

# LAKE MEAD COMMERCIAL CENTER AT CADENCE

1180 - 1186 E SUNSET RD · HENDERSON, NV · FOR LEASE



## CLASS A MEDICAL / PROFESSIONAL OFFICE & PRESCHOOL

Q2 2025 DELIVERY · CADENCE MASTER PLANNED COMMUNITY · FOR LEASE or Sale (Contact Agent)

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**KAYLEE CHO**  
TEAM COMMERCIAL  
& DEVELOPMENT

**kw** Keller Williams  
COMMERCIAL  
LAS VEGAS

# SUBJECT PROPERTY MAP



Smith's  
Marketplace

Valley Health  
Systems ER  
*(opening 2024)*

Retail - Phase II  
Village Center  
*(under construction)*

Cadence  
Association Office

**SUBJECT SITE**  
Medical/Professional  
Class A Office  
11,525 sf

 Angel Face  
Preschool & Childcare

Cadence  
Animal Hospital



One of the most exciting prospects in Henderson, NV is the Cadence Master Planned Community of homes and businesses. Conveniently located near many thriving communities that are only set for year-over-year growth as more businesses and families flock to the city of Henderson.

ARTICLE: Cadence Ranked #6 Top-selling Master Planned Communities of 2023

ARTICLE: Cadence Ranked #4 Top-selling Master Planned Communities of 2024

THE #4 TOP-SELLING MASTER PLANNED COMMUNITY OF 2024

**PLANNED HOMES**  
12,250

**SCHOOLS IN COMMUNITY**  
6

**PARKS & TRAILS**  
450 AC

**TOP SELLING COMMUNITY**  
#4

CADENCE BY THE NUMBERS

**BUILDERS** 10

**# OF PARKS** 9 including a 50-acre Central Park

**HOMES**  
Planned 12,250  
Built 5,663

**# OF SCHOOLS** 6 including Angel Face Preschool & Childcare

**TOTAL ACRES** 2,200

**RETAIL VILLAGE** Phase I - Now Open  
Phase II - Now Leasing, coming Q1 2025

RANK	MPC	CITY, STATE	DEVELOPER	YTD SALES		
				2024	2023	%Δ
1	The Villages*	The Villages, Florida	The Villages	1,515	1,515	0%
2	Lakewood Ranch	Sarasota, Florida	Schroeder-Manatee Ranch, Inc.	1,238	1,227	1%
3	Sunterra	Katy, Texas	Land Tejas/Starwood Land	774	669	16%
4	<b>Cadence</b>	Henderson, Nevada	The LandWell Company	726	445	63%
5	Summerlin	Las Vegas, Nevada	Howard Hughes Corporation	596	544	10%
6	Wellen Park	Venice, Florida	Wellen Park, LLLP	573	430	33%

