

Available For Lease

MONUMENT @ CALICO RIDGE

1461-1477 E. Lake Mead Pkwy., Henderson, NV 89015

Listed By:

Colliers



LISTING SNAPSHOT

Lease Rate

\$3.00+ PSF NNN

Space Available

±1,171 - ±4,279 SF



PROPERTY HIGHLIGHTS

- Upscale retail center servicing the Cadence and Lake Las Vegas master planned communities
- Seeking restaurants, medical, retail users to join a mix of local & regional tenants
- Join new tenants including Giuseppe's Bar & Grill, Jamon Jamon Tapas, Power Soul Cafe, State Farm, Elite Fitness and more!
- Tenant improvements and free rent available for qualified tenants
- Property is surrounded by tremendous growth with over 24,000 new housing units planned or under construction within a 5-mile radius
- Class A retail suites demisable to ±1,171 SF and ready for buildout

Trade Area Demographics

	1-Mile	3-Mile	5-Mile
2023 Population	5,935	43,257	113,405
2023 Average Household Income	\$154,693	\$117,658	\$103,582
2023 Households	2,570	17,711	46,667

Leasing Experts

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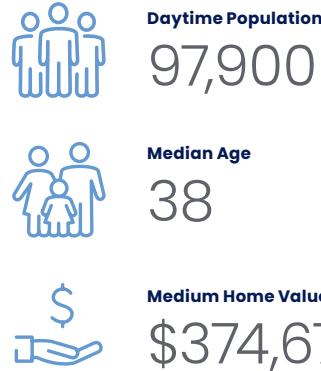
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VICINITY MAP

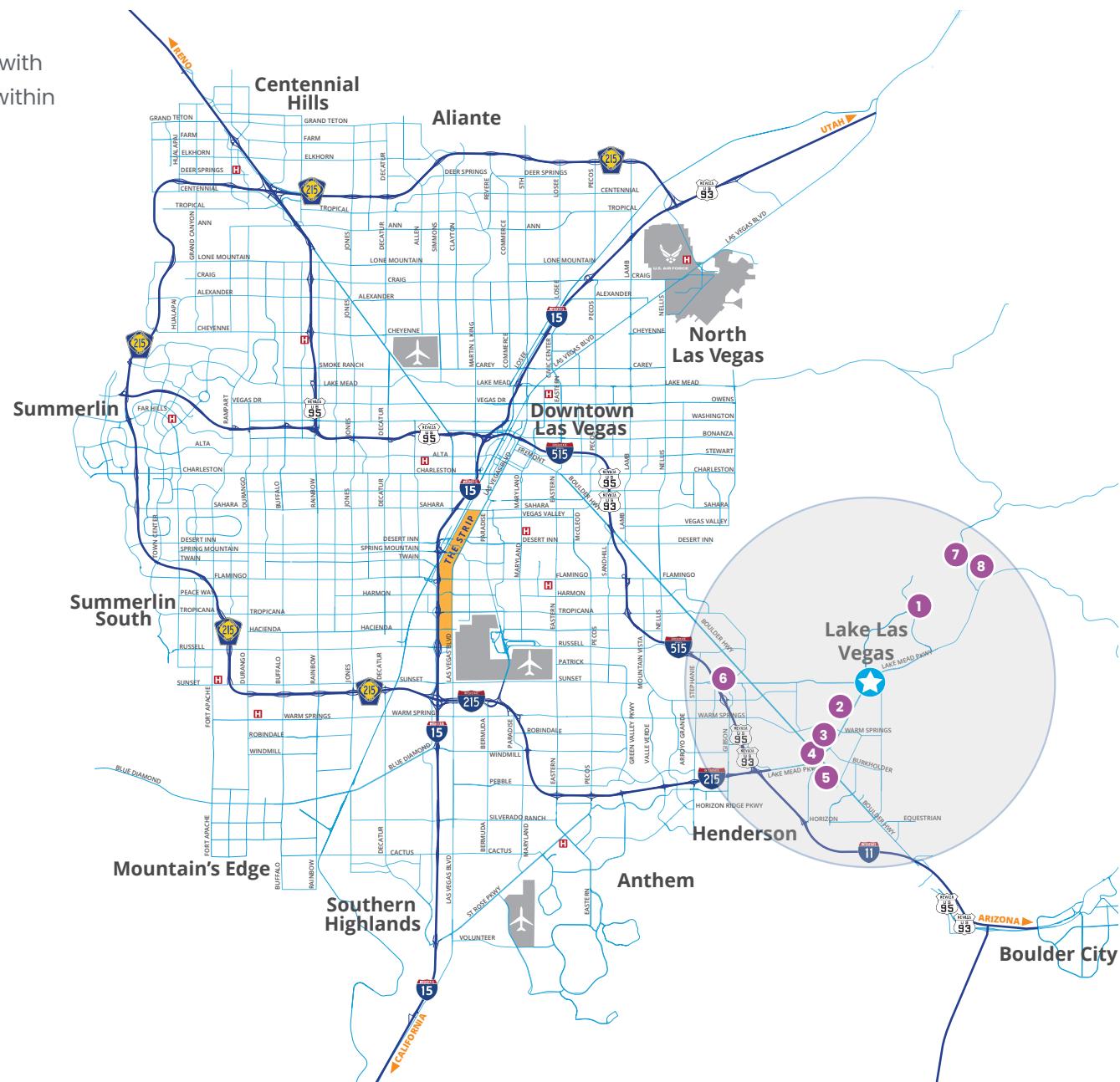
The trade area consists of $\pm 113,405$ residents with an average household income of $\pm \$103,582$ within a 5-mile radius.



