

# RETAIL DEVELOPMENT PADS & SPACE AVAILABLE

Located at the West Entrance of the Cadence Master Planned Community

SWC Warm Springs Rd & Boulder Hwy  
Henderson, NV 89015



**JOHN BURNS**  
RESEARCH & CONSULTING

**RANKED TOP 3 IN US**  
Master-Planned Communities  
2025 SALES



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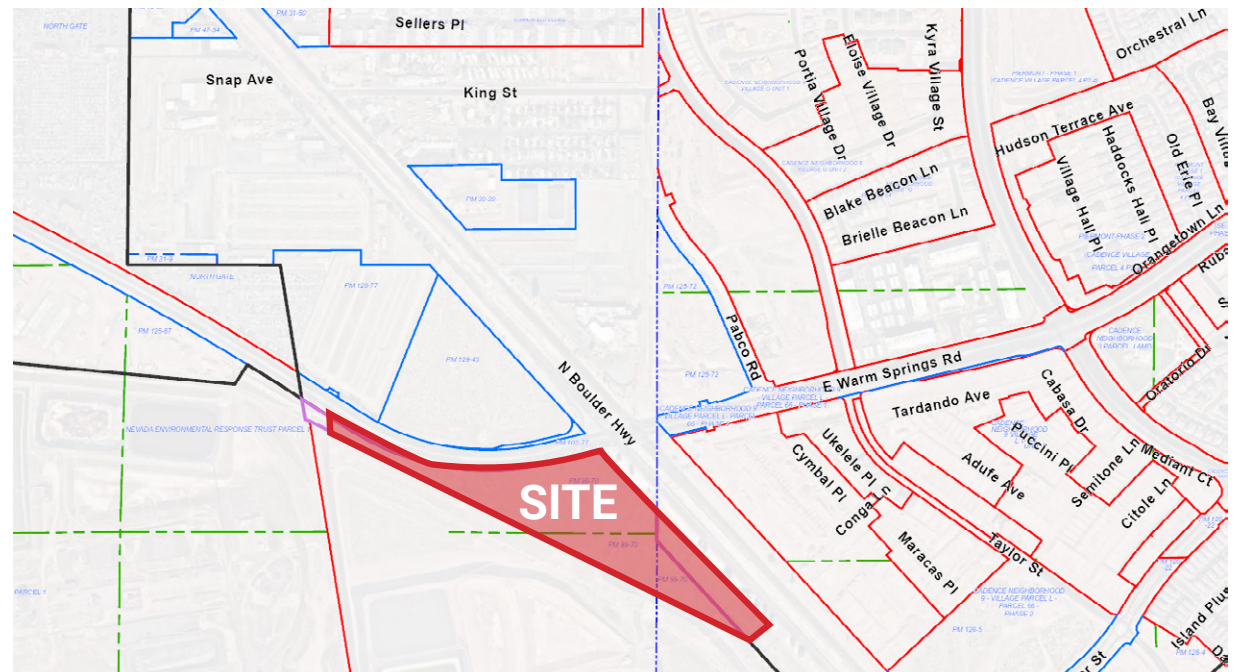
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# PROPERTY HIGHLIGHTS

SWC WARM SPRINGS & BOULDER HWY  
Henderson, NV 89015

- Located on going home side at the west entrance of the highly published Cadence Master Planned Community.
- Direct access to Boulder Highway and Warm Springs Road.
- Cadence is a 2,200 AC community with 13,250 residences at build-out.
- All available residential land in the Cadence MPC is committed to home builders.
- Warm Springs Rd. is one of the main thoroughfares through Cadence providing high visibility to all commuters.
- Boulder Highway is major north south arterial retail opportunity. Under major renovation to widen and upgrade.
- Quick access to the 515 Beltway and the Galleria Mall area.
- Cadence Crossing Casino, Boyd Gaming's newest local casino now open.



