

**RETAIL | FOR LEASE**  
**±0.7 AC DRIVE THRU PAD AVAILABLE**

**CBRE**



# FIESTA HENDERSON

725 WEST LAKE MEAD PARKWAY HENDERSON, NV

# PROPERTY HIGHLIGHTS

725 WEST LAKE MEAD PARKWAY



**PAD SITE**  
with Drive Thru



**LEASE RATE**  
Contact Broker for Details



**PARCEL SIZE**  
±0.7 Acres



**EXCELLENT**  
Visibility



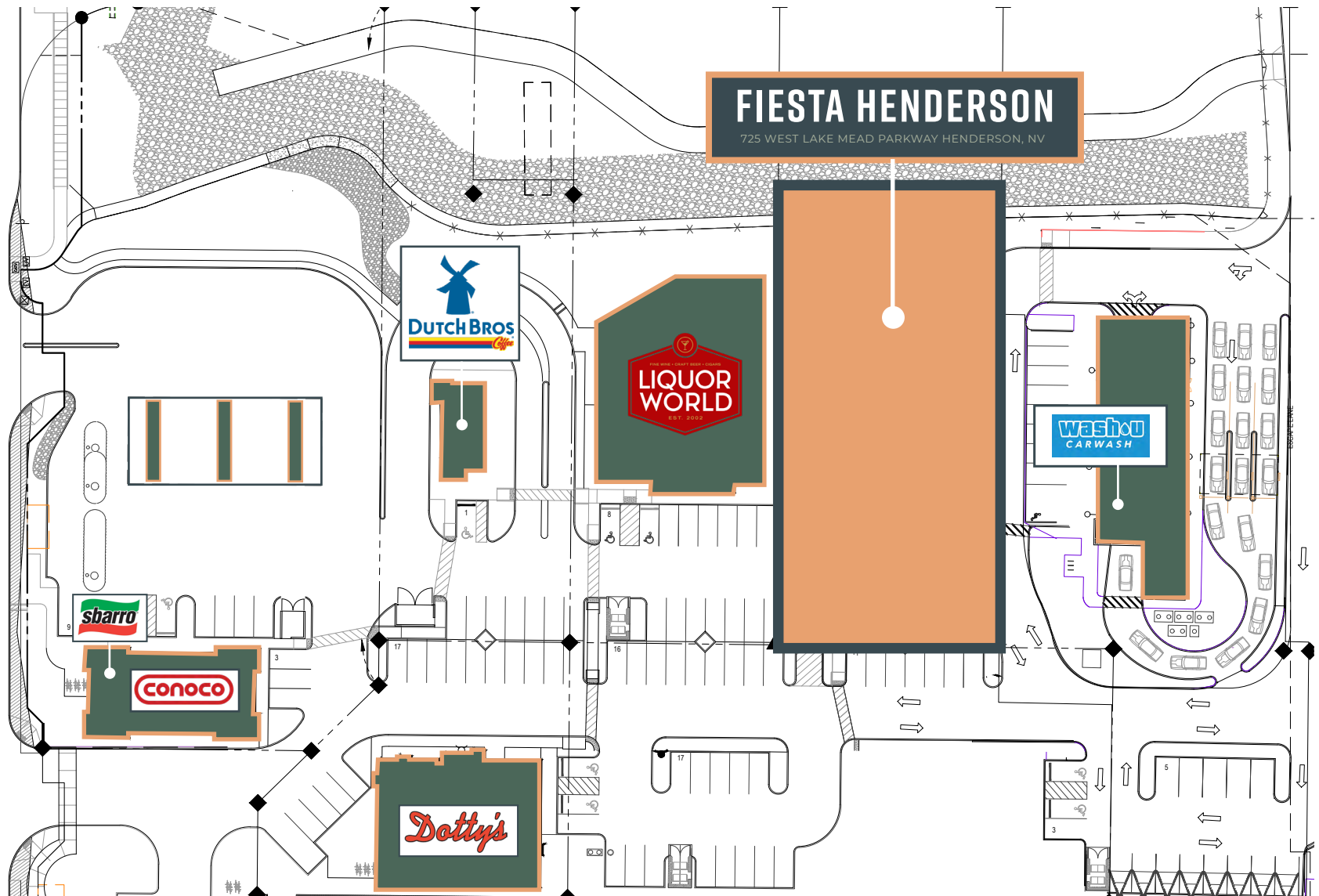
**PRIME LOCATION**  
with immediate Access to I-215 and US-95