Nearby Amenities ± 5 -Mile Radius

- 1 Lake Las Vegas
- 2.3 miles
- 2 Legacy Traditional School ($\pm 1,332$ students)
- 1.3 miles
- 3 Pinecrest Academy ($\pm 1,814$ students)
- 2.6 miles
- 4 Dignity Health St. Rose Hospital (± 326 beds)
- 3.0 miles
- 5 Water Street District
- 3.5 miles
- 6 Henderson Hospital (± 142 beds)
- 3.0 miles
- 7 Wetlands Trail
- 4.5 miles
- 8 Lake Mead
- 4.8 miles

SITE =



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TRADE AREA MAP



■ = Power Centers ■ = Golf Courses ■ = Hospitals ■ = Neighborhood Retail ■ = Office/Industrial ■ = Cadence Masterplan

PLANS & AERIALS

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NORTHEAST FACING AERIAL



■ = Golf Courses

■ = Hotels

■ = Residential Development

PLANS & AERIALS

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SITE PLAN



PLANS & AERIALS

BUILDING 1477 – Fully Leased

Tenant	Suite	Size
Sunrise Suites	#140	±5,127 SF
Primary Care	#130	±2,034 SF
Nail Salon	#120	±2,040 SF
Toasted & Roasted	#100 - 110	±3,764 SF

BUILDING 1473

Tenant	Suite	Size
Elite Fitness	#100	±1,912 SF
Available	#110 - 130	±1,500 – 3,889 SF

BUILDING 1469

Tenant	Suite	Size
Power Soul Café	#100	±1,243 SF
Two Sisters Broasted Chicken and Ribs	#110	±2,547 SF
Available	#120	±1,171 SF

BUILDING 1465

Tenant	Suite	Size
Jamon Jamon Spanish Tapas	#100	±2,789 SF
Available	# 110-130	±1,500 – 4,279 SF
Orthodontist	#140	±1,983 SF
State Farm Insurance	#150	±1,671 SF

BUILDING 1461

Tenant	Suite	Size
Giuseppe's Bar & Grill	#100	±4,663 SF
Available	#110	±2,510 SF

MONUMENT @ CALICO RIDGE

THE CITY OF HENDERSON WAS NAMED ONE OF THE COUNTRY'S BEST PLACES TO LIVE BY MONEY MAGAZINE IN 2012, 2008, AND 2006, AND THE #3 SAFEST CITY IN AMERICA AMONGT 297 OTHERS ACCORDING TO MONEYGEEK.COM.

NEW RETAIL ADDED

Smith's Marketplace opened in 2021 in Cadence. The store spans ± 125,000 SF and added 230 jobs to the area. The Smith's Marketplace is the second Nevada Marketplace store and includes a fuel station. Nine retailers will occupy a 16-acre space located near Smith's Marketplace. Planned businesses include Starbucks, Domino's, Jersey Mike's, Teriyaki Madness, Wells Fargo, Providence Dental and UPS.

LAKE LAS VEGAS

Lake Las Vegas is a spectacular residential and resort destination situated on a privately-owned 320-acre lake, home to 11,000 rooms at picturesque luxury resorts, each just minutes away from on-the-water fun, championship golf courses, fantastic dining, and more.

CADENCE MASTER-PLANNED COMMUNITY

Cadence is a 2,200-acre master-planned community in Henderson, kicked off 2022 ranking in the top 10 best-selling master-planned communities in the U.S. according to John Burns Real Estate Consulting and RCLCO. Beyond national recognitions and strong sales, the Cadence community continues to blossom. The community features ±15,000 homes, a 50-acre central park and a variety of schools, bike trails, dog parks, pools, and a community amphitheater.



RANKED TOP 10 IN THE NATION

Henderson, Nevada, is the second largest city in Nevada, with a population of over 337,000. Henderson, NV ranked 3rd on the 15 Safest Large Cities list in 2023. The city is considered to be one of the best places to live in Nevada and ranked among the top 50 Best Places to Live in America by Money Magazine (2021).

STRONG RESIDENTIAL DEVELOPMENT

There are currently five homebuilders developing within Cadence that include Toll Brothers, StoryBook Homes, Lennar, Richmond American, and Woodside Homes, with several others expected to also build in the coming years.

CADENCE'S CONTINUED DEVELOPMENT

- ±15,000 residential units
- ±1.1MM SF of commercial/retail
- Gaming resort with 1,500 rooms and convention space
- 3 new elementary schools
- 1 middle school, 1 private school and 1 charter school
- A new fire station
- 450-acres of public spaces:
 - 4 full-sized baseball fields
 - 5 little league fields
 - 5 softball fields
 - 6 soccer fields
 - 4 multi-purpose fields
 - 30-acres of trails

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Malan + Marcello Investment Team

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