

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: 3-mile radius	88,488
	Average HH Income:	\$144,335
	Traffic Counts: Volunteer & Via Inspirada	29,200 vpd



Contact:

Terry L. Hamilton • c: 702.340.9597 • o: 702.954.3901 • thamilton@newmarketadvisors.com
Araceli Campanella • o: 702.221.2500 ext. 315 • acampanella@newmarketadvisors.com



CHAINLINKS
RETAIL ADVISORS

NewMarket Advisors

5245 South Durango Drive • Las Vegas, Nevada 89113 • newmarketadvisors.com

JOIN PACIFIC DENTAL SERVICES

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



Contact:

Terry L. Hamilton • c: 702.340.9597 • o: 702.954.3901 • thamilton@newmarketadvisors.com

Araceli Campanella • o: 702.221.2500 ext. 315 • acampanella@newmarketadvisors.com



CHAINLINKS
COMMERCIAL REAL ESTATE

NewMarket Advisors

5245 South Durango Drive • Las Vegas, Nevada 89113 • newmarketadvisors.com

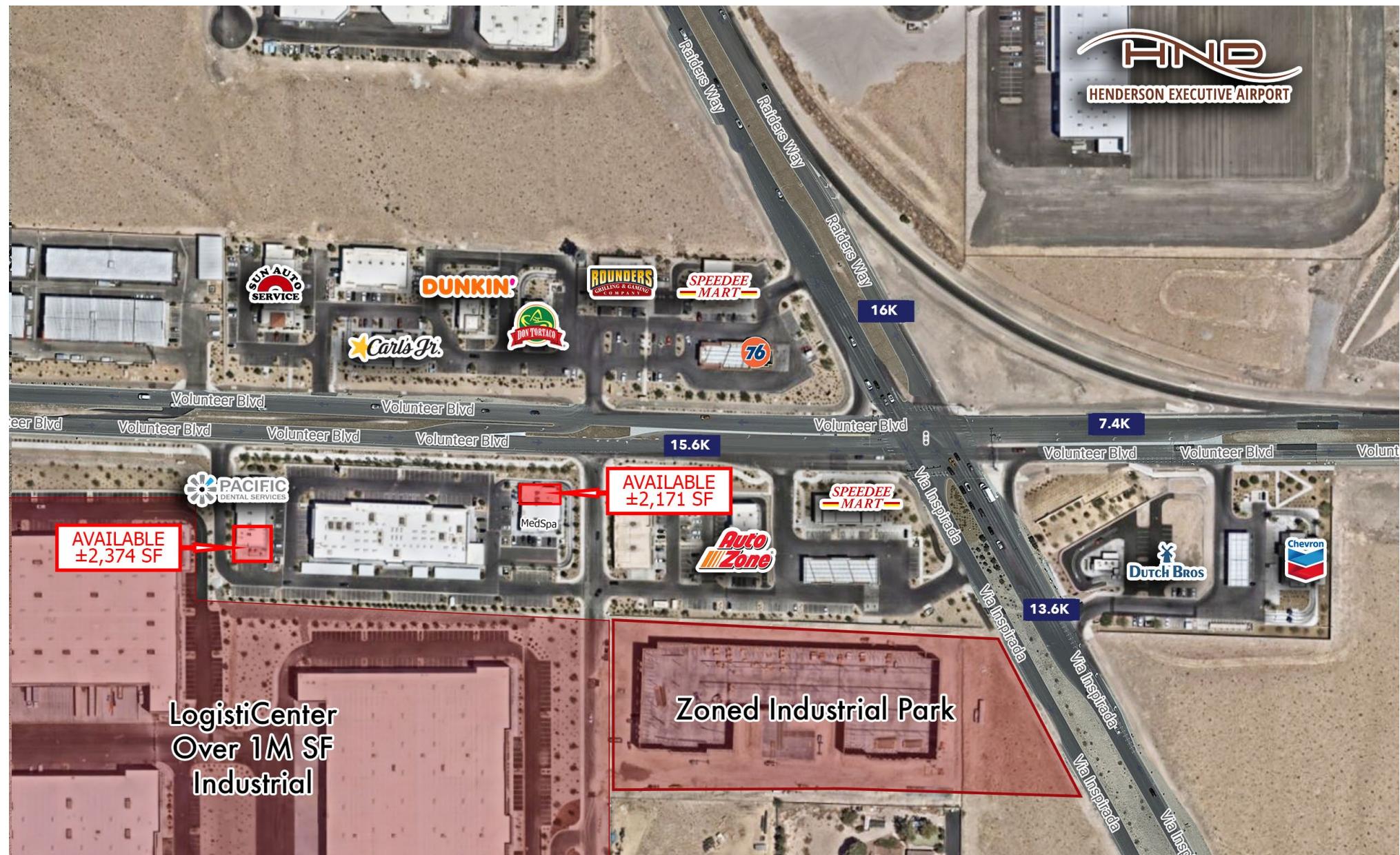
JOIN PACIFIC DENTAL SERVICES

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



JOIN PACIFIC DENTAL SERVICES

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



Contact: Terry L. Hamilton • c: 702.340.9597 • o: 702.954.3901 • thamilton@newmarketadvisors.com
Araceli Campanella • o: 702.221.2500 ext. 315 • acampanella@newmarketadvisors.com



