



FOR LEASE

HENDERSON PLAZA

524-544 S. Boulder Highway, Henderson, NV 89015

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Henderson Plaza is a ±100,000 SF Neighborhood Shopping Center located in Henderson, NV with a unique tenant mix including national retailers AutoZone, Rent-a-Center, Burger King, Cuevas Market, Nevada Department of Welfare, Water Mill, Smog Busters and more! Centrally located near Downtown Henderson and Water Street, this center services nearby master-planned communities such as Lake Las Vegas, Tuscany, Cadence, as well as a short drive to Boulder City, Lake Mead Recreation Area, and Hoover Dam.

PROPERTY HIGHLIGHTS

- Highly competitive rental rates and CAMs for trade area
- +/- 25,000 SF Anchor available for Retail, Office, and Entertainment uses
- 2 End Cap units Available (+/-2,200-4,440 SF)
- Rear fenced yard available for RV/Boat/Trailer storage
- Great Visibility from Boulder Highway with Large Pylon Sign
- Second Gen Salon Available (Can be demised)

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OFFERING SUMMARY

LEASE RATE:	\$0.55 - 1.75 SF/month (NNN)
NUMBER OF UNITS:	16
AVAILABLE SF:	2,200 - 25,000 SF
LOT SIZE:	11 Acres
BUILDING SIZE:	87,135 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,791	28,524	47,672

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ADDITIONAL PHOTOS



ANCHOR: 538 S. Boulder Highway, Suite #A



522 S. Boulder Highway | ±3,129 SF



END CAP: 536 S. Boulder Highway, Suite #A1 | ±4,400 SF



END CAP: 534 S. Boulder Highway #A1 | ±2,200 SF

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SITE PLAN

LEGEND

Available

Occupied



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SITE PLAN

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
522 S. Boulder Highway	Available	3,129 SF	NNN	\$1.50 - 1.75 SF/month
524 S. Boulder Highway #B	Autozone	11,220 SF	NNN	-
526 S. Boulder Highway	Rent-A-Center	6,000 SF	NNN	-
528 S. Boulder Highway	Cuevas Market	8,800 SF	NNN	-
534 S. Boulder Highway	Available	2,200 SF	NNN	\$1.25 - 1.50 SF/month
536 S. Boulder Highway #A1	Available	4,400 SF	NNN	\$1.25 - 1.50 SF/month
536 S. Boulder Highway #A2	Nail Salon	2,200 SF	NNN	-
536 S. Boulder Highway #B	Fruit Palace	2,200 SF	NNN	-
538 S. Boulder Highway #A	Available	25,000 SF	NNN	\$0.55 - 1.00 SF/month
538 #B - 544 S. Boulder Highway	Camp Run-A-Mutt	13,210 SF	NNN	Coming Summer 2024
Pad A	Available	4,500 SF	Ground Lease	Call for details
Pad D	Available	6,000 SF	Ground Lease	Call for details
510 S. Boulder Highway	Baskin Robbins	960 SF	NNN	-
520 S. Boulder Highway	Nevada Welfare	19,025 SF	NNN	-
550 S. Boulder Highway	Burger King	2,640 SF	NNN	-

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RETAILER MAP



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