# 178-12-601-010  
APN

# TRADE AREA

SWC WARM SPRINGS & BOULDER HWY  
Henderson, NV 89015



ROI  
Commercial Real Estate  
roicre.com

Map data ©2024 Google

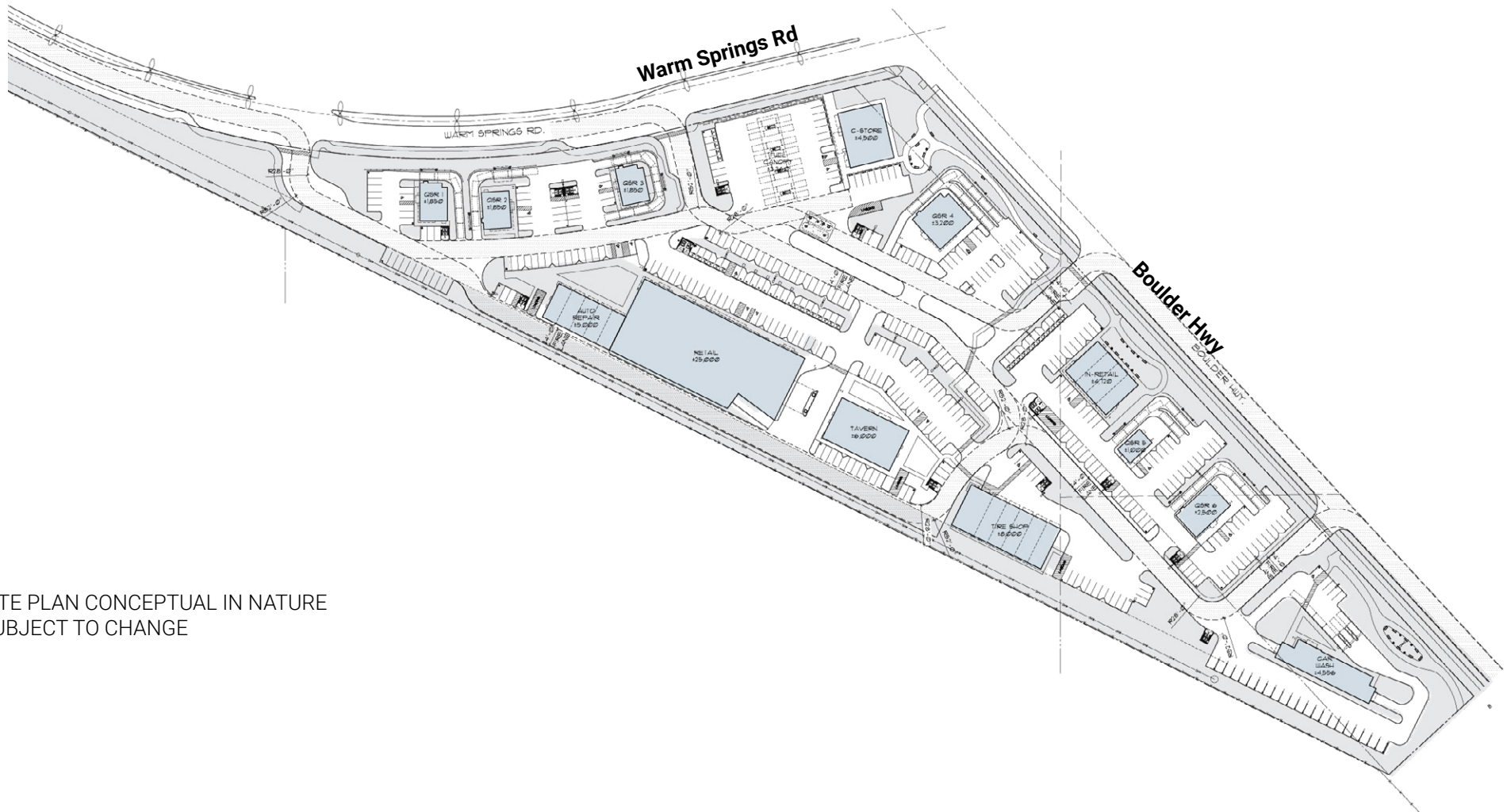
