

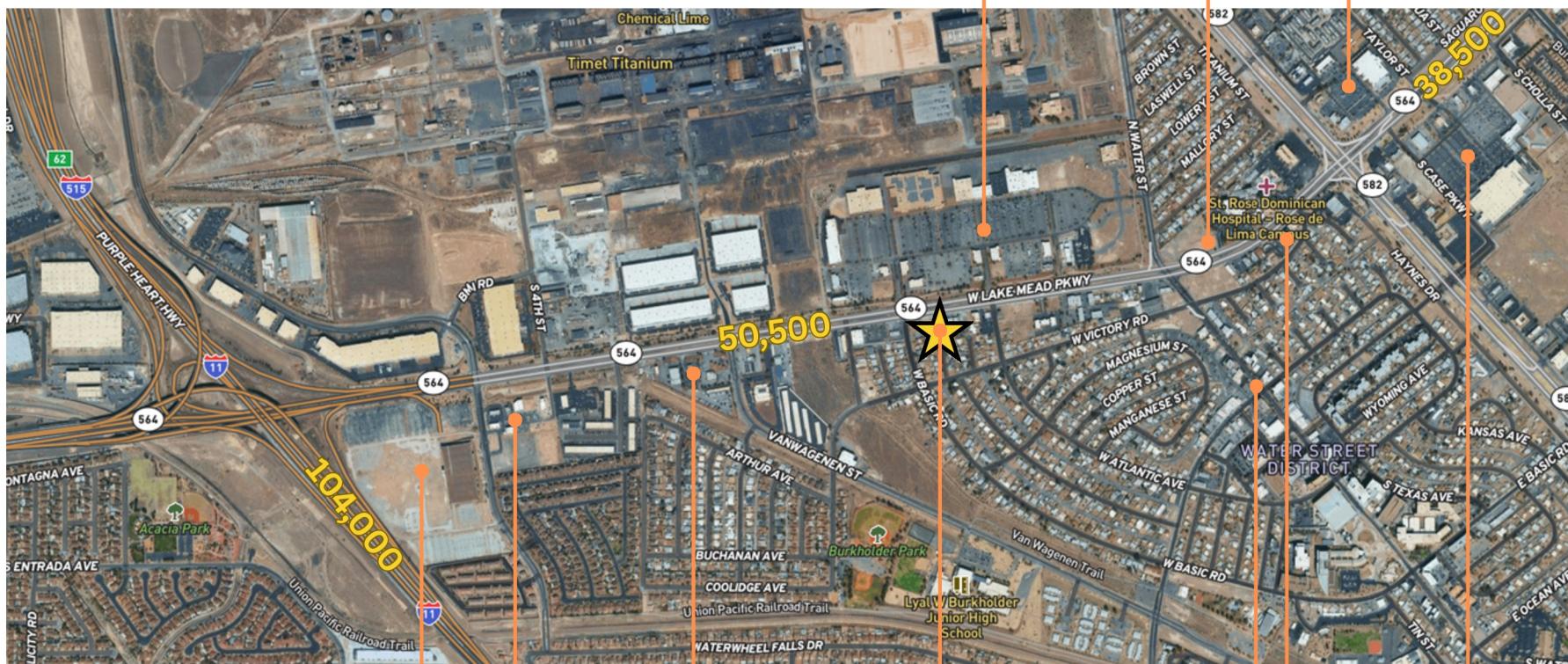


Drive Thru Pad For Ground Lease

325 W. Lake Mead Pkwy
Henderson, NV 89015

- Prime Location
- Excellent Visibility
- Ample Parking

LAKE MEAD CENTER



Future
Recreational Facility
(former Fiesta Hotel
& Casino)



