

# Liquor World

2380 Via Inspirada | Henderson, NV 89044

Retail For Lease

3,215 – 6,917 SF



Leasing Information:  
702.221.8226

# Lincoln

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Owner/User Opportunity



Exceptional Opportunity

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774 SF Patio

## Property Highlights

- \$3.75 - \$4.25 PSF/NNN
- Built – 2021
- APN – 191-14-412-009
- Lot Size – 0.74 Acre
- Clear Height – 18'
- Power – 200 Amps, 120/208V
- 100% Air Conditioned
- Fully Built Out Retail Space
- Deluxe Wine Bar with 774 SF Outdoor Patio

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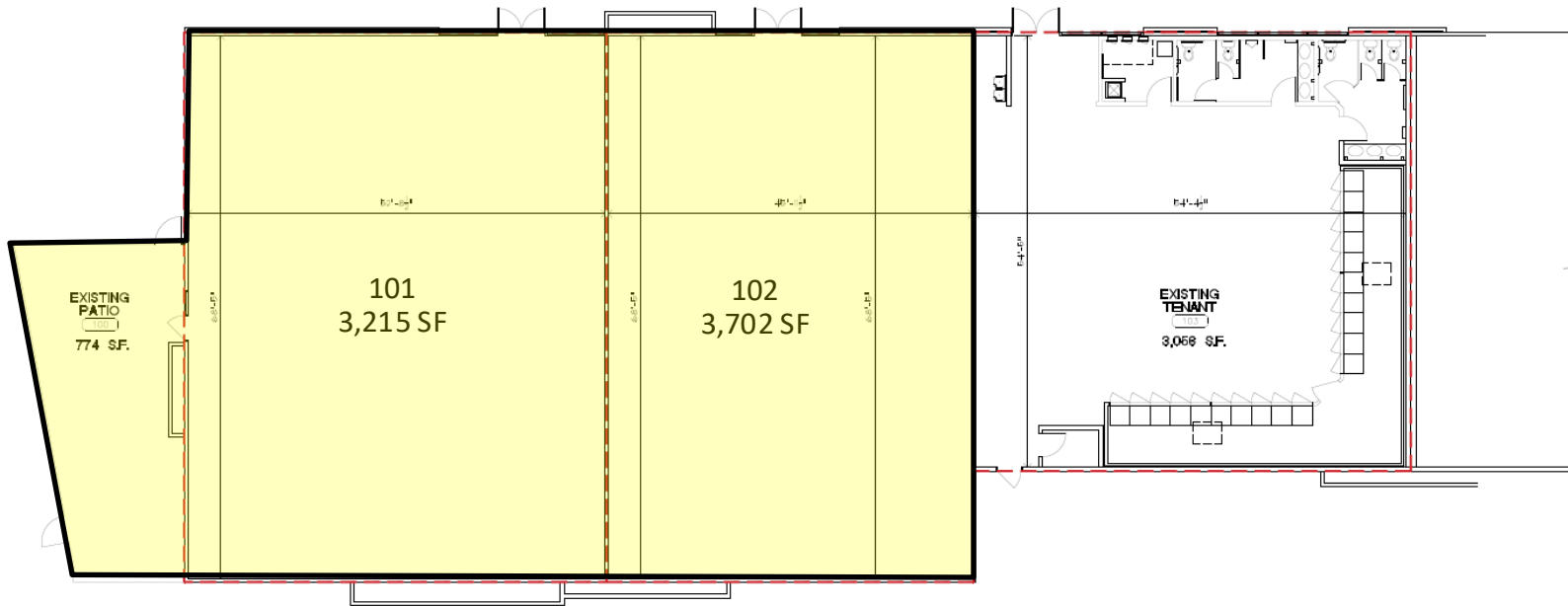
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Suite	Size	Rate	Description
101	+/-3,215	\$4.25/PSF	Open retail layout. Tenant Improvement Allowance available for the following uses subject to tenant credit: Restaurants, Doctor's Office, Medical, Child-care. TI allowance also available for hood and/or grease trap installation.
102	+/-3,702	\$3.75/PSF	Open retail layout. Tenant Improvement Allowance available for the following uses subject to tenant credit: Restaurants, Doctor's Office, Medical, Child-care. TI allowance also available for hood and/or grease trap installation.
101-102	+/-6,917	\$4.00/PSF	