# DETAILED PARCEL MAP

SWC WARM SPRINGS & BOULDER HWY  
Henderson, NV 89015



# SITE PLAN

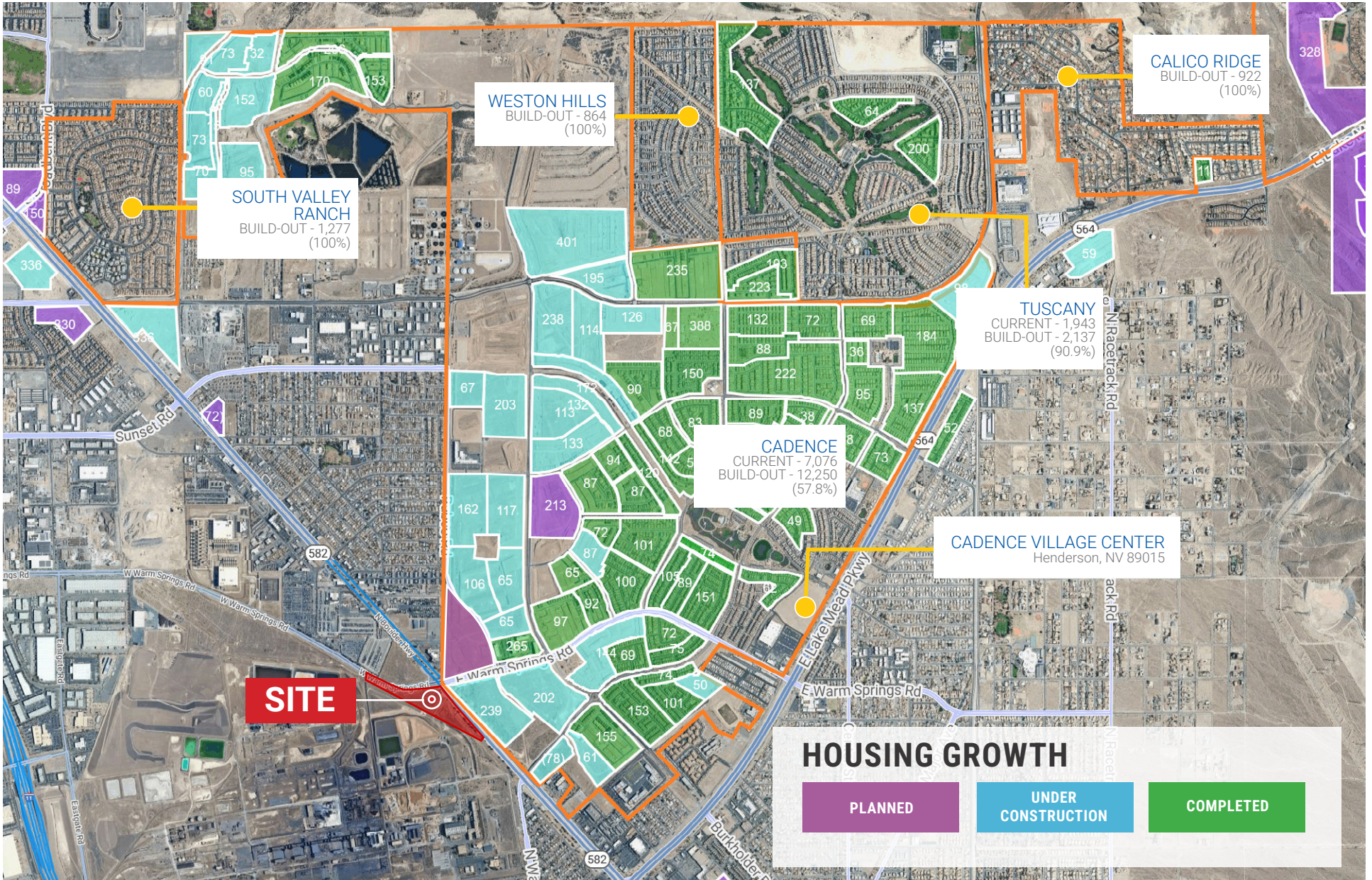
SWC WARM SPRINGS & BOULDER HWY  
Henderson, NV 89015



