

2380 VIA INSPIRADA
HENDERSON, NV 89044



Executive Summary

A high-visibility Southwest Las Vegas commercial opportunity

Property Overview

Building Size	±10,108 SF
Land Area	±0.74 Acres
Property Type	Retail / Restaurant
Year Built	2021
APN	191-14-412-009
Zoning	CC / Community Commercial

Investment Positioning

- Prominent location with great visibility in the Inspirada/Southwest Henderson area.
- Convenient access to I-15, St. Rose Parkway, and the Las Vegas Valley freeway network.
- Building can be demised into multiple suites or utilized as a single suite.
- Opportunity to capitalize on continued development and increasing demand in the Inspirada/Southwest Henderson market.
- Excellent owner-user, repositioning, restaurant, retail or redevelopment opportunity.

Current asking price: \$ 4,899,999

Location Overview

Southwest Henderson • Inspirada trade area



2380 Via Inspirada • Henderson, Nevada 89044

Why This Location

- Sits in West Henderson within the Inspirada community, one of Southern Nevada's premier master-planned developments.
- Close to St. Rose Parkway's retail and dining corridor, minutes from I-15, and about 20–25 minutes from Allegiant Stadium, T-Mobile Arena, and the Las Vegas Strip; also roughly 10 minutes to Henderson Executive Airport.
- Henderson Hospital (Valley Health System) is close by, adding a daytime draw from medical staff and patients.
- Located at the entrance to Inspirada and its 25,000+ residents, and at the entrance to the future Inspirada Station Casino. A rare "front door" position that captures traffic entering and exiting the entire community.
- Very drivable (80/100), moderately bikeable (60/100), and fairly walkable (40/100) — reflecting a car-oriented but increasingly pedestrian-friendly suburban trade area.

20,800 vehicles/day on Via Inspirada
15,200 vehicles/day on Bicentennial Pkwy

Property Highlights

Physical characteristics and positioning



Key Features

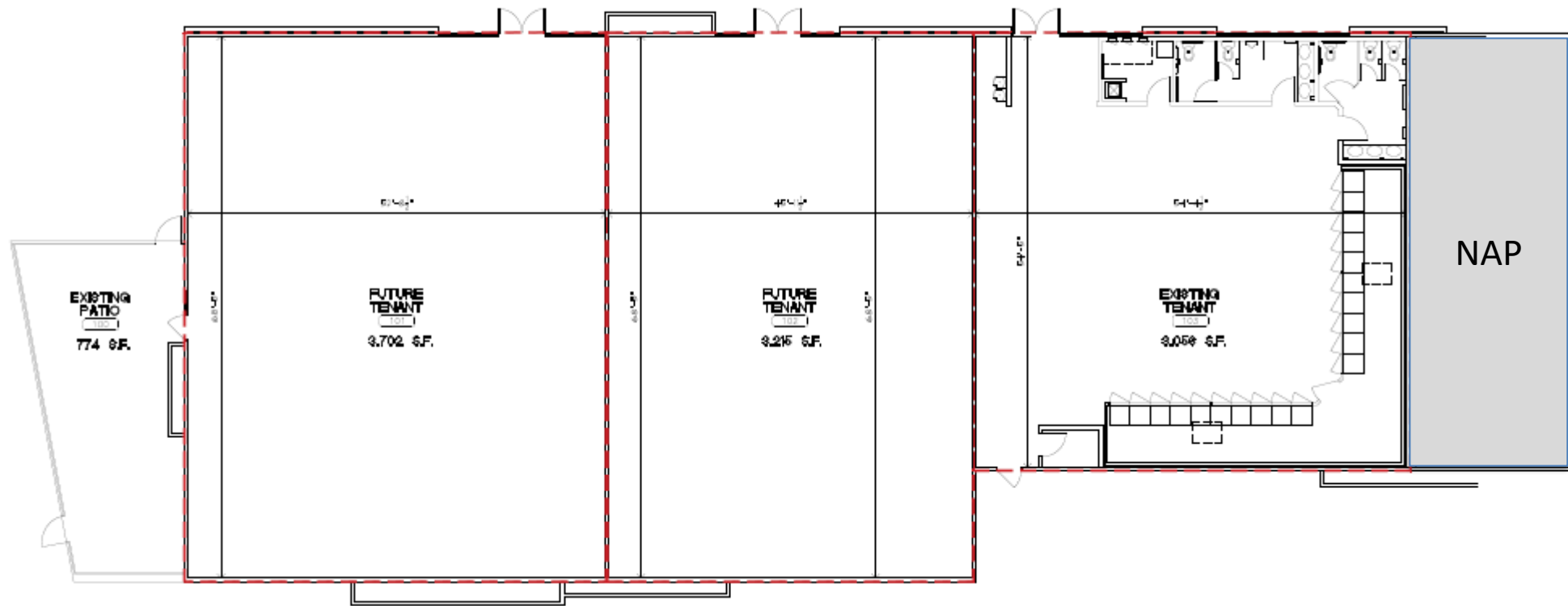
- 10,108 SF single-story building on a 0.74-acre lot, built in 2021 with an open retail layout that can function as one suite or be demised into three, giving flexibility for a single anchor user or multiple smaller tenants.
- 247 feet of frontage along Via Inspirada, zoned CC (Community Commercial) — strong visibility for any street-facing tenant.
- 18' clear height, 675 amps of power at 120/208V, and 100% air conditioning.
- The space comes fully built out with a large walk-in cooler, solar power on the roof, and a deluxe wine bar with a 774 SF outdoor patio. Ideal for a restaurant, bar, or food/beverage user., while still workable as general retail, medical, or office space.

