

RETAIL IN GROWING INSPIRADA

W/SWC Volunteer Blvd & Via Inspirada | 3511 Volunteer Blvd. | Henderson, Nevada 89044



AVAILABLE	±2,171 SF - ±2,374
LEASE RATE	\$60 PSF Annually
NNNs	\$7.80 PSF Annually
LAT/LONG	36.084587, -115.293607

PROPERTY HIGHLIGHTS

- 2nd gen Drive-Thru
- ±2,171 SF built-out cafe with grease interceptor
- ±2,374 SF built-out restaurant
- High Growth Area
- Join Pacific Dental Services
- Close Proximity to Raiders Practice Facility, Inspirada, and I-15

NEARBY TENANTS



2025 DEMOGRAPHIC SNAPSHOT



Population: 88,488
3-mile radius



Average HH Income: \$144,335



Traffic Counts: 29,200 vpd
Volunteer & Via Inspirada



Contact:

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JOIN PACIFIC DENTAL SERVICES

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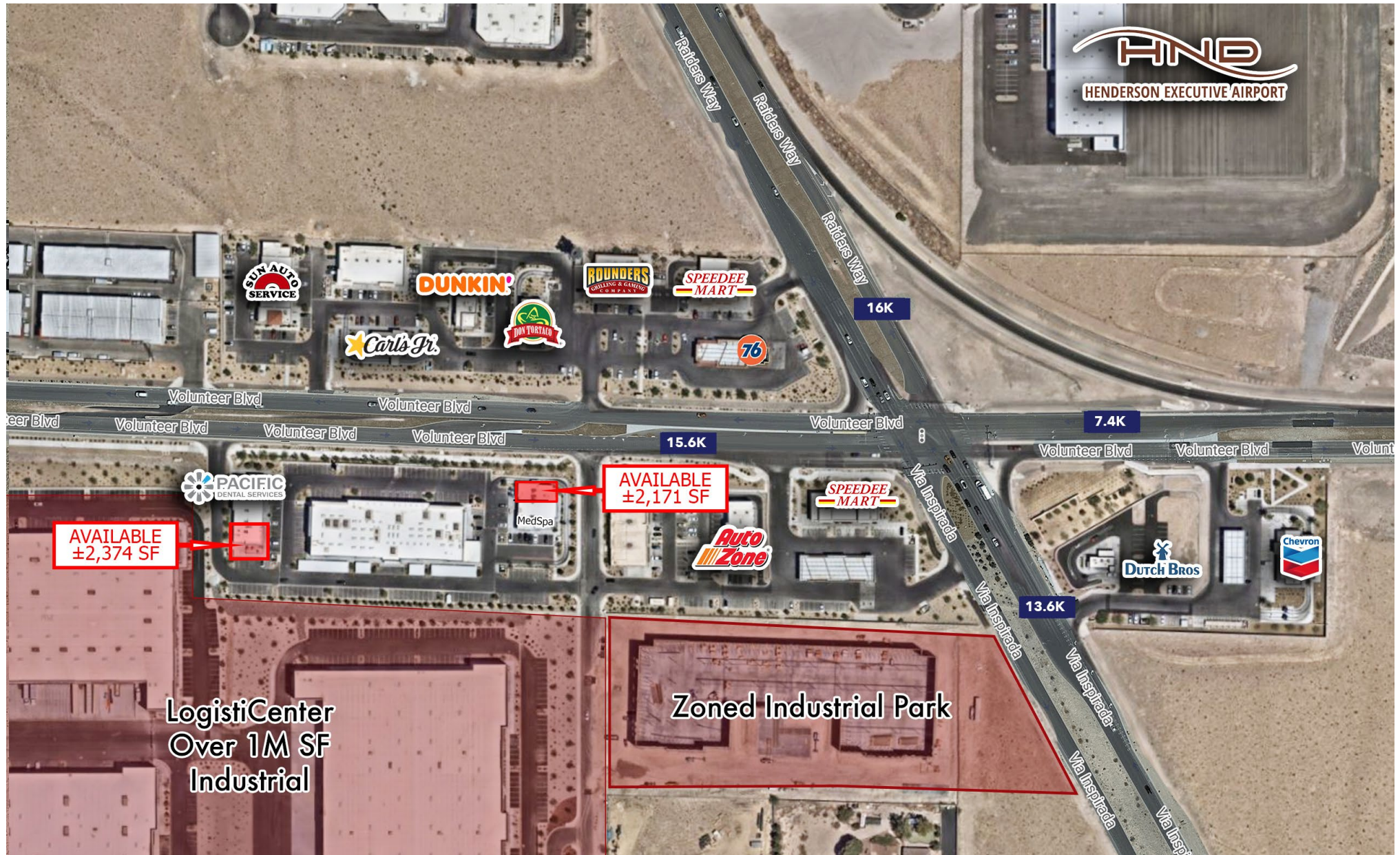