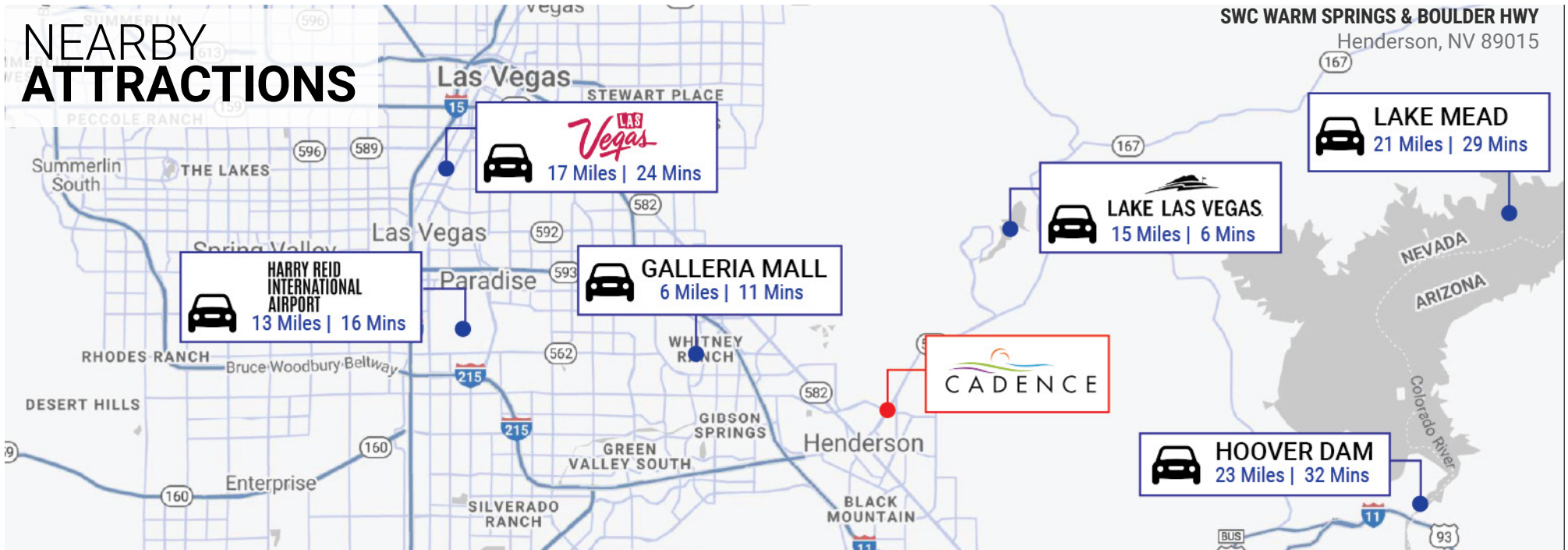
SITE PLAN CONCEPTUAL IN NATURE  
SUBJECT TO CHANGE

# HOUSING DEVELOPMENTS

SWC WARM SPRINGS & BOULDER HWY  
Henderson, NV 89015



# NEARBY ATTRACTIONS



## HARRY REID INTERNATIONAL AIRPORT

HARRY REID INTERNATIONAL AIRPORT (LAS) WELCOMED OVER 46 MILLION PASSENGERS IN 2022 AND IS THE 30TH BUSIEST AIRPORT IN THE WORLD



## THE LAS VEGAS STRIP

OVER 50 MILLION GUESTS PER YEAR COME TO VISIT SOME OF THE WORLD'S BEST RESORTS, SHOPPING, SHOWS, ATTRACTIONS, AND DINING



## GALLERIA MALL

GALLERIA MALL HAS AN IMPRESSIVE 129-STORE LINEUP WITH SHOPPING AND DINING FOR EVERYONE'S TASTES



## LAKE LAS VEGAS

A 320-AC ARTIFICIAL LAKE WITH SURROUNDING RESORTS, GOLF COURSE, RETAIL AND DINING OPPORTUNITIES, AND FAMILY-FRIENDLY OUTDOOR ACTIVITIES



## HOOVER DAM

BUILT DURING THE GREAT DEPRESSION, THE FAMED DAM IS SITUATED IN THE BLACK CANYON OF THE COLORADO RIVER AND OFFERS HISTORICAL TOURS



## LAKE MEAD NATIONAL RECREATION AREA

OFFERS SWIMMING, BOATING, HIKING, CAMPING, AND FISHING OPPORTUNITIES AT AMERICA'S FIRST AND LARGEST NATIONAL RECREATION AREA



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# AREA DEMOGRAPHICS

SWC WARM SPRINGS & BOULDER HWY  
Henderson, NV 89015



## POPULATION

1 MILE	3 MILES	5 MILES
6,966	100,513	236,757



## AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$90,741	\$115,235	\$119,596



## TRAFFIC COUNTS

BOULDER HWY	W WARM SPRINGS RD
22,000 VPD	13,400 VPD

Source:  
SitesUSA 2025  
TRINA, NV DOT 2024