

# LAKE MEAD SUBLEASE AVAILABLE

SWC Lake Mead Pkwy & Burkholder Bvd | 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

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



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## 2025 ESTIMATED DEMOGRAPHICS



### Population

1-Mile	<b>16,827</b>
3-Mile	<b>87,959</b>
5-Mile	<b>196,512</b>



### Average Household Income

1-Mile	<b>\$82,732</b>
3-Mile	<b>\$118,681</b>
5-Mile	<b>\$119,846</b>



### Number of Households

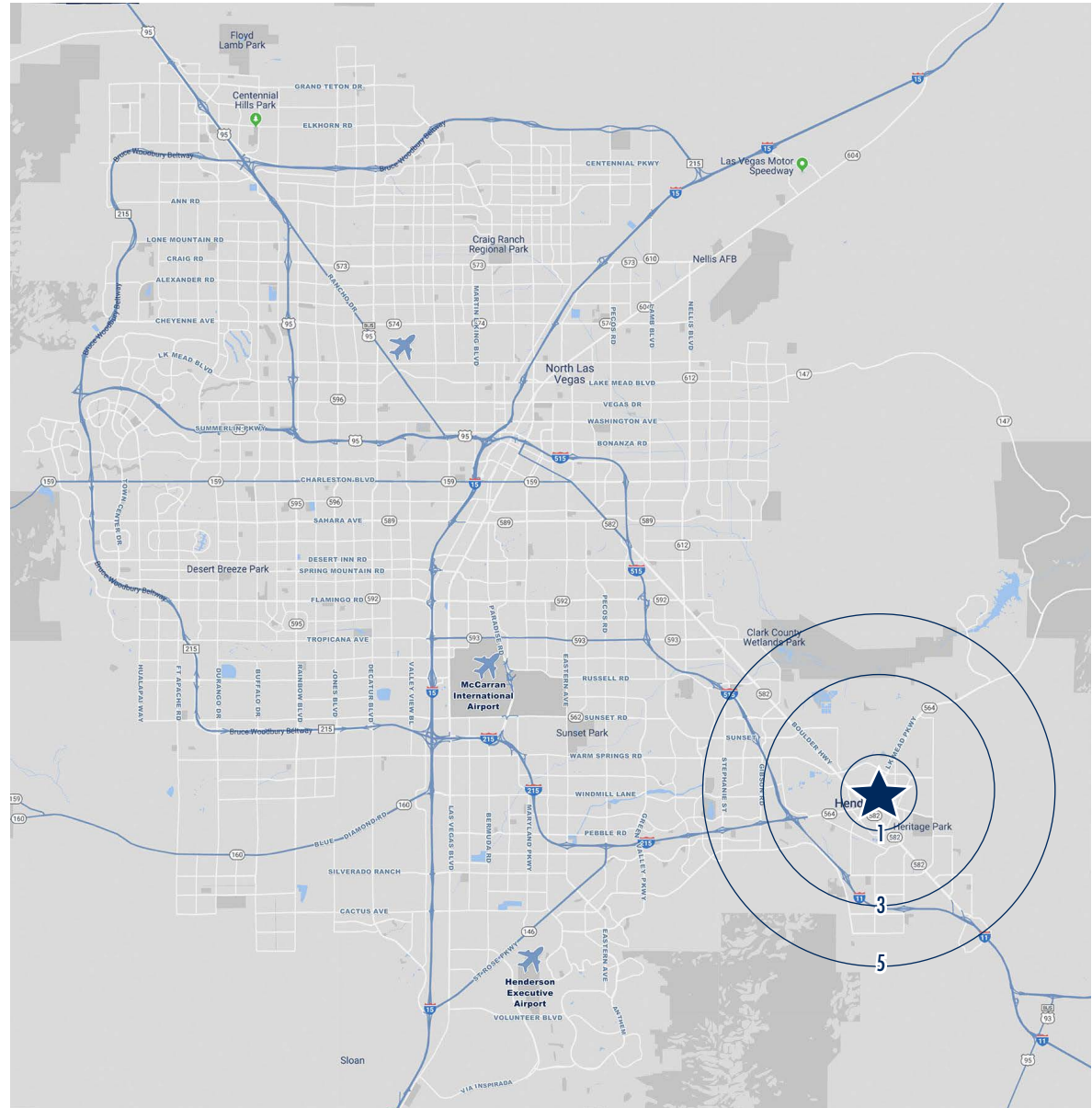
1-Mile	<b>6,630</b>
3-Mile	<b>34,481</b>
5-Mile	<b>77,121</b>



### Daytime Population (Employees)

1-Mile	<b>5,040</b>
3-Mile	<b>21,749</b>
5-Mile	<b>49,116</b>

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