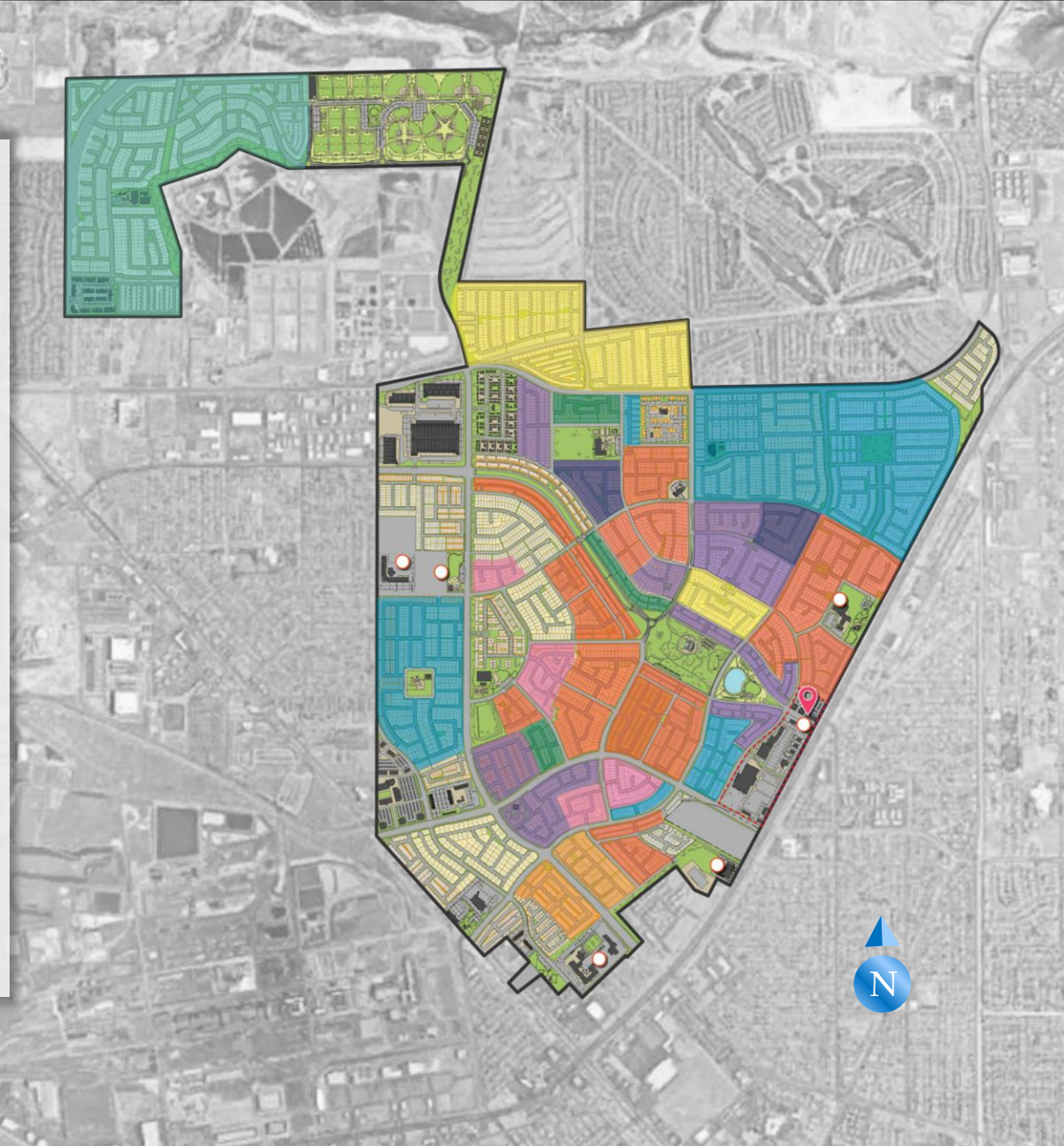


Image source: rclco.com, October 23, 2024

# CADENCE MASTER PLAN & HOME BUILDERS

At completion, Cadence will be home to 12,250 single family homes across 2,200 acres. Amenities include parks, trails, retail and dining, dog parks, and a total of 6 schools within the Master Planned Community.

[www.CadenceNV.com](http://www.CadenceNV.com)



# CLARK COUNTY MAP



## HARRY REID INTERNATIONAL AIRPORT

Ranked 12<sup>th</sup> busiest airport in the world in 2023 by Airport Council International (ACI), Harry Reid Airport has ushered in 57.6M people. An 11M increase from 2022.



## THE LAS VEGAS STRIP

Ranked 12<sup>th</sup> busiest airport in the world in 2023 by Airport Council International (ACI), Harry Reid Airport has ushered in 57.6M people. An 11M increase from 2022.

## HOOVER DAM

Where history meets high-functionality. Built in the Great Depression, this civil engineering wonder of the world brings approximately 7M visitors each year.



## WATER STREET DISTRICT

Eat, drink, shop, skate, enjoy and repeat! Water Street has it all. Water Street is also host to cultural, seasonal, and annual events for the whole family.

## LAKE MEAD RECREATION AREA

Favorite to locals and visitors alike. The Lake Mead Recreation Area offers swimming, boating, hiking, kayaking, campaign, and fishing. The largest recreation area in the US!



## LAKE LAS VEGAS

Lake Las Vegas features a gorgeous Italian-style village with lake front resorts, a golf course, and dining. Relax for a day or relax for a stay.

# PROPERTY HIGHLIGHTS

Team Kaylee Cho is pleased to present a Class A professional space in the much-anticipated Cadence Master Planned Community in Henderson, NV. With a total footprint of 11,525 sf, this two-story office building sits beautifully in the Lake Mead Commercial Center amidst a brand-new retail and business center and a thriving residential community.

Cadence was ranked #6 Top-selling Master Planned Community in 2023 and #4 in 2024.



