

# LAKE MEAD COMMERCIAL CENTER

1180 E SUNSET RD | HENDERSON, NV 89011



CLASS A OFFICE WITHIN CADENCE MASTER-PLANNED COMMUNITY  
OFFICE CONDOS · OWNER-USER with income · INVESTOR · LEASE-TO-OWN

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Keller Williams  
**COMMERCIAL**  
LAS VEGAS



# EXECUTIVE SUMMARY

**KW Commercial presents a rare opportunity to own and/or occupy a new Class A office building with income from a national medical tenant in Henderson's Cadence Master-Planned Community.**

Located at the entrance of Cadence—ranked the **#3 top-selling master-planned community in the U.S. (2024, RCLCO)**—the project benefits from 12,500 homes planned/built by 9+ homebuilders, plus proximity to Lake Las Vegas, Tuscany, and a new 3,000+ home master plan.

## Project Highlights:

- **Under Contract:** ±7,109 SF preschool (opening Fall 2025, up to 170 students).
- **For Sale:** 11,573 SF two-story office (shell delivery Q4 2025), available as a whole or subdivided into office condos.

**Ownership Options:** Owner-user with income, investment property, lease-to-own, or office condos. The building is also available for lease, with strong demand for healthcare users.

**Community Amenities:** Cadence Central Park, Valley Health ER, Cadence Village Center Phase I (Smith's Marketplace, Wells Fargo, Starbucks, UPS, Café Rio) and Phase II underway (EOS Fitness, Dutch Bros, PT's, Salad & Go), near Henderson City Hall.

[ARTICLE: The Top-Selling Master-Planned Communities of 2024](#)

## HIGHLIGHTS - MEDICAL/PROFESSIONAL OFFICE

**GENERAL AREA** Henderson Cadence Master-Planned Community

**ADDRESS** 1180 E Sunset Rd  
Henderson, NV 89011

**APN** Portion of 179-05-422-014

**ZONING** Planned Community (PC)

**BUILT YEAR** 2025 - Expected Shell Delivery Q4 2025

**BUILDING SIZE** 12,061 sf

**USABLE SIZE** 11,573 sf

**OFFICE CONDO** **\$450.00/sf**

**BUILDING PRICE** **\$5,494,050**

All RTU's to be provided by Seller in the shell price

Leased	1,908 sf	6.5% cap	\$1,144,800
Grey Shell	9,665 sf	\$450/sf	\$4,349,250

**PARKING** Cross access easement throughout Lake Mead Commercial Center

**STORIES** 2

**TYPE**

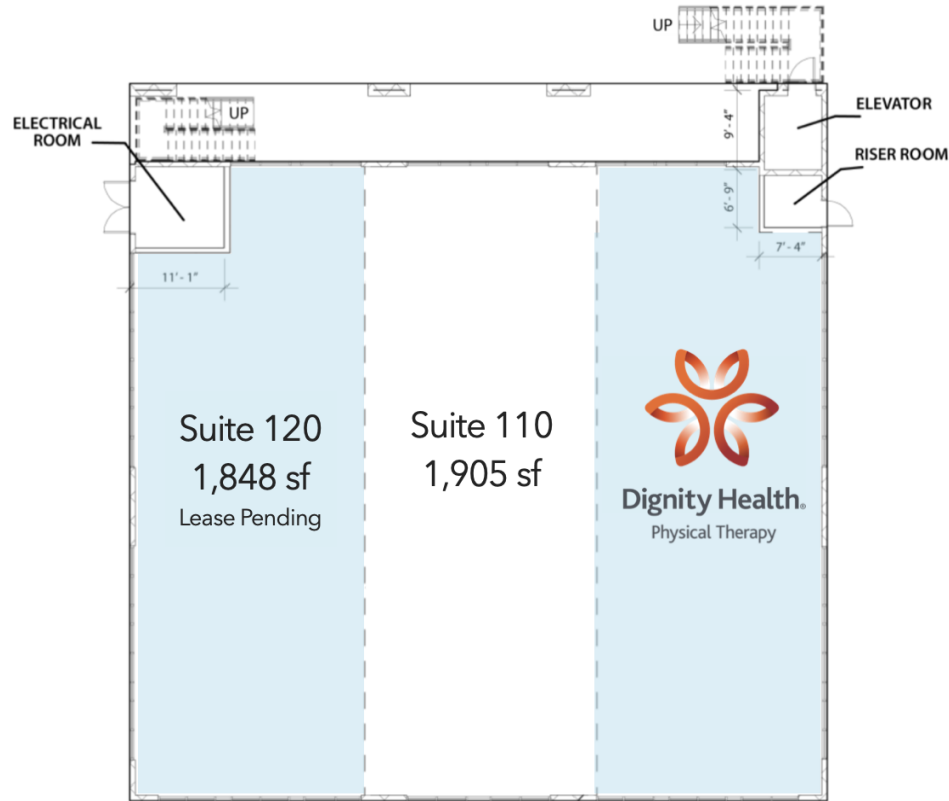
- Owner-User / Owner-User with Income
- Investment