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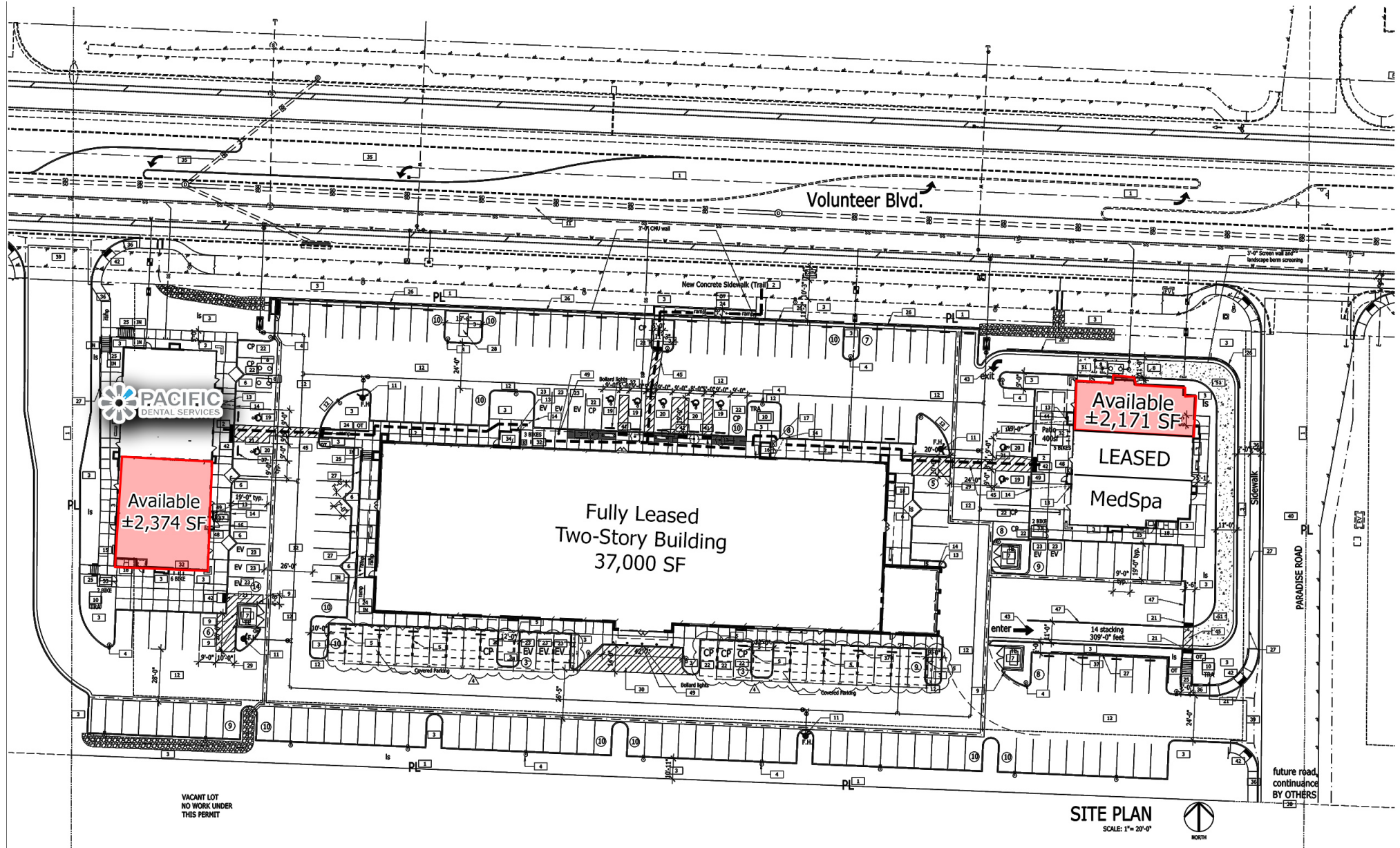
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