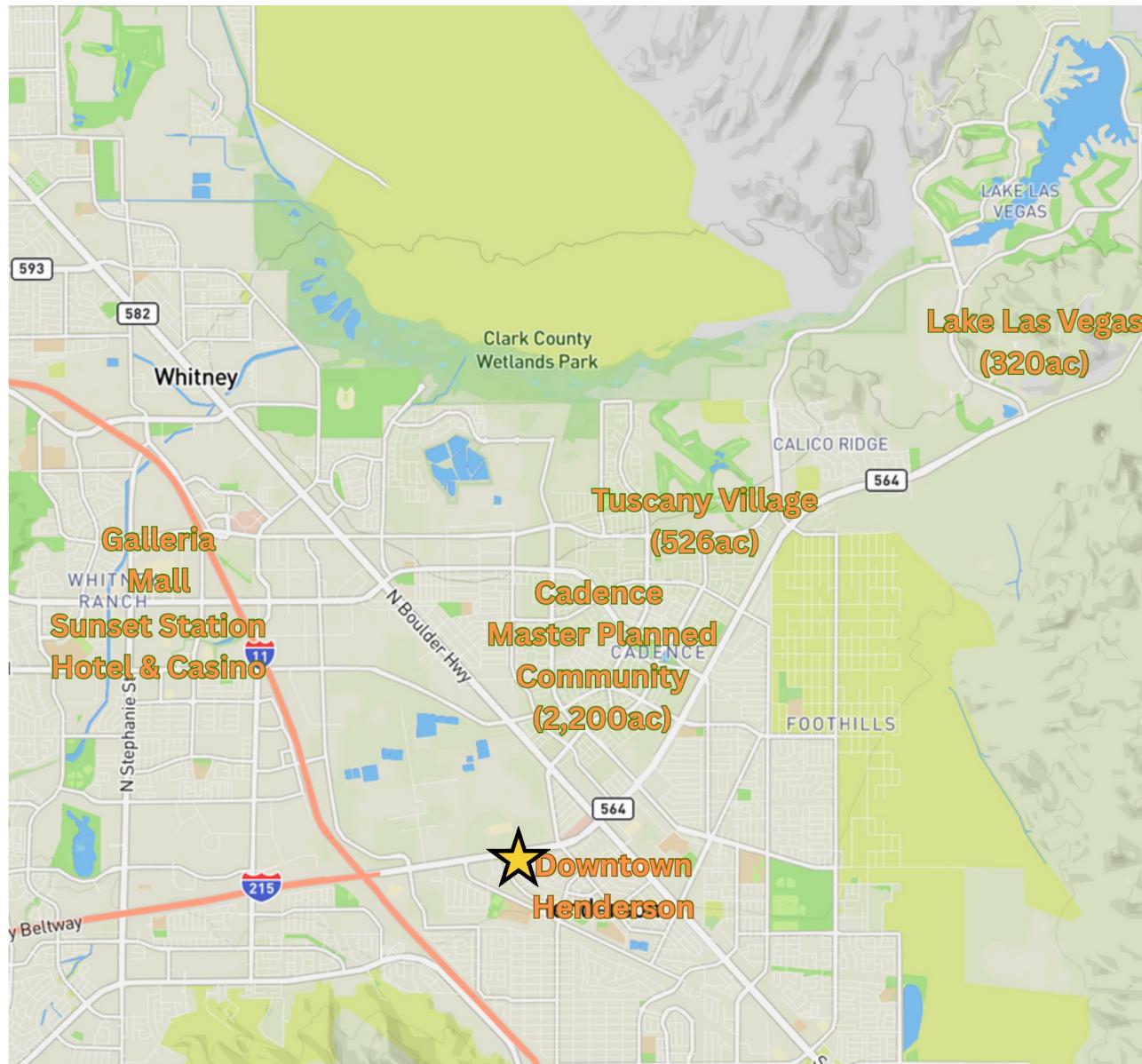
Subject Site

Water Street
District
(Downtown
Henderson)