**SALE OPTIONS**

- Grey shell office building with income
- Grey shell office condos

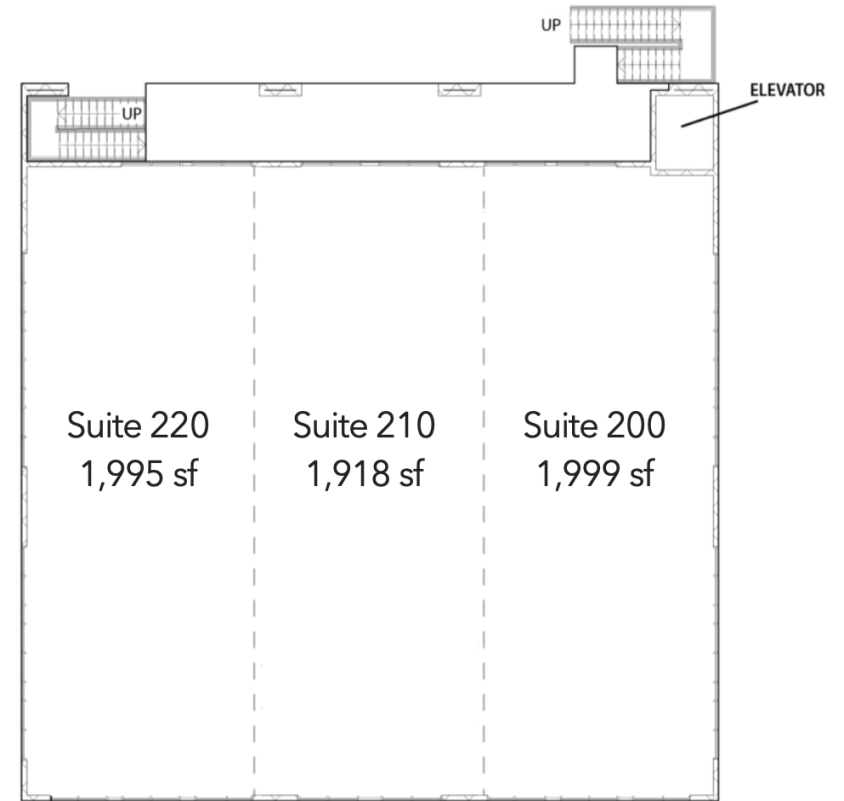
# MEDICAL/PROFESSIONAL OFFICE

## OFFICE FLOOR PLAN & SIZE



### FIRST FLOOR

AVAILABLE SF: 1,905

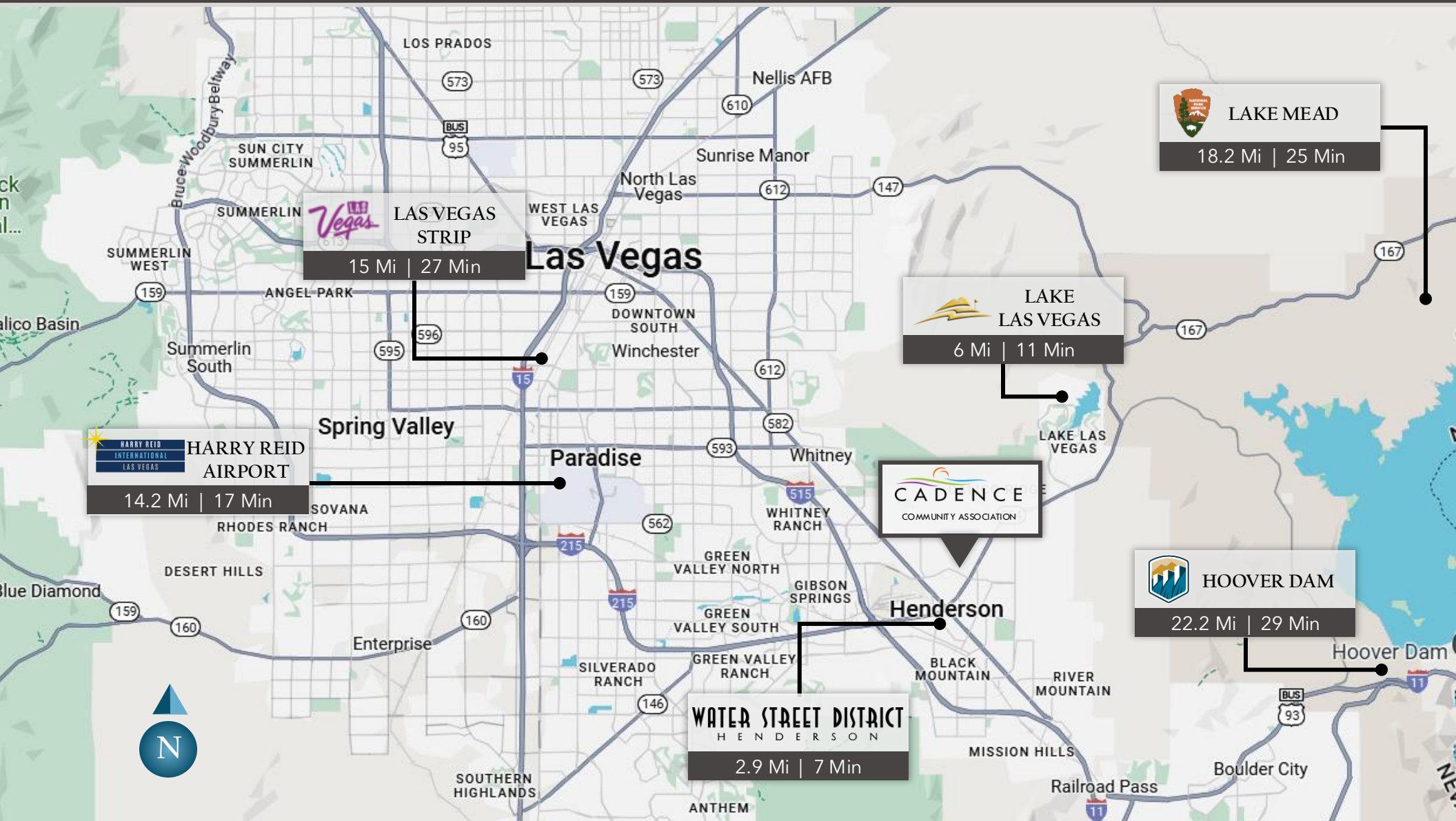


### SECOND FLOOR

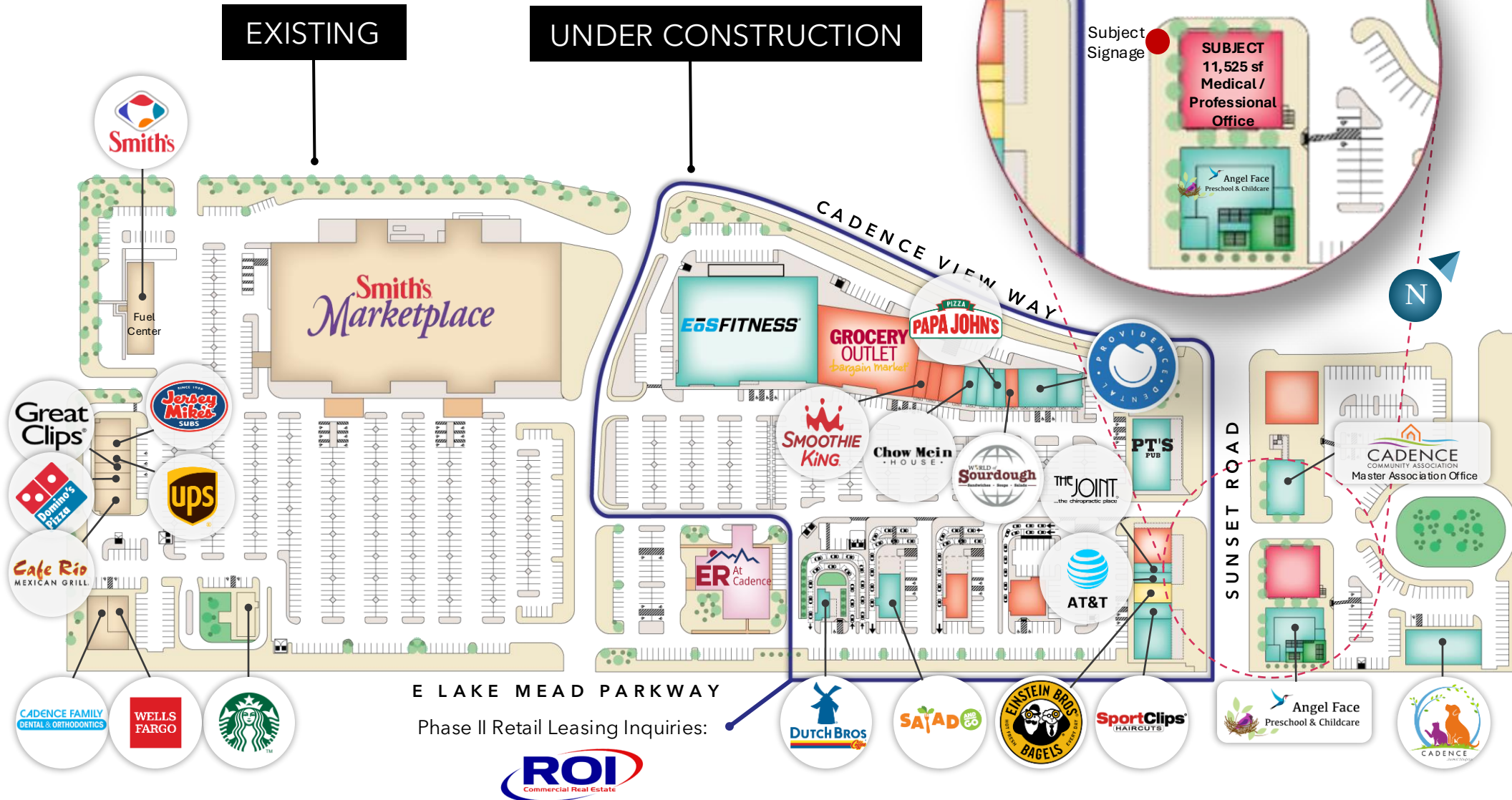
AVAILABLE SF: 5,912



# LOCATION MAP



# NEARBY AMENITIES



E LAKE MEAD PARKWAY

Phase II Retail Leasing Inquiries:



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Not to Scale: For illustrative purposes only.