Potential Uses

Restaurant • Retail • Specialty Retail • Owner-User • Repositioning / Reuse

Floor Plan

Space planning / layout



***Potential 3 tenant Floorplan

Trade Area Demographics

Population, household growth and income

Metric	1 Mile	3 Miles	5 Miles
2026 Population	17,459	55,206	160,973
2031 Population	18,473	57,274	170,062
2026–2031 Population Growth	+5.70%	+3.70%	+5.50%
2026 Households	6,770	23,480	64,351
2026 Average HH Income	\$187,558	\$167,748	\$154,597
2026 Median Age	37	48	42

Market Takeaway

The surrounding trade area combines substantial population density with projected population and household growth through 2031, supporting long-term demand for neighborhood-oriented commercial uses.

Area Highlights

Established retail, dining and services surround the property

SOUTHWEST HENDERSON

Proximity to the Raiders and Aces headquarters and practice facilities, the planned Inspirada Station Hotel and Casino, and the 2.5 million square foot Haas Automation Headquarters adds a longer-term destination and employment draw beyond the immediate residential base.

GROWING ROOFTOP BASE

Inspirada spans nearly 1,940 acres and is planned for roughly 11,500 homes at buildout, with current population estimates ranging from about 10,000 up to the 25,000–28,000 residents cited in newer sources as the community continues to fill in — meaning the retail trade area is still in a growth phase, not yet saturated.

INSPIRADA TOWN CENTER

The Town Center is a 300-acre lifestyle hub planned to include the casino, a convention/conference center, cultural and entertainment venues, and a mix of retail, restaurants, office, and residential space, with pedestrian-friendly outdoor seating, awnings, and canopies.

RETAIL / DINING

The immediate trade area already includes Starbucks, Anytime Fitness, Chase, Bank of America, Teriyaki Madness, Church's Martial Arts, and Sprouts (Spring 2027). It offers a healthy mix of daily-needs and service retailers that validates consumer spending in the corridor.

Contact Information

J.A. Kennedy Real Estate Company is a full-service real estate brokerage company headquartered in Las Vegas, Nevada.

A diversified company in nature, J.A. Kennedy Real Estate Company provides retail, office, industrial and raw land opportunities for sale and for lease throughout the greater Las Vegas Valley. With native Nevadans at the helm, we recognize the necessity of understanding not just the market in general, but the unique dynamics that make Las Vegas the first-class community that it is.

J.A. Kennedy Real Estate Company was founded in 2004 with the time-honored family traditions of honesty, hard work and uncompromising ethics. J.A. Kennedy Real Estate Company is the culmination of three generations of one family's involvement as owners and developers of real estate in the greater Las Vegas Valley. The Company's financial strength and reputation serves as the foundation for incredible accomplishments in this highly competitive and extremely cyclical industry.

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