

3-7-11 S. WATER ST.

HENDERSON, NV 89015

Olsen Plaza - Redevelopment Opportunity at the Gateway of Water Street



For Sale: +/-7,521 SF on +/-0.58 Acres | Opportunity Zone Location | \$2,950,000

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HILTZ COMMERCIAL GROUP

Commercial Real Estate Advisors From Concept to Completion

TABLE OF CONTENTS

Property Overview	03
Property Highlights	04
Tenant Profiles	05
Property Photos	06
Location Highlights	07
Amenities Within 5 Miles	08
Demographics	09
Disclaimer	10



PROPERTY OVERVIEW:

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NEVER-BEFORE OFFERED REDEVELOPMENT OPPORTUNITY OR UNIQUE OWNER USER ON WATER STREET

Hiltz Commercial Group is proud to offer Olsen Plaza at 3-7-11 S. Water St. This Value-Add retail center on the southeast corner of Water Street and Victory Rd is ripe for redevelopment or owner-user.

Located at the Gateway of Water Street in Downtown Henderson, Olsen Plaza is steps from Lake Mead Pkwy and minutes from US 95 and the 215 Beltway. The property consists of two multi-tenant retail buildings benefiting from below market month-to-month leases and adjacent parking areas.

Olsen Plaza is an exceptional opportunity to own a retail center in a prime location on Water Street in Downtown Henderson. An Owner-User has flexibility to utilize whatever space they need, while collecting income on the remainder of the property. Investors will find a premier redevelopment opportunity at an unrivaled location.



PROPERTY HIGHLIGHTS:

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Building Size:	2 Buildings Totaling +/- 7,521 SF
Land:	+/- 0.58 Acres
Buildings:	2
Year Built:	1981
Current Tenants:	4
Property Taxes:	+/- \$6,417.87 (2024)
Zoning:	Downtown Mixed-Use (DX), Henderson Jurisdiction
Location:	Opportunity Zone (Census Tract 52)
APNs:	179-18-214-071, 179-18-213-001, 179-18-213-002



TENANT PROFILES:

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Family-owned screen-printing and embroidery, specializing in custom apparel and team uniforms.

Modified Gross |
Month-to-Month
Tenancy

TENANT INCOME
MAY BE PROVIDED
UPON REQUEST

**BEACH
RETREAT**

Family-owned hair salon and day spa also offering energy healing services.

Modified Gross |
Month-to-Month
Tenancy



Chef Flemmings
BAKE SHOP

Inspired by Chef Flemming Pedersen's Danish heritage, this full-service retail bakery is a local's favorite for pastries and specialty cakes.

Modified Gross |
Month-to-Month
Tenancy



ABC Therapy

Providing the community with mental health outpatient counseling and rehabilitation programs in an approachable and responsive manner.