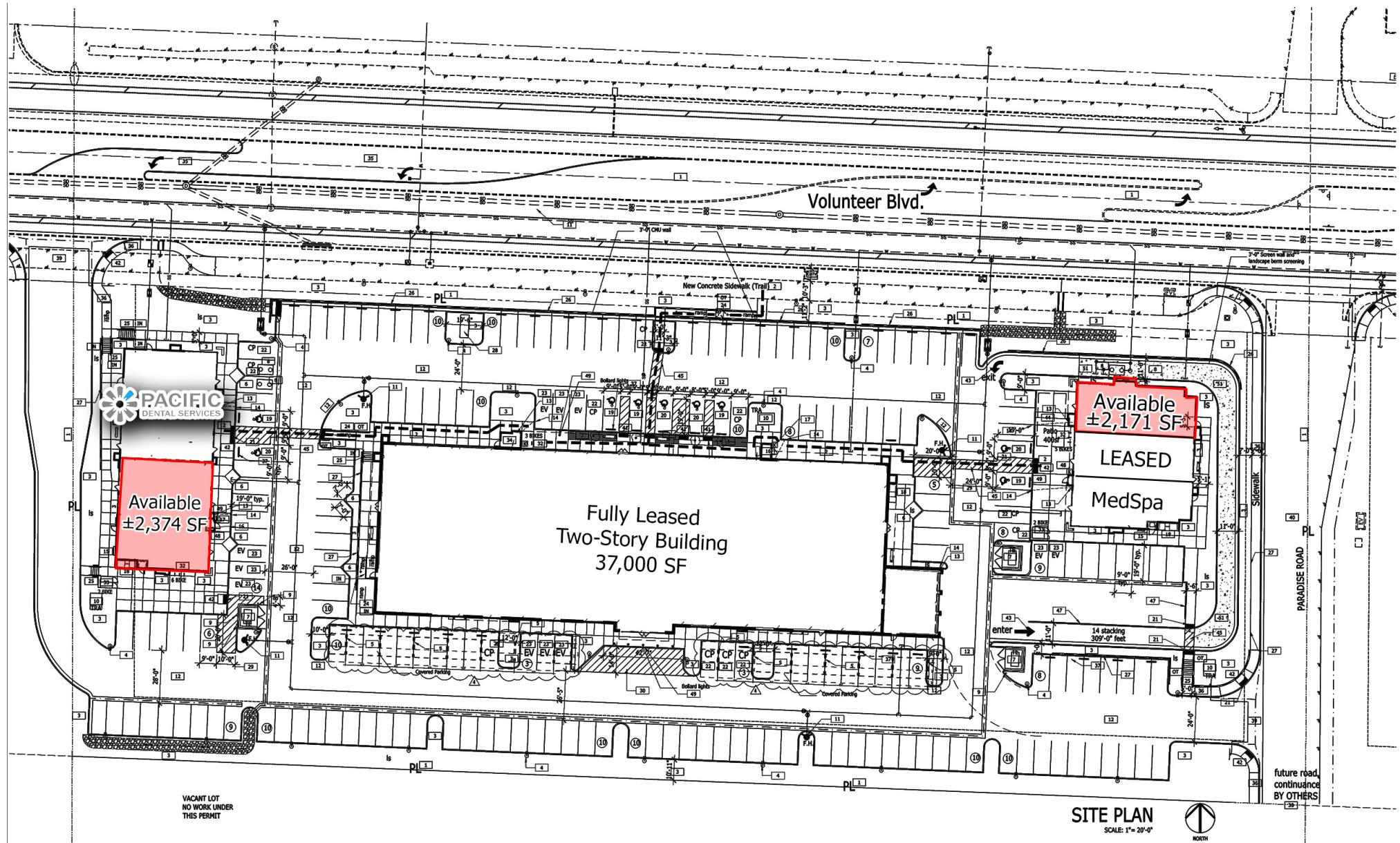
CHAINLINKS

NewMarket Advisors

5245 South Durango Drive • Las Vegas, Nevada 89113 • newmarketadvisors.com

JOIN PACIFIC DENTAL SERVICES

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



Contact: Terry L. Hamilton • c: 702.340.9597 • o: 702.954.3901 • thamilton@newmarketadvisors.com
Araceli Campanella • o: 702.221.2500 ext. 315 • acampanella@newmarketadvisors.com



