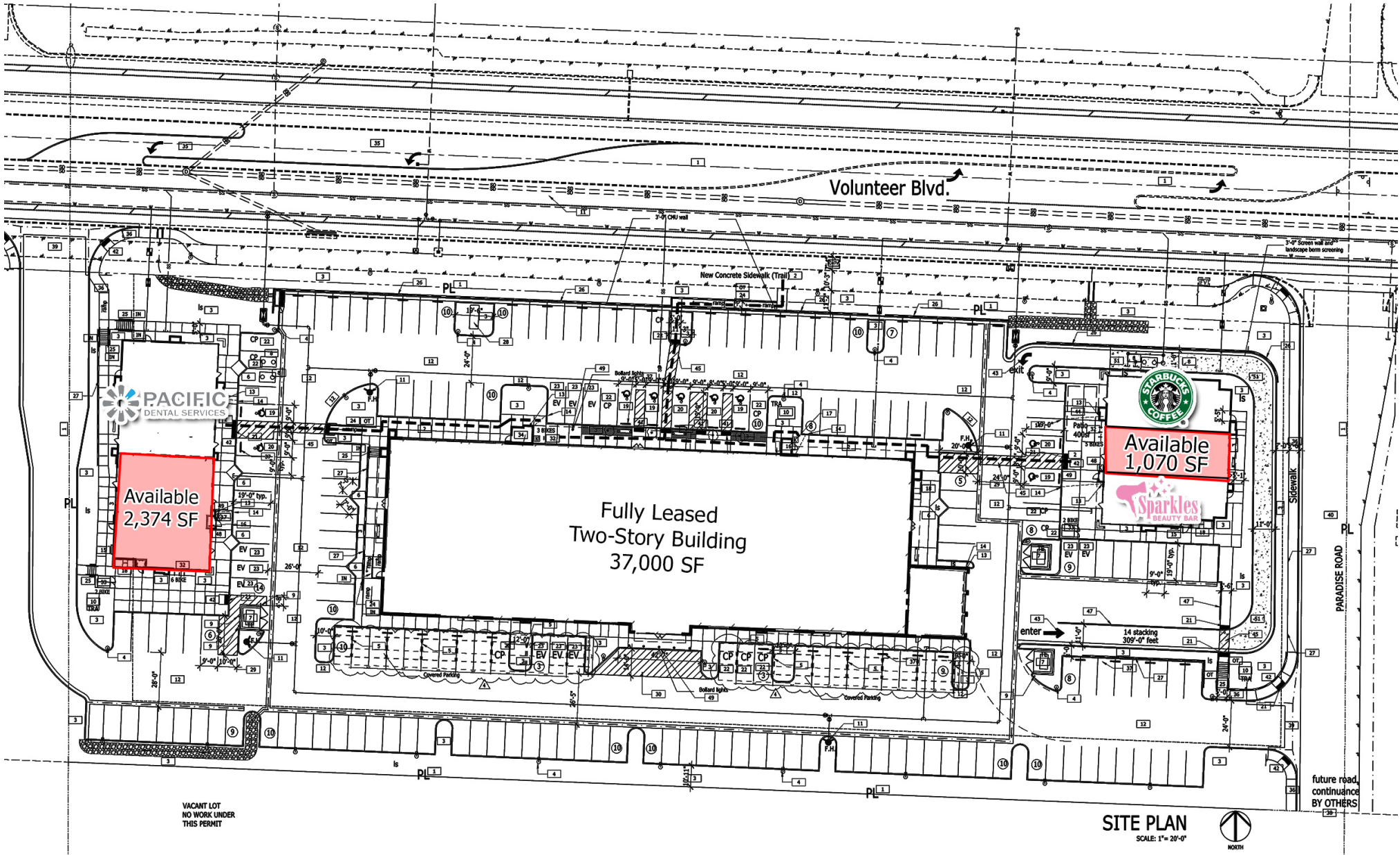


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2021 ESTIMATED DEMOGRAPHICS



Population

| | |
|--------|----------------|
| 1-Mile | 1,687 |
| 3-Mile | 71,387 |
| 5-Mile | 194,195 |



Average Household Income

| | |
|--------|------------------|
| 1-Mile | \$101,831 |
| 3-Mile | \$112,058 |
| 5-Mile | \$110,575 |