LAKE MEAD COMMERCIAL CENTER AT CADENCE

MEDICAL/PROFESSIONAL OFFICE & PRESCHOOL		
<b>BUILDING TYPE:</b>	Class A	
<b>PROPERTIES AT THE CENTER:</b>	Total	5
	Existing	2
	Q1 2025 delivery	2
	Planned	1
<b>SUBJECT APN:</b>	179-05-422-014	
<b>SUBJECT LAND AREA:</b>	1.28 AC	
<b>ZONING</b>	Planned Community (PC)	
<b>EXPECTED GREY SHELL DELIVERY:</b>	Q2 2025	
<b>BUILDING SIZE:</b>	Office	11,525 sf
	Preschool + playground (Leased)	7,109 sf
<b>MIN. DEMISABLE:</b>	1,838 sf	
<b>MAX. REMAINING:</b>	1 <sup>st</sup> Floor - 5,638 sf	
	2 <sup>nd</sup> Floor - 5,887 sf	
<b>ASKING RENT:</b>	\$2.95 - \$3.25/sf/mo + NNN	
<b>NNN:</b>	\$0.50/sf/mo	

[ARTICLE: Top-Selling Master-Planned Communities of 2023](#)

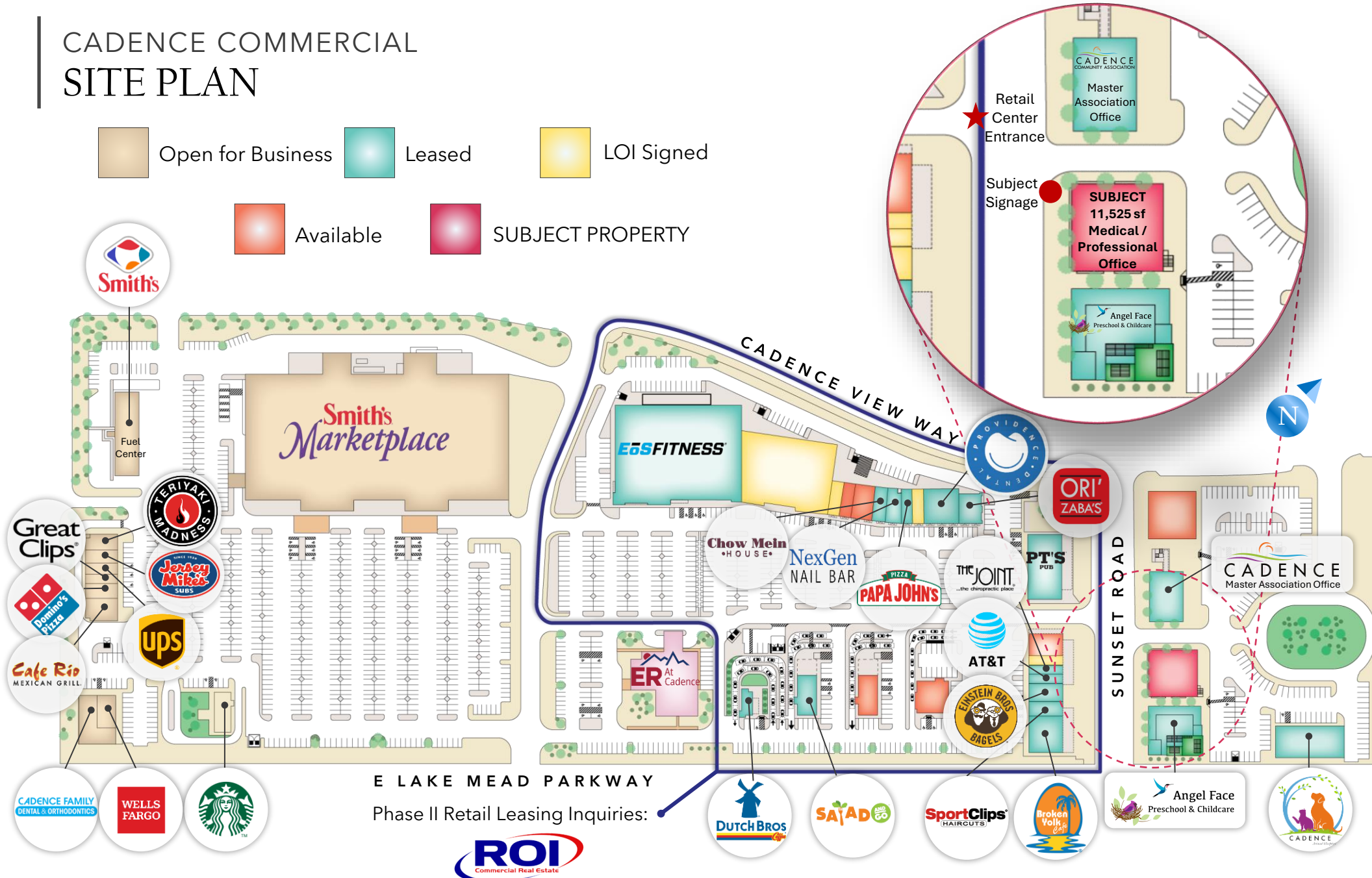
[ARTICLE: Top-Selling Master-Planned Communities Mid-Year 2024](#)