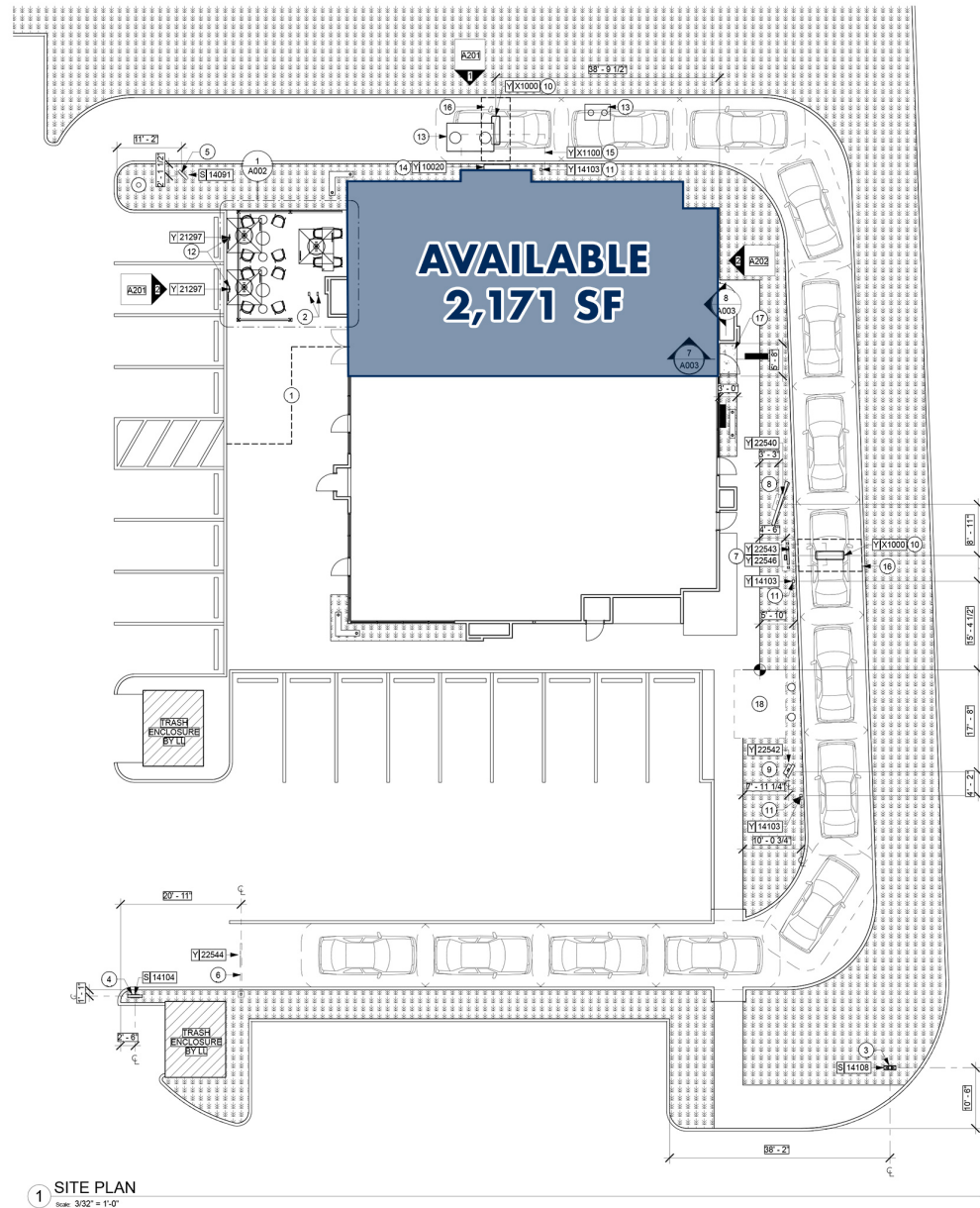
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