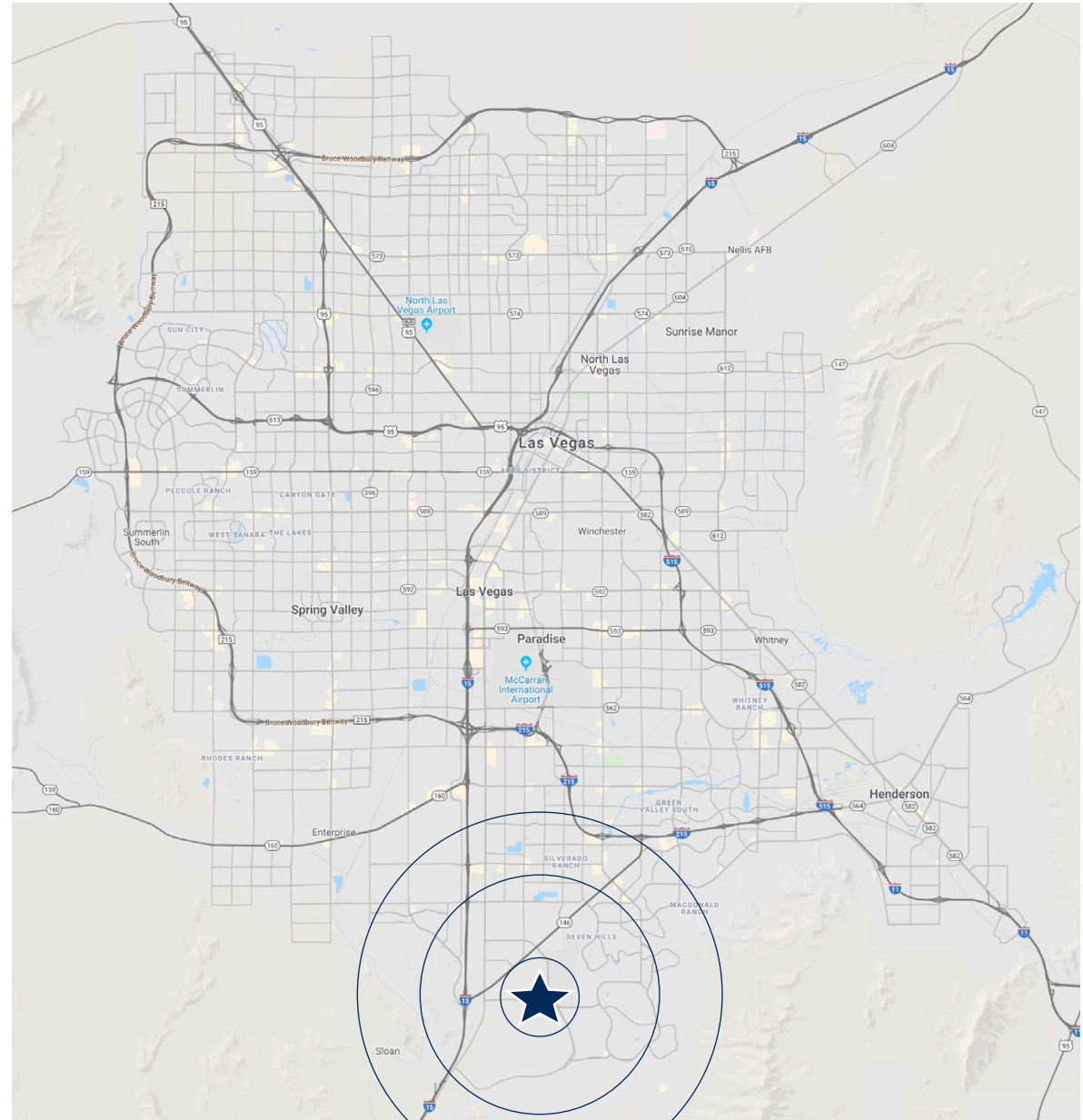
Number of Households

| | |
|--------|---------------|
| 1-Mile | 715 |
| 3-Mile | 29,173 |
| 5-Mile | 79,032 |



Daytime Population (Employees)

| | |
|--------|---------------|
| 1-Mile | 45 |
| 3-Mile | 9,215 |
| 5-Mile | 36,668 |



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