



FOR LEASE

# HENDERSON PLAZA

524-544 S. Boulder Highway, Henderson, NV 89015

**ERIC ROGOSCH**

Vice President

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NV #S.52003



# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

Henderson Plaza is a ±90,000 SF Neighborhood Shopping Center located in Henderson, NV with a unique tenant mix including national retailers AutoZone, Rent-a-Center, Burger King, Cuevas Market, Nevada Department of Welfare, Water Mill, Smog Busters and more! Centrally located near Downtown Henderson and Water Street, this center services nearby master-planned communities such as Lake Las Vegas, Tuscany, Cadence, as well as a short drive to Boulder City, Lake Mead Recreation Area, and Hoover Dam.

## PROPERTY HIGHLIGHTS

- Highly competitive rental rates and CAMs for trade area
- +/- 25,000 SF Anchor available for Retail, Office, and Entertainment uses
- 2 End Cap units Available (+/-2,200-4,440 SF)
- Great Visibility from Boulder Highway with Large Pylon Sign
- Freestanding pad building with potential drive thru (Call Broker for details)

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## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$1.50/month (NNN)
<b>NNN'S:</b>	\$0.40/SF
<b>AVAILABLE SF:</b>	+/- 960 - 4,400 SF
<b>ANCHOR:</b>	+/-25,000 SF (Call Broker)

<b>DEMOGRAPHICS</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>TOTAL HOUSEHOLDS</b>	5,697	34,005	64,571
<b>AVERAGE HH INCOME</b>	\$77,022	\$108,805	\$111,823

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## ADDITIONAL PHOTOS



ANCHOR: 538 S. Boulder Highway, Suite #A



ANCHOR: 538 S. Boulder Highway, Suite #A



END CAP: 536 S. Boulder Highway, Suite #A1 | ±4,400 SF



END CAP: 534 S. Boulder Highway #A1 | ±2,200 SF

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# SITE PLAN

## LEGEND

Available

Occupied



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# SITE PLAN

## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
522 S. Boulder Highway	Game Changerz Barber College	3,129 SF	NNN	-
524 S. Boulder Highway #B	Autozone	11,220 SF	NNN	-
526 S. Boulder Highway	Rent-A-Center	6,000 SF	NNN	-
528 S. Boulder Highway	Cuevas Market	8,800 SF	NNN	-
534 S. Boulder Highway	Available	2,200 SF	NNN	\$1.50 SF/month
536 S. Boulder Highway #A1	Available	4,400 SF	NNN	\$1.50 SF/month
536 S. Boulder Highway #A2	Nail Salon	2,200 SF	NNN	-
536 S. Boulder Highway #B	Fruit Palace	2,200 SF	NNN	-
538 S. Boulder Highway #A	Available	25,000 SF	NNN	Call for details
544 S. Boulder Highway	Camp Run-A-Mutt	13,210 SF	NNN	Opening December 2024
Pad A	Available	4,500 SF	Ground Lease	Call for details
Pad D	Available	6,000 SF	Ground Lease	Call for details
510 S. Boulder Highway	Available	960 SF	NNN	Call Broker for Details
520 S. Boulder Highway	Nevada Welfare	19,025 SF	NNN	-
550 S. Boulder Highway	Burger King	2,640 SF	NNN	-

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# HENDERSON HIGHLIGHTS

## WATER STREET - BOULDER HIGHWAY - CADENCE A Rapidly Expanding Retail Corridor

Henderson is undergoing a major transformation driven by public infrastructure investment, residential expansion, and downtown revitalization. The Boulder Highway corridor — anchored by the Water Street District and fueled by the growth of Cadence — is emerging as one of the Southeast Valley's strongest retail growth corridors.

Ongoing redevelopment projects, thousands of new residential units, and enhanced pedestrian connectivity are positioning this trade area for sustained consumer demand and long-term retail upside.

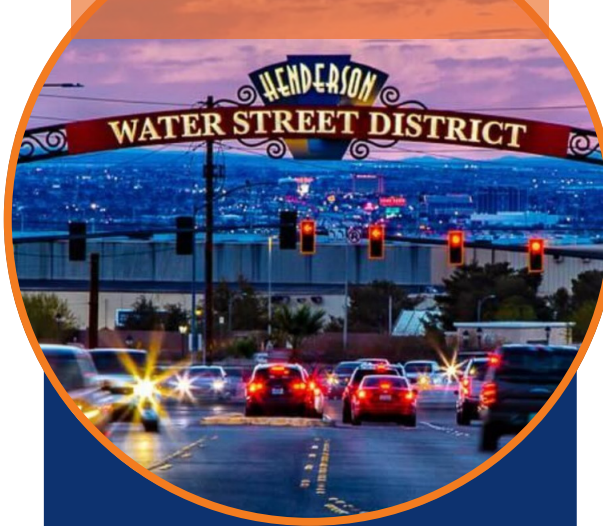
### BOULDER HIGHWAY REDEVELOPMENT



- Major corridor modernization project
- Improved traffic flow & pedestrian accessibility
- Enhanced streetscape & landscaping
- Long-term visibility and accessibility improvements

<https://reimagineboulderhighway.com/design/>

### WATER STREET DISTRICT



- Revitalized historic downtown core
- New restaurants, breweries & entertainment concepts
- Public events, farmers market & community festivals
- Growing mixed-use & residential development

<https://waterstreetdistrict.com/places/>

### CADENCE MASTER-PLANNED COMMUNITY



- 2,200 + acre master-planned development
- Thousands of existing & future homes
- Expanding schools, parks & retail nodes
- Strong population & household growth

<https://cadencenv.com/>

# RETAILER MAP



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