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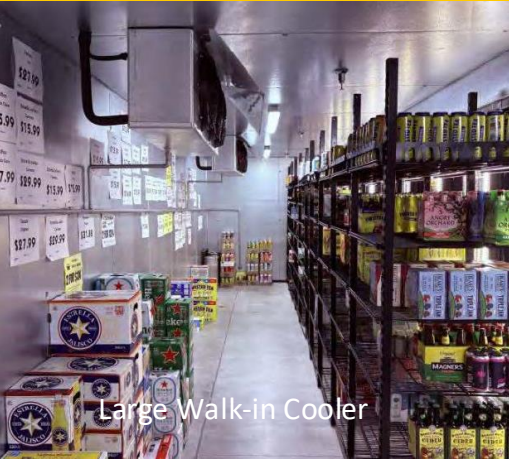
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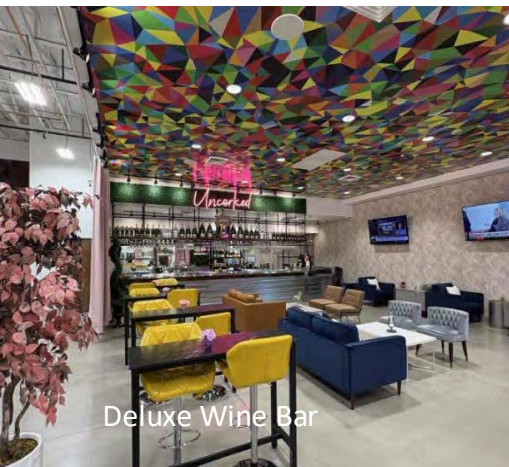
3,215 – 6,917 SF



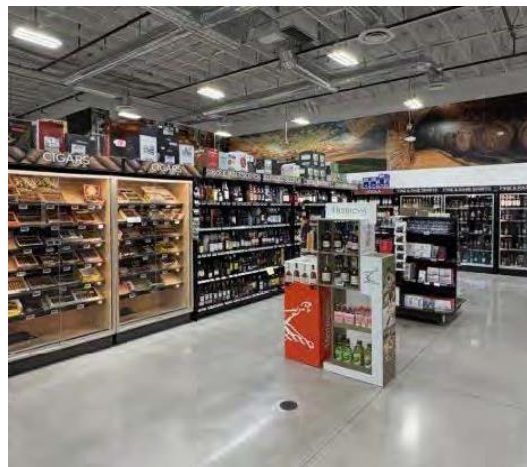
Large Walk-in Cooler



Interior



Deluxe Wine Bar



Exterior



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HENDERSON



2<sup>nd</sup> Largest  
City in NV



Population  
3000,000+



Median Household Income –  
\$88,654



1 Day Turnaround  
(Los Angeles Ports)



Harry Reid  
International Airport  
12.5 Miles



Henderson U/C  
15,400 SF

## NOTICEABLE HENDERSON TENTANTS



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NEW

## STATION CASINOS PROPERTY

# INSPIRADA STATION

70.3 ACRES

201 HOTEL ROOMS

58,000 S.F. GAMING AREA

12-LANE BOWLING ALLEY

MOVIE THEATER



In February 2025, the Henderson Planning Commission approved an expansion for Station Casinos at Via Inspirada and Bicentennial Parkway.

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13,366 VPD at Via Inspirada and Bicentennial Pkwy

In February 2025, the Henderson Planning Commission approved an expansion for Station Casinos at Via Inspirada and Bicentennial Parkway.