1180-1186 E SUNSET RD, HENDERSON, NV 89011

# CADENCE COMMERCIAL SITE PLAN

Open for Business
  Leased
  LOI Signed

Available
  SUBJECT PROPERTY



E LAKE MEAD PARKWAY

Phase II Retail Leasing Inquiries:

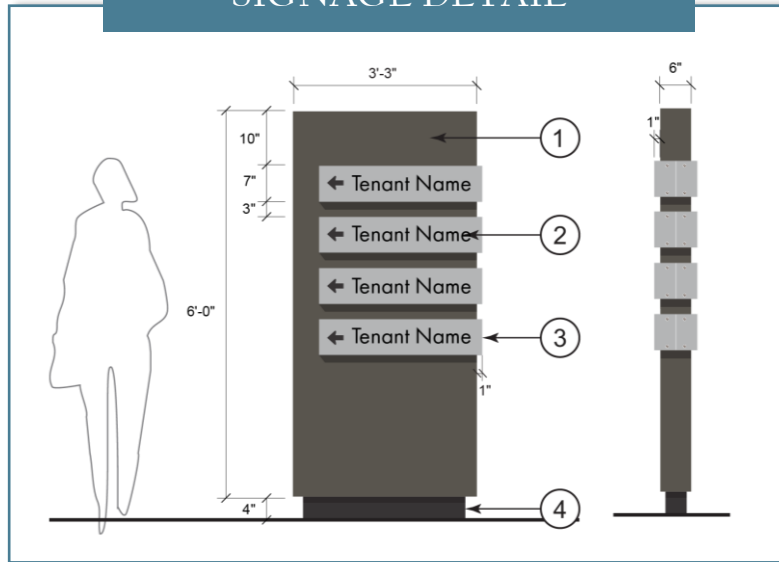


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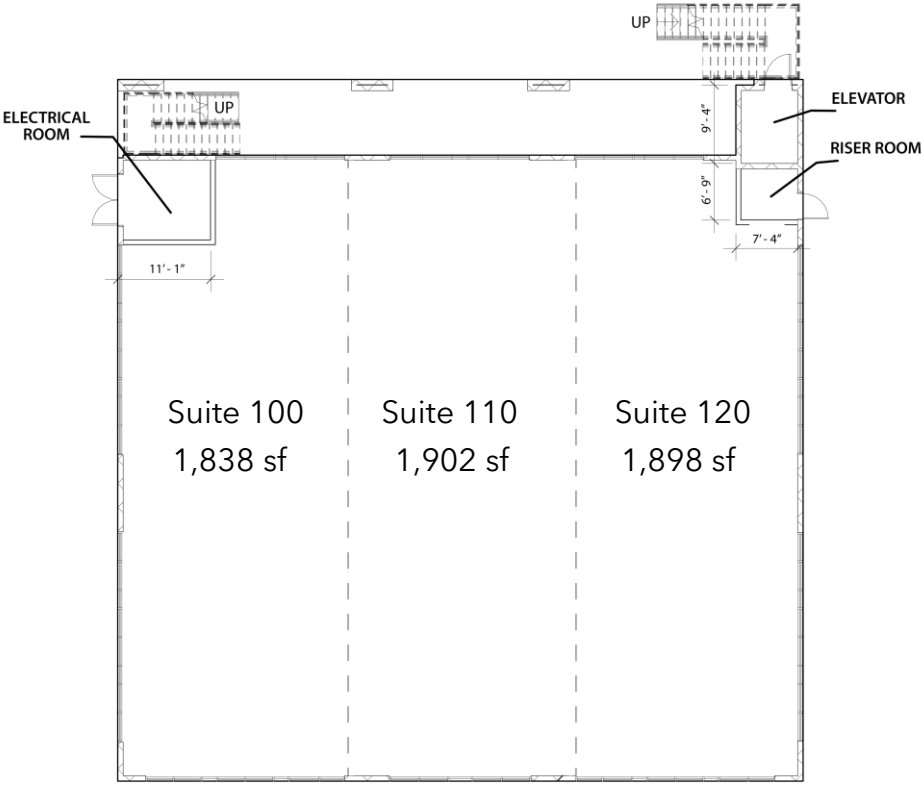
Not to scale: for illustrative purposes only.  
Last updated May 26, 2024

