



891 DeMarco Dr, Henderson, NV 89011



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Investment Highlights

- **Below Replacement Cost Opportunity**
 - Offered at \$500,000 ($\pm$ \$70/SF), the property presents a rare opportunity to acquire a fully built-out restaurant space well below replacement cost.
- **Second-Generation Restaurant Build-Out**
 - Existing improvements include a full commercial kitchen layout, reducing significant upfront costs and allowing for faster occupancy or repositioning.
- **Value-Add / Owner-User Potential**
 - Ideal for an owner-user seeking to occupy the space or an investor looking to reposition and lease the asset in a growing submarket.
- **Large Parcel with Ample Parking**
 - Situated on approximately $\pm$ 1.38 acres, the property offers strong parking ratios and site flexibility not typically found at this price point.
- **Flexible Exit Strategies**
 - Opportunity to reposition as a restaurant, bar, event space, or convert to alternative retail or service-oriented uses depending on market demand.
- **Low Basis Investment**
 - The attractive price point allows investors to enter the market with minimal basis, creating upside through lease-up, redevelopment, or long-term hold.



Property Summary

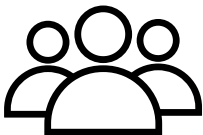
Property Detail	Description
Property Address	891 De Marco Dr, Henderson, NV 89011
Property Type	Retail / Restaurant
Building Size	±7,084 SF
Lot Size	±1.38 Acres
Asking Price	\$500,000
Price Per SF	±\$70.60/SF
Condition	2nd Generation Restaurant – Full Build-Out
Tenancy	Vacant / Owner-User Opportunity
Year Built	2008
Parking	±8.76 / 1,000 SF Ratio
Zoning	Commercial (Buyer to Verify)
Ownership	Favorable Lease (Contact for more Info)



Location Highlights

- **Strategic Henderson Location**
 - Located in the growing City of Henderson, one of the fastest-growing and most business-friendly municipalities in Southern Nevada.
- **Proximity to Major Arterials**
 - Convenient access to Boulder Highway and nearby connector roads providing strong regional accessibility throughout Henderson and the greater Las Vegas Valley.
- **Growing Residential Trade Area**
 - Surrounded by established and expanding residential neighborhoods, creating a built-in customer base for retail and restaurant uses.
- **Nearby Recreational Demand Drivers**
 - Located minutes from Lake Las Vegas and outdoor recreation areas that attract both locals and visitors.
- **Close to Employment & Industrial Hubs**
 - The property benefits from proximity to Henderson's expanding industrial and logistics corridors, supporting daytime population and consumer demand.
- **Emerging East Henderson Submarket**
 - Positioned within an evolving corridor experiencing continued growth, redevelopment, and increased demand for neighborhood-serving retail.

3 Mile Radius



Population

51,304



Daytime Population

39,443



Households

19,463



AVG. Household Income

\$133,692





Population	1 Mile	3 Mile	5 Mile
2000 Population	1,045	22,879	66,846
2010 Population	2,765	27,396	90,110
2025 Population	7,867	51,304	133,382
2030 Population	9,160	58,142	145,594
2025-2030 Growth Rate	3.09 %	2.53 %	1,77 %
2025 Daytime Population	5,074	39,443	118,475

2025 Household Income	1 Mile	3 Mile	5 Mile
Les than \$15000	107	1,103	3,162
\$15000 - 24999	63	809	2,683
\$25000 - 34999	50	986	2,799
\$35000 - 49999	106	1,389	4,062
\$50000 - 74999	423	2,910	8,482
\$75000 - 99999	307	2,360	7,593
\$100000 - 149999	742	3,893	10,299
\$150000 - 200000	525	2,564	5,659
\$200000 or Higher	776	3,449	7,290
Median HH Income	\$123,635	\$101,383	\$89,184
Average HH Income	\$163,604	\$133,692	\$119,661