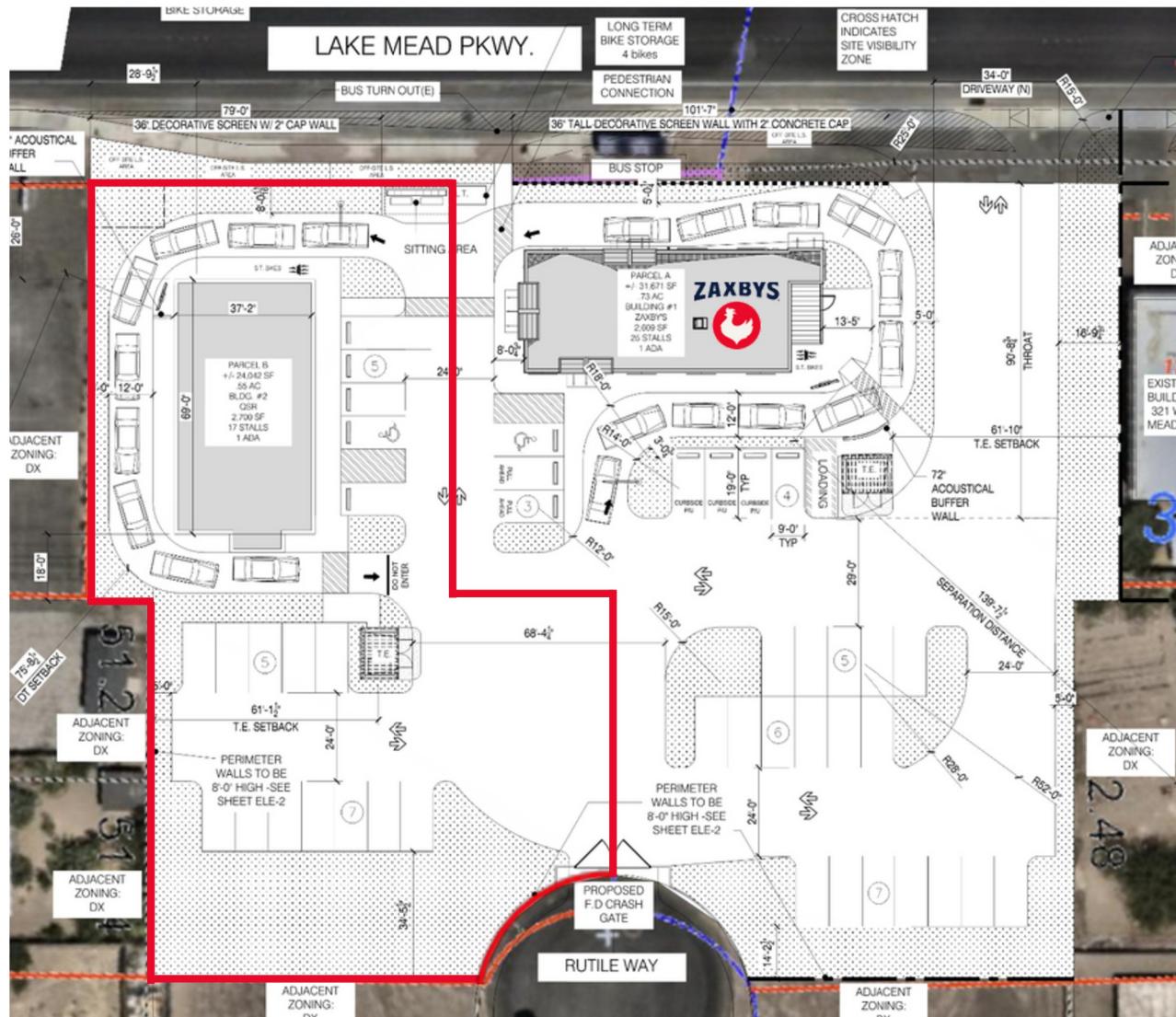
50,500 Annual Average Daily Traffic
(NV DOT)

LAKE MEAD CENTER



- Close proximity to 11 and 215 Freeway exit
- Gateway to Cadence and other large communities with dense population
- High traffic count on Lake Mead Pkwy (50,500 AADT)
- In Henderson Downtown Master Plan
- Multiple new developments nearby
- Near large industrial parks with strong day time population

LAKE MEAD CENTER



- Up to 2,700sf building with drive thru (or bigger without DT) on ±0.55ac lot
- Zoned DX (Downtown Mixed-Use) which allows a wide range of uses
- Excellent visibility
- Directly across from Lake Mead Crossing power center
- Next to signalized intersection
- Join co-tenant Zaxby's
- Ample parking
- RARE opportunity to lease a DT pad in this area

LAKE MEAD CENTER



This site plan and color renderings are preliminary and subject to change without notice.