Modified Gross |
Month-to-Month
Tenancy

PROPERTY PHOTOS
3-7-11 S. WATER ST. | HENDERSON, NV 89015



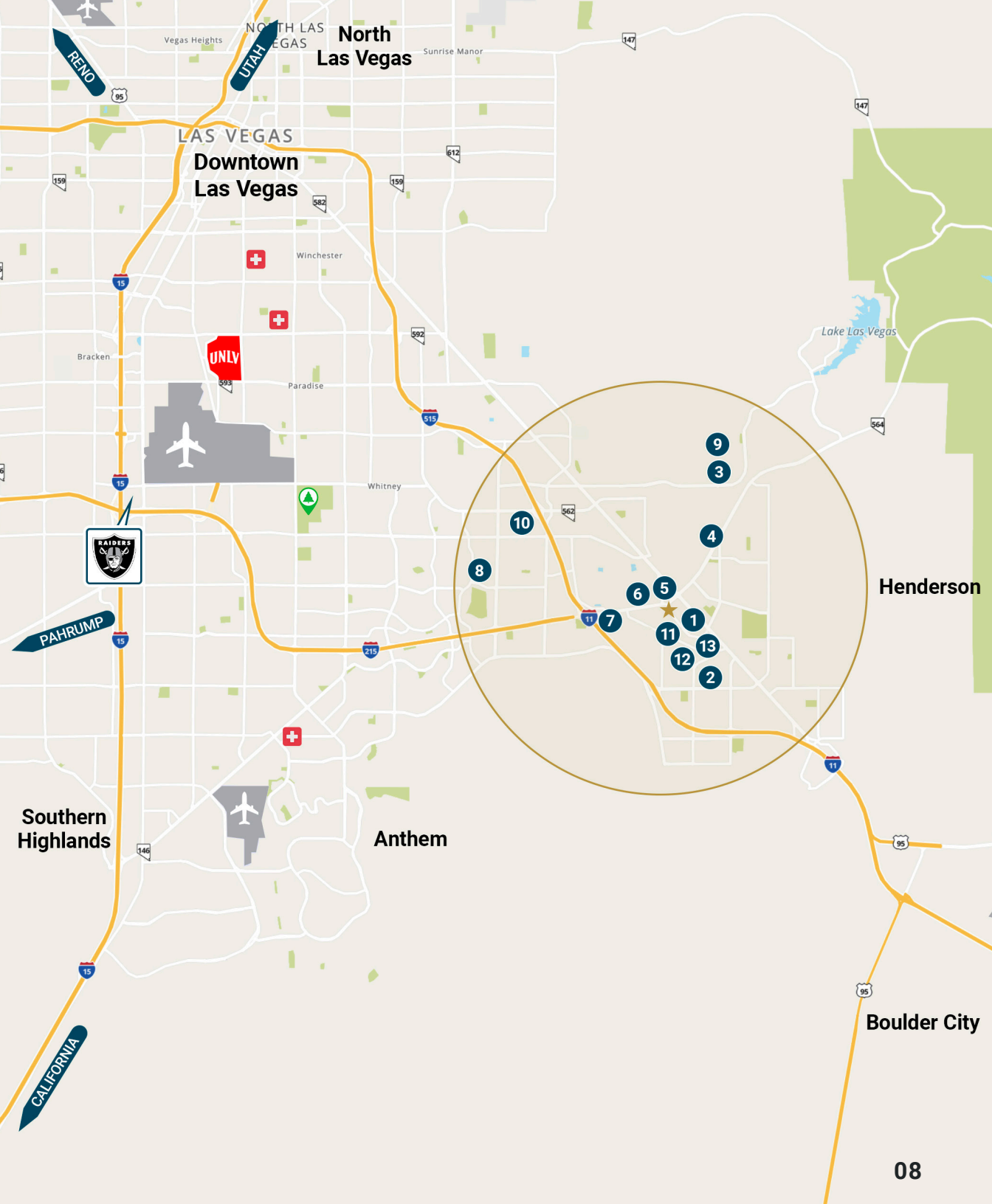
LOCATION HIGHLIGHTS:

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AMENITIES WITHIN 5 MILES

- 1 Lennar at Aqua
- 0.9 miles
- 2 Lennar at Black Mountain Ranch
- 2.8 miles
- 3 Tuscany Village
- 3.5 miles
- 4 Cadence Master Planned Community
- 1.9 miles
- 5 Dignity Health – St. Rose Dominican Hospital
- 0.3 miles
- 6 Lake Mead Crossing Shopping Center
- 0.3 miles
- 7 Future Public Sports Facility at Fiesta Henderson
- 1.3 miles
- 8 Arroyo Grande Sports Complex & Pittman Wash Trail
- 4.8 miles
- 9 Chimera Golf Club
- 3.7 miles
- 10 Sunset Station Hotel and Casino
- 4.1 miles
- 11 Rainbow Club Casino
- 0.5 miles
- 12 Emerald Island Casino
- 0.6 miles
- 13 The Pass Casino
- 0.5 miles



DEMOGRAPHICS:

3-7-11 S. WATER ST. | HENDERSON, NV 89015



26,500

Population

1 Mile

5%

Pop Growth

1 Mile

38

Average Age

1 Mile



\$69,600

Median HI

1 Mile

146,000

Population

3 Miles

2%

Pop Growth

3 Miles

38

Average Age

3 Miles

\$83,400

Median HI

3 Miles

239,000

Population

5 Miles

1%

Pop Growth

5 Miles

40

Average Age

5 Miles

\$79,800

Median HI

3 Miles

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