

# 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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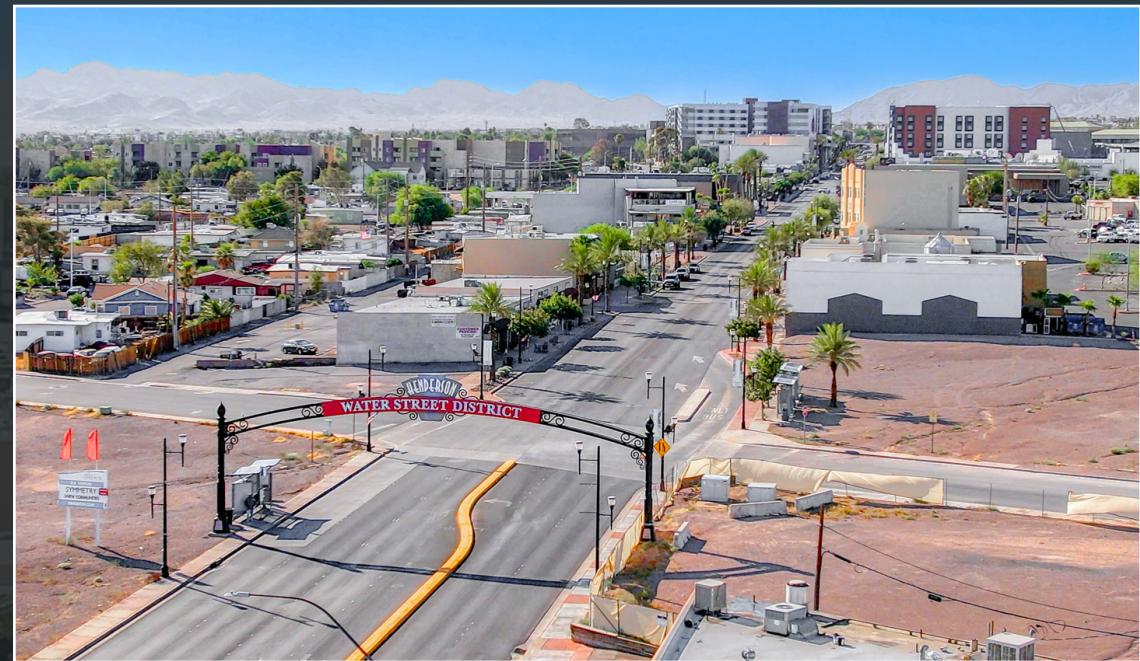


**HILTZ COMMERCIAL GROUP**

Commercial Real Estate Advisors From Concept to Completion

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# PROPERTY OVERVIEW:

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



## 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:

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



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



# TENANT PROFILES:

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



# PROPERTY PHOTOS

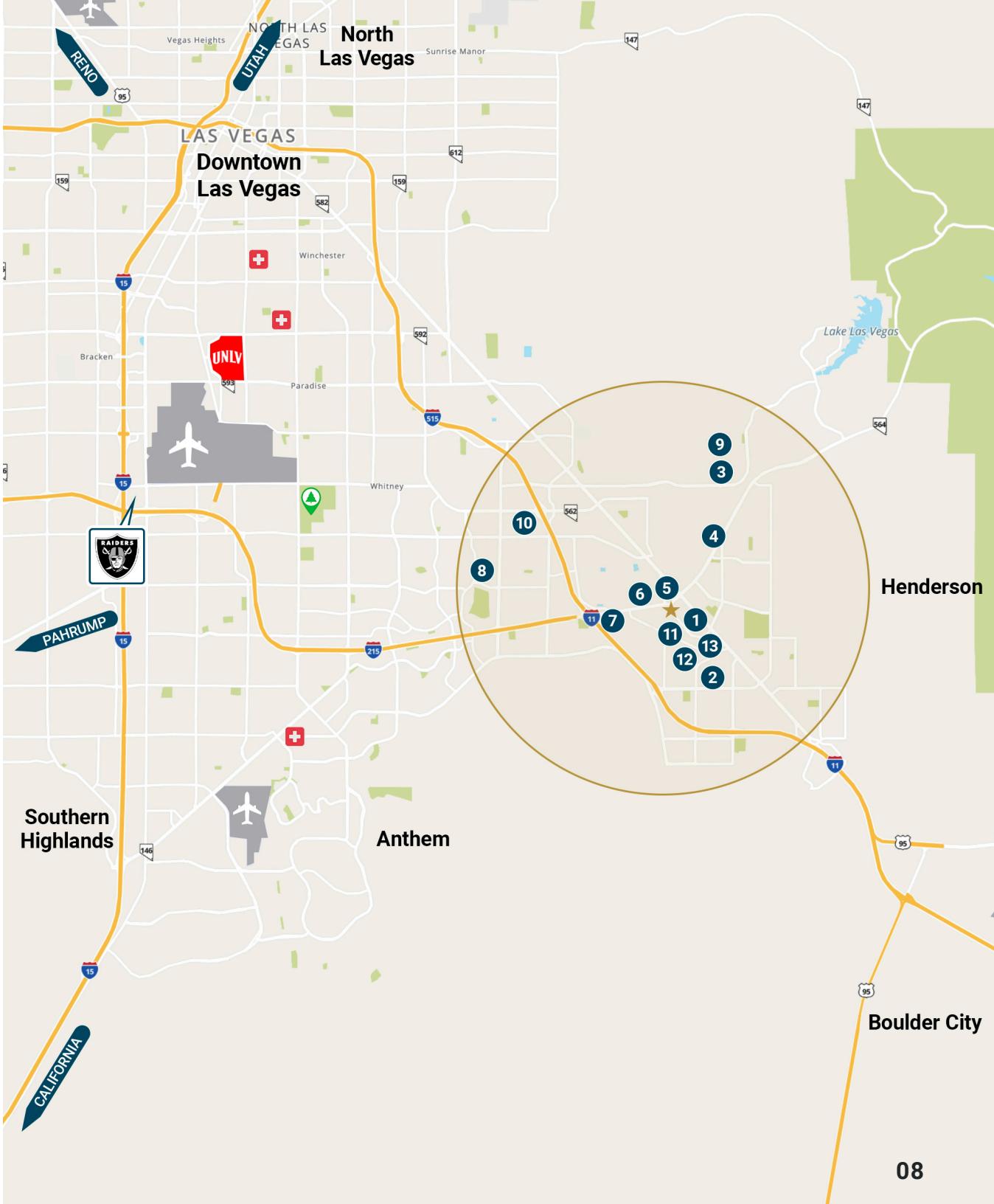
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## AMENITIES WITHIN 5 MILES

- 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:

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**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

# CONFIDENTIALITY & DISCLAIMER

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*Exclusively Marketed By:*

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