## Traffic Counts

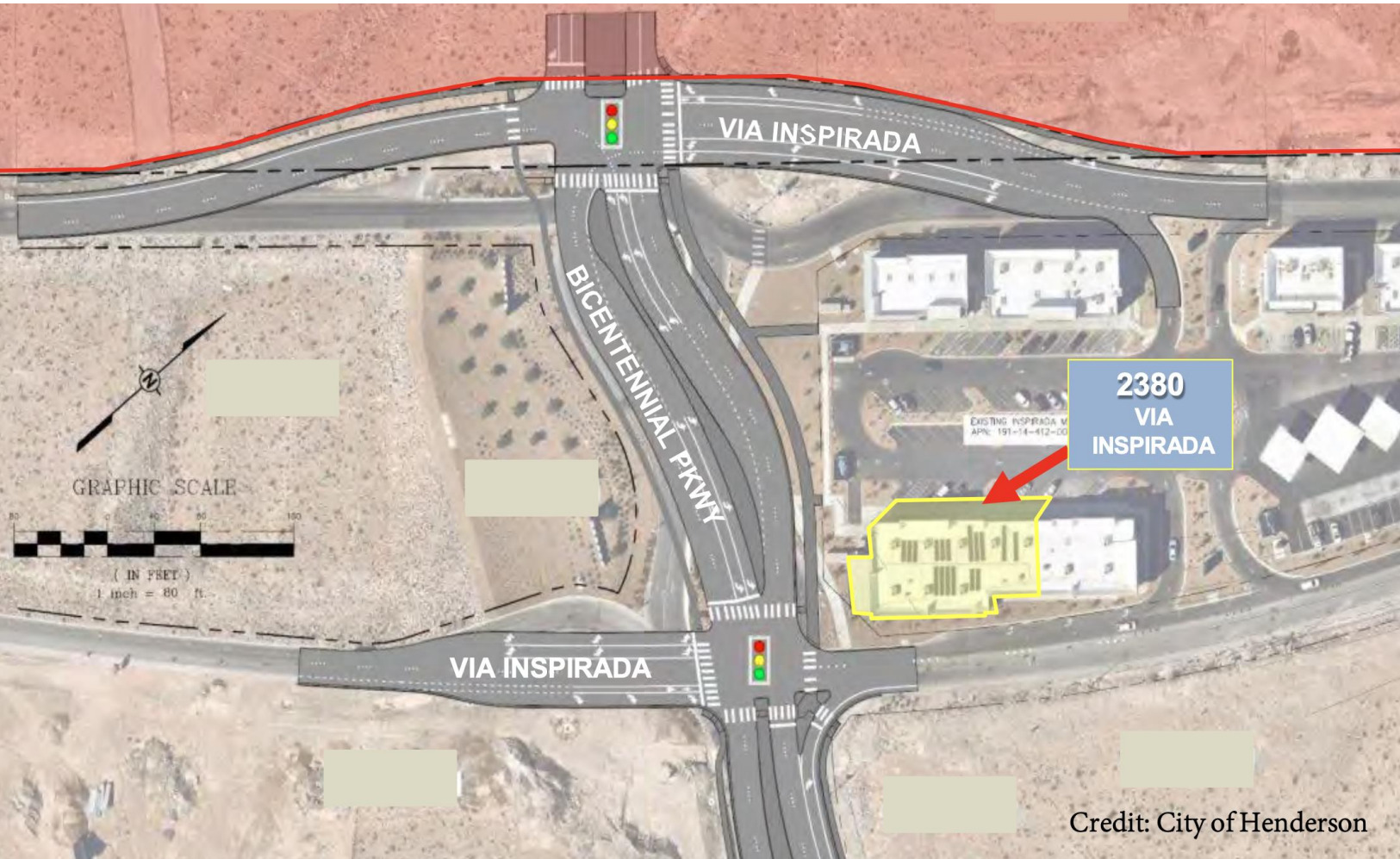
Collection Street	Cross Street	VPD 2025
Bicentennial Pkwy	Via Inspirada - W	13,366
Bicentennial Pkwy	Sun City Anthem Dr - NE	8,984
Anthem Highlands Dr	Alisa Craig St – S	10,973
Sun City Anthem Dr	Peyten Park St	9,554
Via Inspirada	Mullen Ave – SW	17,689
Volunteer Blvd	Black Fox Canyon Rd – NE	9,559
Volunteer Blvd	S Gillespie St – E	15,623

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## VIA INSPIRADA AND BICENTENNIAL INTERSECTION IMPROVEMENTS INSPIRADA STATION CASINO



Credit: City of Henderson

**Premier Location:** Located at the entrance to Inspirada and its 25,000+ residents, and at the entrance to the future Inspirada Station Casino which breaks ground this year.

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## 6,917 SQUARE FOOT RETAIL PROPERTY



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The vacancy rate in the Southeast Las Vegas Submarket is 4.3%, compared to the metro average of 5.1%. The vacancy rate has risen slightly in the past year but is still below the submarket's historical average of 7.4%. The submarket encompasses the city of Henderson, one of the fastest-growing cities in the U.S. over the past decade.

In the past 12 months, the submarket had 78,000 square feet of absorption and 78,000 square feet of completed construction. Supply pressure will be limited in the near term as only 15,000 square feet is under construction, which would expand inventory by 0.1% once all projects are completed.

Malls carry some of the lowest vacancies at 1.5%, while strip centers have some of the highest average vacancy rates at 3.9%. The average rent per SF is \$30.00 compared to the metro average of \$34.00. Rents have changed by 3.9% in the past year. Several significant trades drove an uptick in sales volume. About \$208 million worth of retail assets have traded here in the past 12 months, compared to the annual historical average of \$186 million. (CoStar)

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