Last updated September 3, 2025

Lake Mead Commercial Center | 1180-1186 E Sunset Rd, Henderson, NV 89011



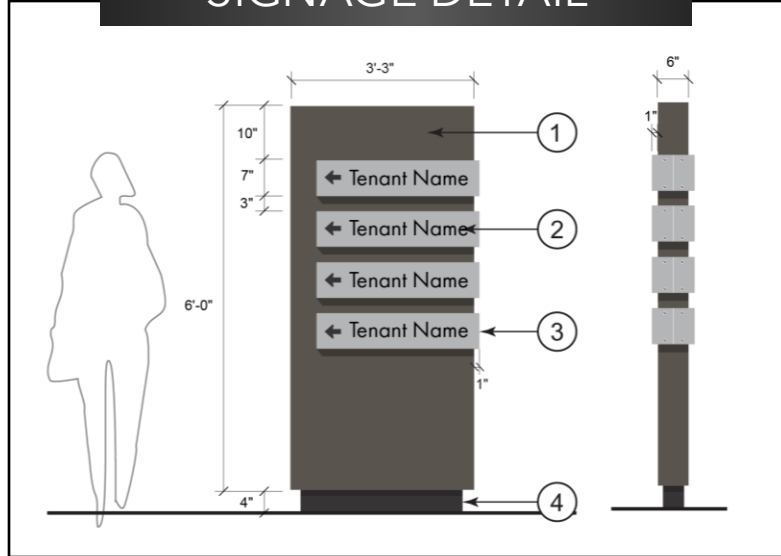
# SUBJECT PROPERTY MAP





# ELEVATION & SIGNAGE

## SIGNAGE DETAIL



\*Stairway and railing design is subject to change to match the existing stairway within the center.

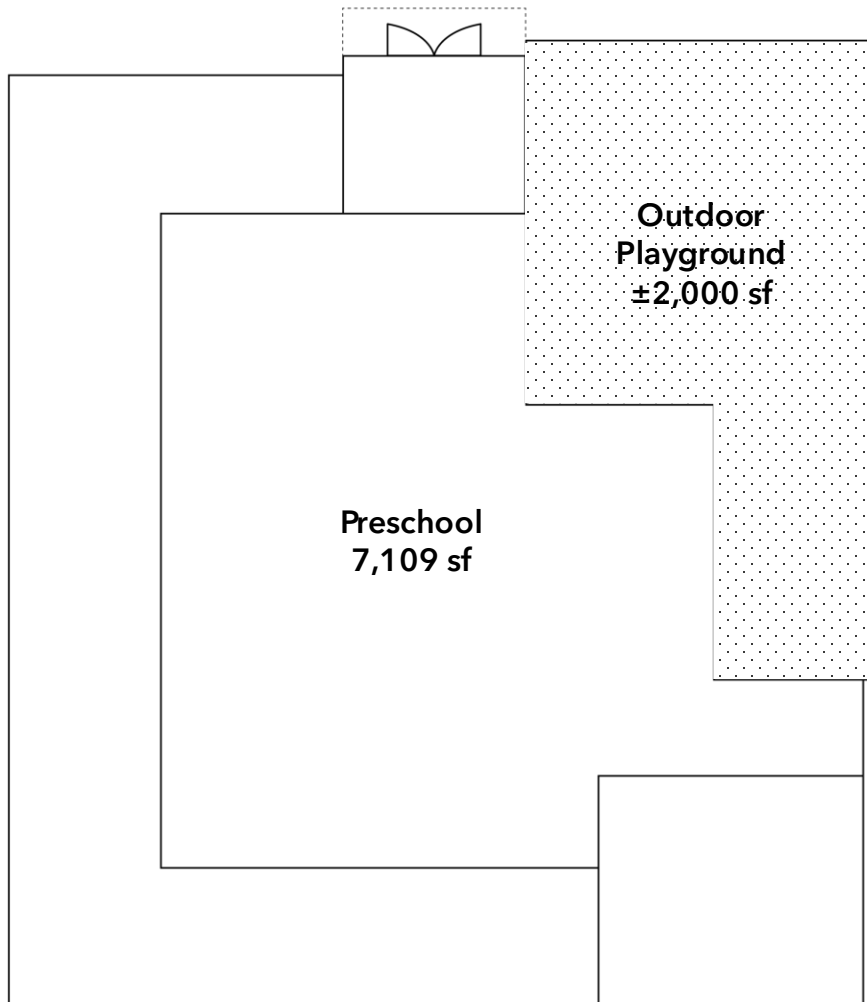


CO-TENANT (NOT A PART, UNDER CONTRACT)

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

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



FLOORPLAN



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