SIGNAGE DETAIL

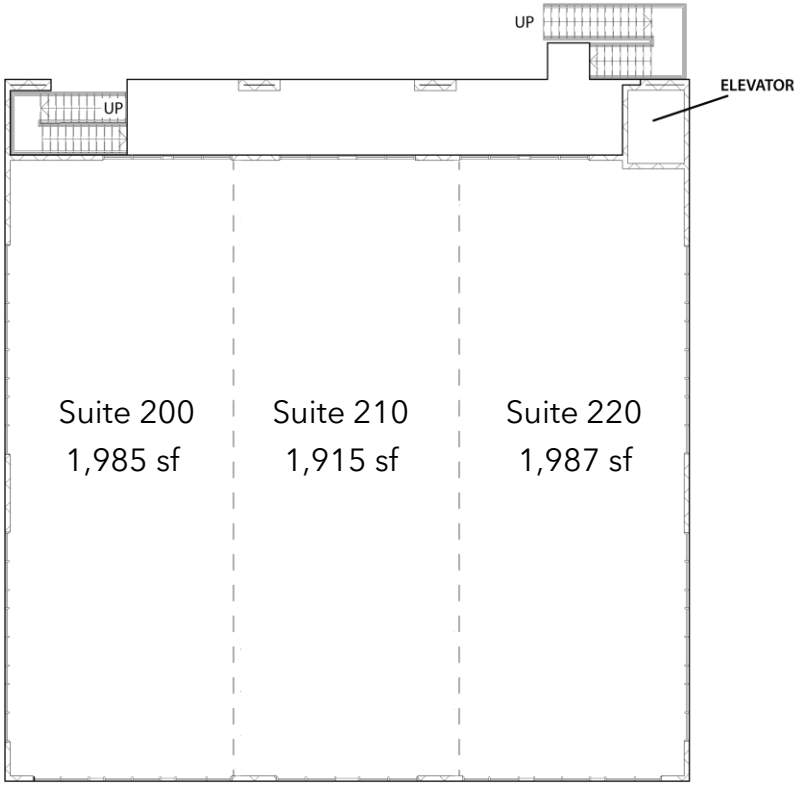




# MEDICAL/PROFESSIONAL OFFICE FLOORPLAN



**FIRST FLOOR**  
 AVAILABLE SF: 5,638

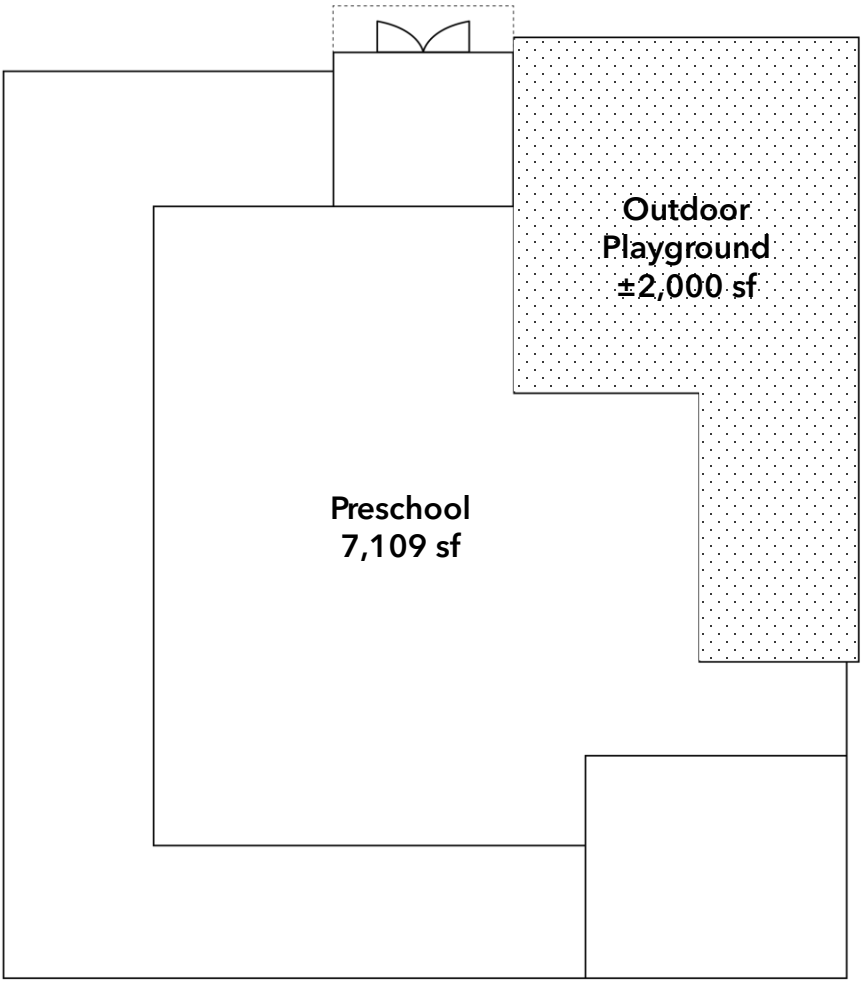


**SECOND FLOOR**  
 AVAILABLE SF: 5,887

**SEEKING:**

Urgent Care, Primary Care Group, Pediatrician, MedSpa, Dermatologist, Physical Therapy, Chiropractic Practice, General Dental Office, CPA/Law Practice

ANGEL FACE PRESCHOOL  
TENANT PROFILE



FLOORPLAN



Angel Face Preschool, an established, accredited, and reputable preschool and childcare