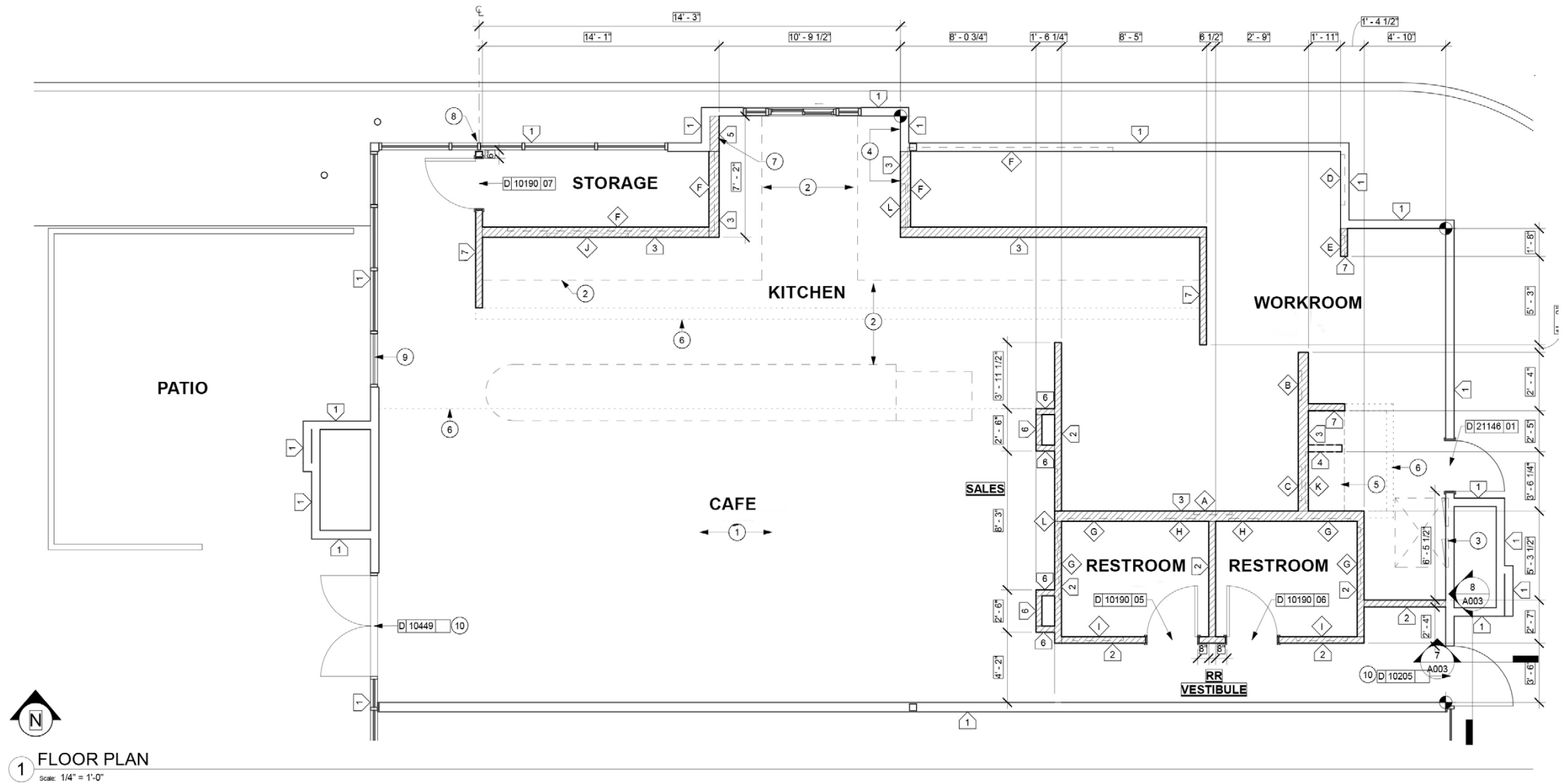
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2025 ESTIMATED DEMOGRAPHICS