LAKE MEAD CENTER



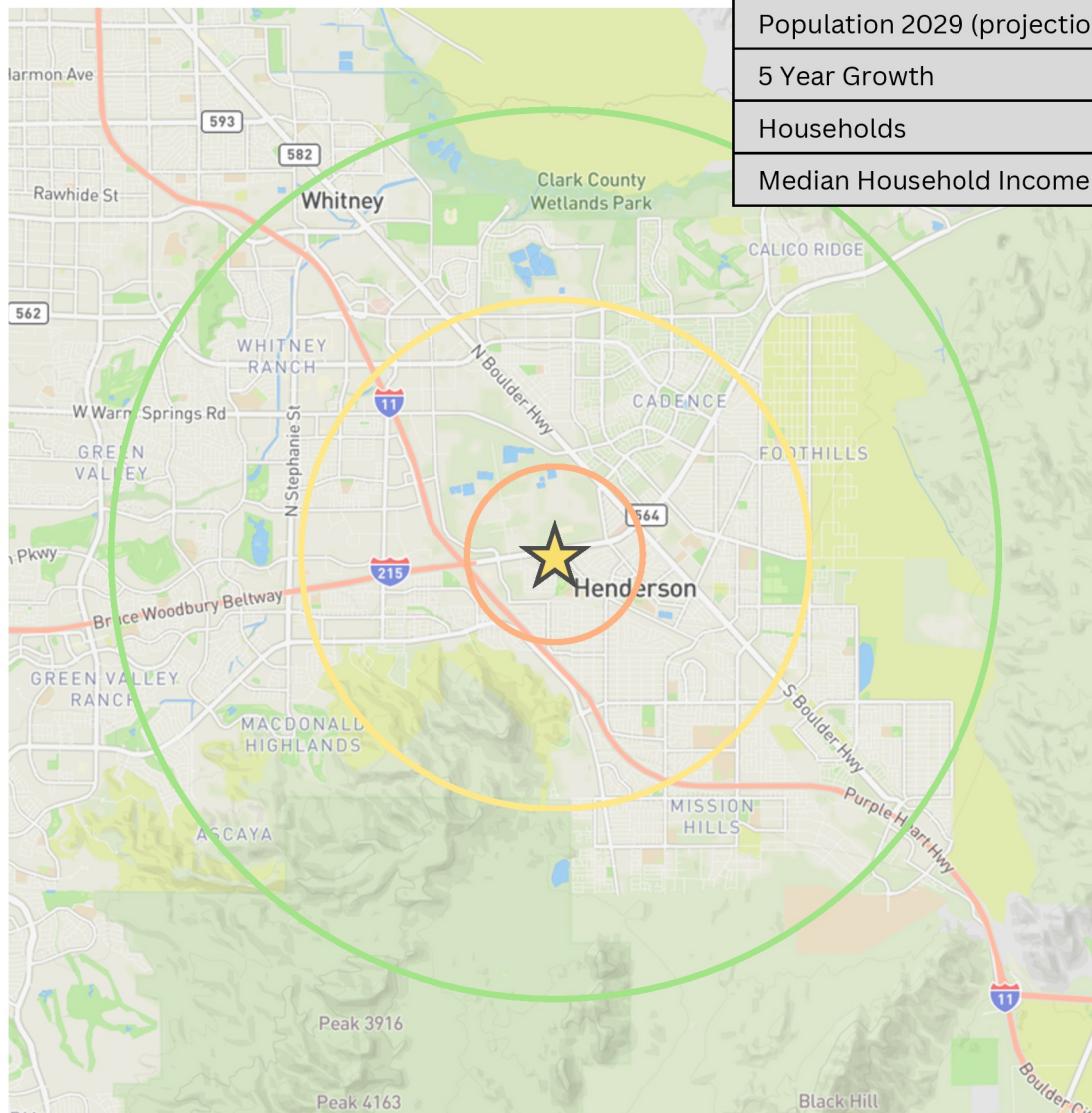
ZAXBYS



- Co-tenant Zaxby's is ranked #3 in AUV in chicken segment
- Features chicken wings, chicken fingers, chicken sandwich and chicken salad
- 1000+ locations nationwide
- Currently 2 locations in Las Vegas with more coming
- Traffic generator for the shopping center
- Brand new prototype with modern design

Demographics

	1 Mile	3 Mile	5 Mile
Population 2024	8,528	103,596	249,220
Population 2029 (projection)	8,973	110,760	262,426
5 Year Growth	0.76%	2.06%	1.23%
Households	3,346	40,963	98,328
Median Household Income	\$83,189	\$82,798	\$83,731



Contact:

Michael Zeng

(702) 217-4017

MichaelZengRE@aol.com

NV Lic. #66933

evolve
REALTY