will be opening their second location adjacent to available medical/professional office structure.

- Designed to accommodate 160 students
- Age group is 6 weeks to 5 years old
- State-of-the-Art learning and play facility
- On-site organic kitchen
- Opening Q2 2025

[www.AngelFacePreschool.com](http://www.AngelFacePreschool.com)

## AREA DEMOGRAPHICS



POPULATION			
	1 Mile	3 Miles	5 Miles
	18,214	67,193	177,325



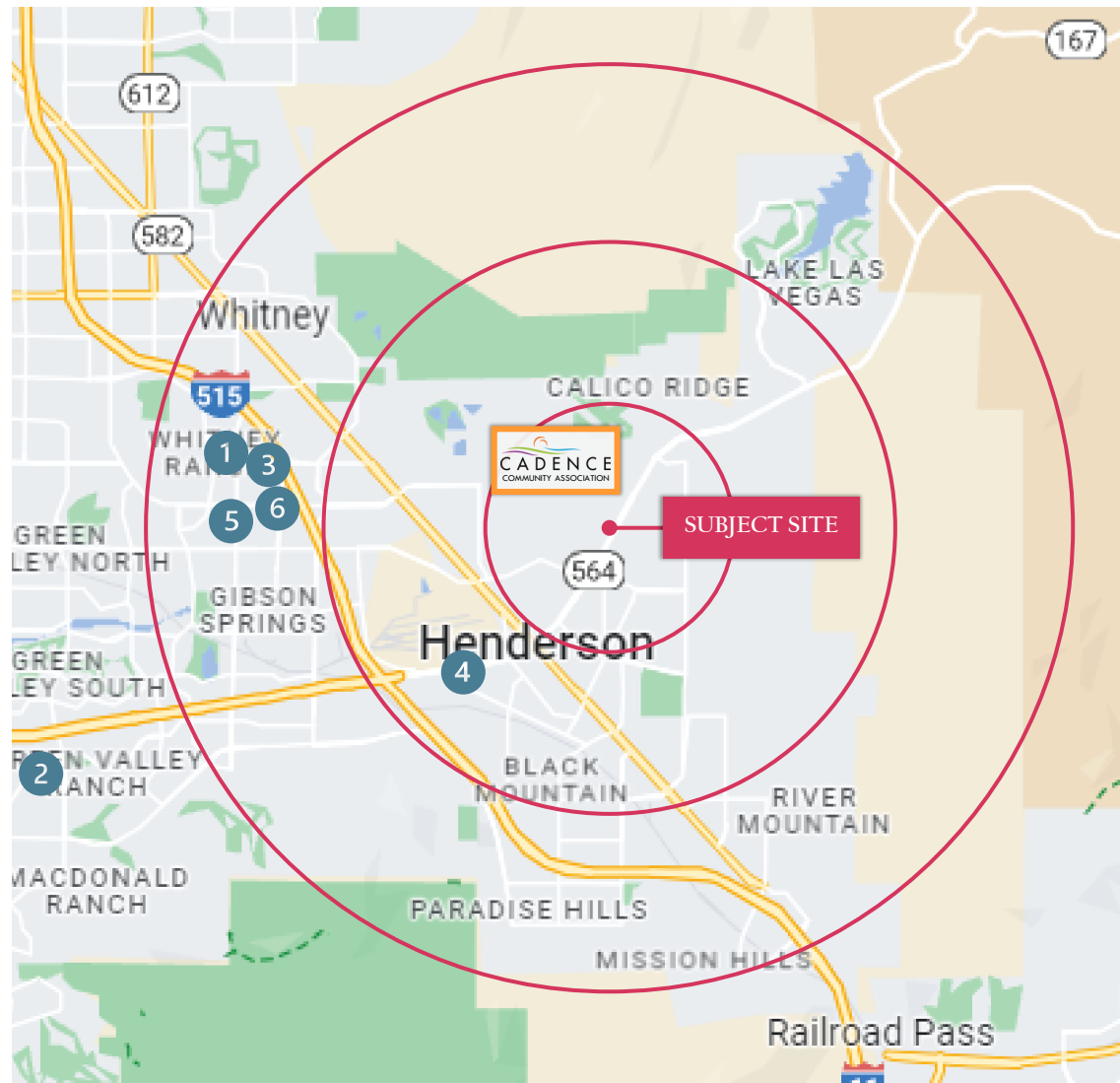
FAMILY HOUSEHOLDS			
	1 Mile	3 Miles	5 Miles
	6,786	25,906	68,669