Population

1-Mile	2,543
3-Mile	88,488
5-Mile	213,524



Average Household Income

1-Mile	\$140,270
3-Mile	\$144,335
5-Mile	\$140,468



Number of Households

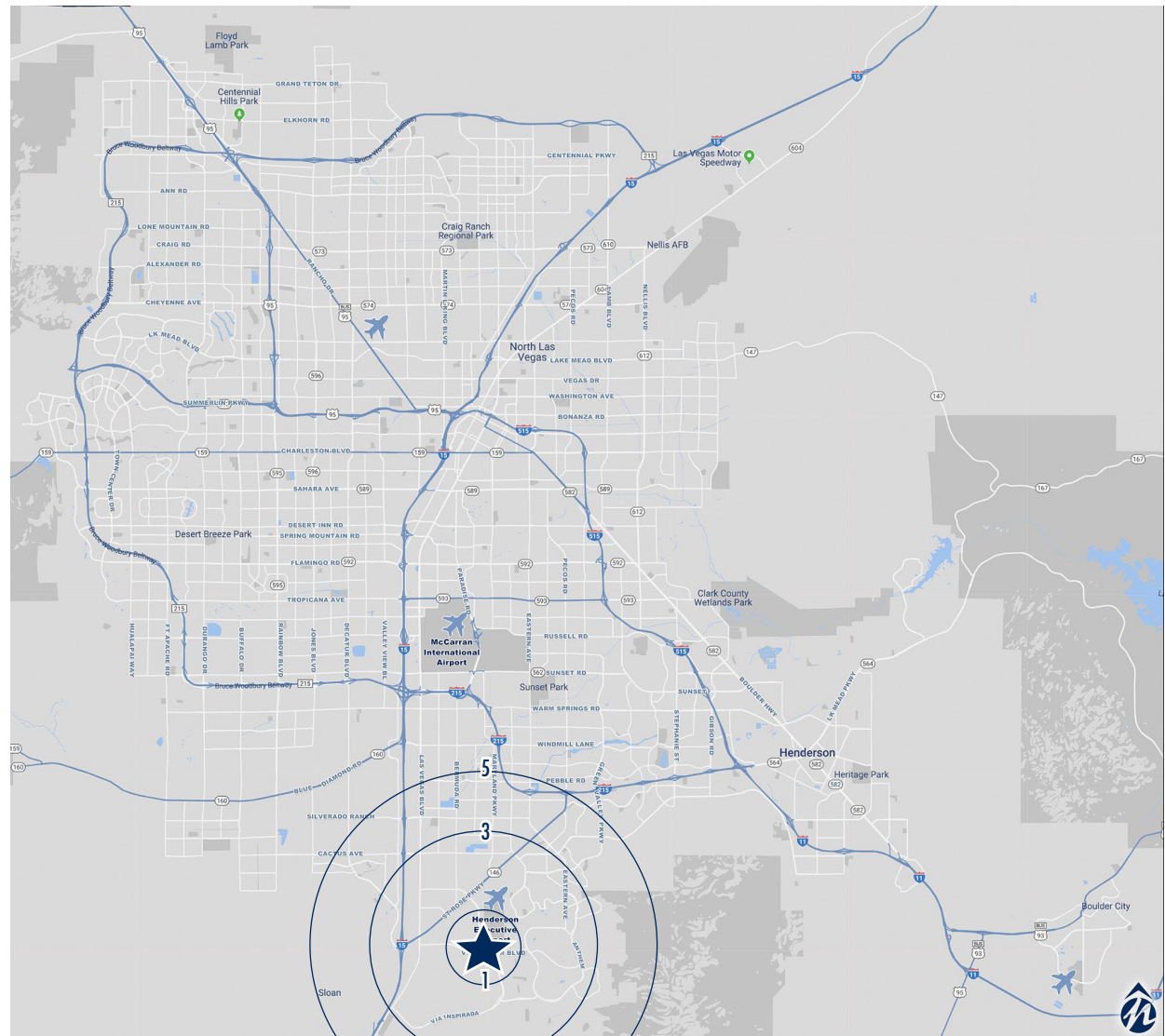
1-Mile	1,019
3-Mile	36,167
5-Mile	87,956



Daytime Population (Employees)

1-Mile	100
3-Mile	10,208
5-Mile	36,681

LAS VEGAS VALLEY



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