# SITE PLAN

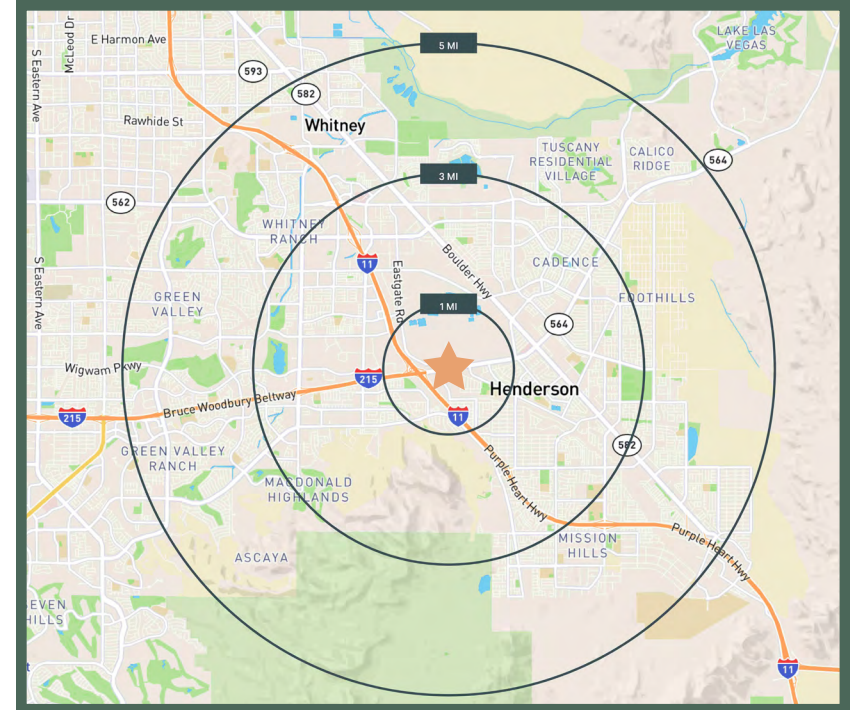
LAKE MEAD PKWY

FIESTA HENDERSON BLVD



# AREA DEMOGRAPHICS

Population	1 MILE	3 MILES	5 MILES
2024 Population	8,528	103,596	249,220
2029 Population - Five Year Projection	8,973	110,760	262,426
2020-2024 Annual Population Growth Rate	0.76%	2.06%	1.23%
2024-2029 Annual Population Growth Rate	1.02%	1.35%	1.04%
Households			
2024 Households - Current Year Estimate	3,346	40,963	98,328
2029 Households - Fiver Year Projection	3,570	44,388	104,809
Household Income			
2024 Average Household Income	\$110,391	\$109,905	\$113,100
2029 Average Household Income	\$127,495	\$128,129	\$131,767
2024 Median Household Income	\$83,189	\$82,798	\$83,731
2029 Median Household Income	\$100,144	\$96,194	\$99,172
Education			
Some College	25.1%	23.3%	23.0%
Associate's Degree	11.7%	9.8%	9.9%
Bachelor's Degree	18.2%	20.0%	19.9%
Master's Degree+	8.8%	9.7%	11.0%
Daytime Population			
2024 Daytime Population	8,244	100,586	214,964
Daytime Workers	4,038	48,339	89,683
Daytime Residents	4,206	52,247	125,281





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## CONTACTS

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**CBRE**

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