MEDIAN HOUSEHOLD INCOME			
	1 Mile	3 Miles	5 Miles
	78,566	83,882	86,925

## AREA RETAIL

- 1 **GALLERIA MALL:** Macy's, Dick's Sporting Goods, Kohl's, Dillard's
- 2 **THE DISTRICT AT GREEN VALLEY RANCH:** REI, Whole Foods, Anthropologie, Lululemon
- 3 **SUNMARK PLAZA:** Best Buy, Petco, Joann Fabrics, Sportsman's Warehouse



- 4 **LAKE MEAD CROSSING:** Target, Ross, PetSmart, Staples, Big Lots, Ross
- 5 **STEPHANIE STREET:** Total Wine, Barnes & Noble, DSW, Nordstrom RACK, Sprouts, Home Goods
- 6 **EASTGATE POWER CENTER:** WalMart Supercenter, In N Out Burger, Party City

# HENDERSON™

INCORPORATED



1953

TOTAL SQ MILES



118.5

POPULATION



345,496

HOUSEHOLDS



145,612

MEDIAN INCOME



\$85,311

NEW HOME TO  
OPPORTUNITY



entertainment facility. Delivery TBD.

**CITY OF HENDERSON**  
has purchased the 35-acre former Fiesta Casino land with plans to build a massive indoor sports and



2019. The first facility to fulfill ecommerce, retail, and wholesale channels.

**LEVI STRAUSS & CO**  
opened their distribution facility in 1998 and became LEED certified in



**GOOGLE**  
made Henderson, NV home to their first data center outside of the San Francisco Bay Area in 2019.

Forecasted to bring in over \$94M in city revenues of the next 20 years and investing \$175K each in 5 local non-profits.



**AMAZON**  
The third Nevada fulfillment center satisfied the need for "a dedicated workforce who will raise the bar on being customer obsessed". Amazon has created 1,000 jobs with above-market wages, excellent benefits, and tuition assistance in their 600K square foot facility.



**HAAS AUTOMATION**  
World leader in computerized numerical controls manufacturing with \$1.8B in annual sales, 1,400 jobs and CSN partnership.



**LAS VEGAS RAIDERS**  
Home to HQ and the Healthcare Performance Center. 30 fully built out acres with 25 acres open for development. Football at it's finest.



**KROGER DISTRIBUTION**  
Location, location, location! Nevada's first distribution center gives Kroger brand access to 61M people within a day's drive.

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