CHAINLINKS

NewMarket Advisors

5245 South Durango Drive • Las Vegas, Nevada 89113 • newmarketadvisors.com



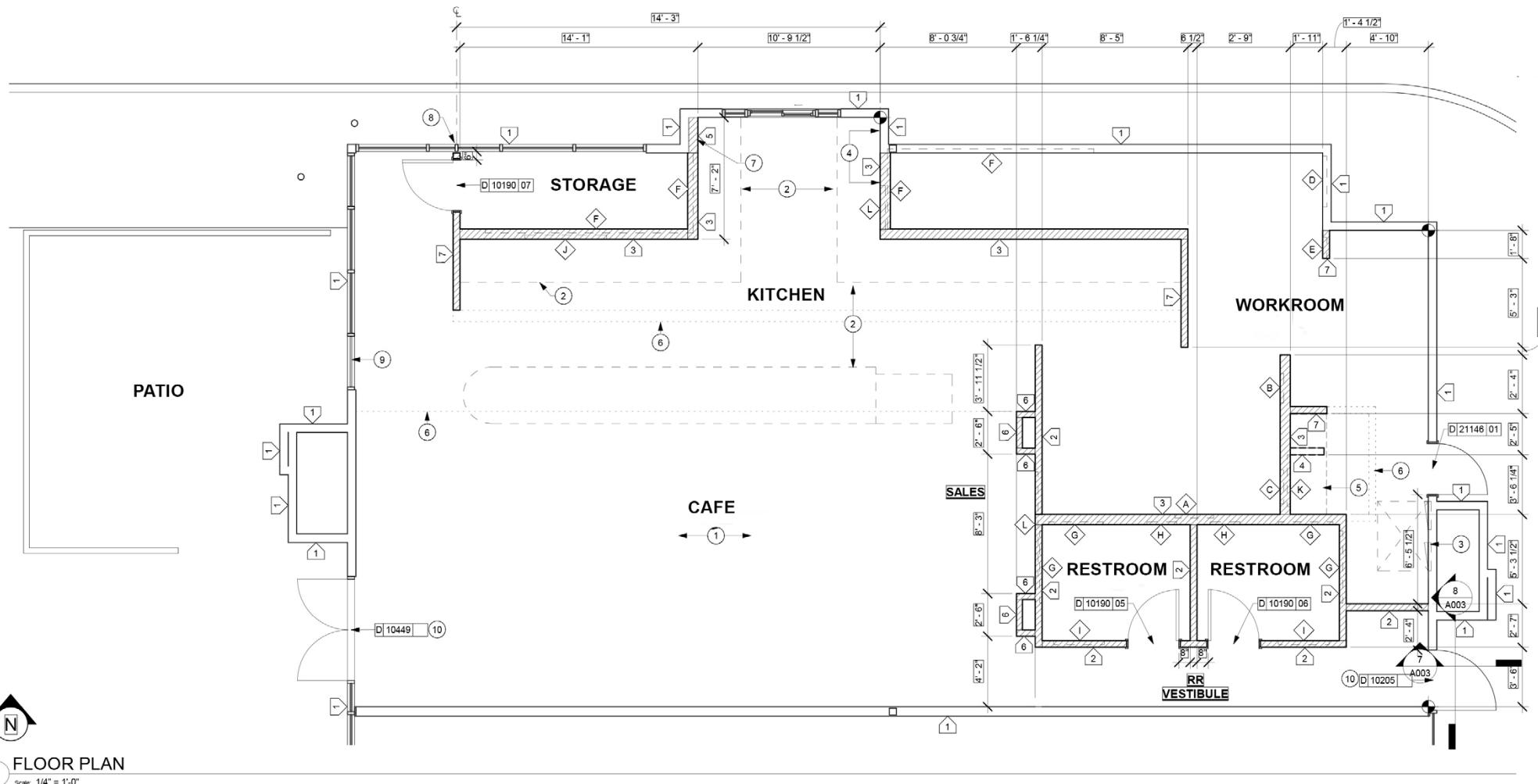
Contact: Terry L. Hamilton • c: 702.340.9597 • o: 702.954.3901 • thamilton@newmarketadvisors.com
 Araceli Campanella • o: 702.221.2500 ext. 315 • acampanella@newmarketadvisors.com



CHAINLINKS

NewMarket Advisors

5245 South Durango Drive • Las Vegas, Nevada 89113 • newmarketadvisors.com



Contact: Terry L. Hamilton • c: 702.340.9597 • o: 702.954.3901 • thamilton@newmarketadvisors.com
Araceli Campanella • o: 702.221.2500 ext. 315 • accampanella@newmarketadvisors.com



CHAIN-INKS

5245 South Durango Drive • Las Vegas, Nevada 89113 • newmarketadvisors.com

JOIN PACIFIC DENTAL SERVICES

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

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

