

LAKE MEAD SUBLEASE AVAILABLE

SWC Lake Mead Pkwy & Burkholder Blvd | 380 E Lake Mead Parkway | Henderson, NV 89015



AVAILABLE	±6,912 SF Freestanding
JURISDICTION	Henderson - 89015
ZONING	Neighborhood Mixed-Use (MN)
RATES	Call for Price

PROPERTY HIGHLIGHTS

- Freestanding Building
- New build out-parcel, constructed in 2023–turnkey & move-in ready
- Exceptional exposure—30,057 VPD, fronting Lake Mead Pkwy just east of Burkholder
- Adjacent to Cadence, a 2,200-acre master-planned community attracting ~196k residents within 5 miles (avg. HH income ~\$113k)
- Enticing area amenities—Minutes from St. Rose Dominican Hospital, Lake Mead rec zones, practice site for Henderson Silver Knights, with more retail & casino development on the horizon

2025 DEMOGRAPHIC SNAPSHOT

	Population: 3-mile radius	87,959
	Average HH Income:	\$118,681
	Traffic Counts: Lake Mead Parkway	30,057 vpd



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CHAINLINKS
RETAIL ADVISORS

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2025 ESTIMATED DEMOGRAPHICS



Population

1-Mile	16,827
3-Mile	87,959
5-Mile	196,512



Average Household Income

1-Mile	\$82,732
3-Mile	\$118,681
5-Mile	\$119,846



Number of Households

1-Mile	6,630
3-Mile	34,481
5-Mile	77,121



Daytime Population (Employees)

1-Mile	5,040
3-Mile	21,749
5-Mile	49,116

