

FOR LEASE

HENDERSON PLAZA

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

RENOVATION UNDERWAY



PRESENTED BY:

ERIC ROGOSCH

Vice President

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NV #S.0052003

*Renderings are for illustrative purposes only and are subject to change.

PROPERTY SUMMARY



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OFFERING SUMMARY

LEASE RATE:	\$1.50 - \$1.75 SF/M (NNN)
AVAILABLE SF:	±2,000 - ±4,400 SF
ANCHOR:	±25,000 SF
GROUND LEASE:	±0.5 AC (Call Broker for more information)

PROPERTY HIGHLIGHTS

- Complete exterior renovation underway, featuring a contemporary redesign, upgraded storefronts, improved lighting, and updated pylon signage.
- ±25,000 SF anchor opportunity ideal for retail, entertainment, fitness, medical, educational, or office users.
- Two end-cap suites available ranging from approximately 2,200 SF to 4,440 SF.
- Excellent visibility and exposure along S. Boulder Highway with prominent pylon signage.
- Freestanding pad building opportunity with potential drive-thru (contact broker for details).
- Convenient access to Downtown Henderson, Water Street District, Lake Las Vegas, Cadence, Tuscany, Boulder City, and Lake Mead Recreation Area.

PROPERTY DESCRIPTION

Henderson Plaza is a ±90,000 SF neighborhood shopping center strategically located on S. Boulder Highway in the heart of Henderson, Nevada. The property is undergoing a comprehensive exterior renovation that will introduce a modernized facade, enhanced storefronts, improved signage, and refreshed common areas, creating a vibrant new shopping destination for both tenants and customers.

Anchored by a diverse mix of national, regional, and local tenants as **AutoZone**, **Burger King**, **CAMP Run-A-Mutt**, **Rent-A-Center**, **Cuevas Meat Market**, **Nevada Division of Social Services**, **Watermill Express**, and **Smog Busters**, Henderson Plaza serves a well-established trade area with excellent daytime and residential demographics.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

RENDERING PHOTOS



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SVN | THE EQUITY GROUP 3

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SITE PLAN



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SITE PLAN

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
522 S. Boulder Highway	Game Changerz Barber College	3,129 SF	NNN	-
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	\$1.50 - 1.75 SF/month
536 S. Boulder Highway #A1	Available	4,400 SF	NNN	\$1.50 - 1.75 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	Call for details
544 S. Boulder Highway	Camp Run-A-Mutt	13,210 SF	NNN	-
Pad A	Available	0.5 Acres	Ground Lease	Multiple Tenant + Drive Thru - Options Available
Pad B	Available	0.5 Acres	Ground Lease	Call for details
520 S. Boulder Highway	Nevada Division of Social Service	19,025 SF	NNN	-
550 S. Boulder Highway	Burger King	2,640 SF	NNN	-

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RETAILER MAP



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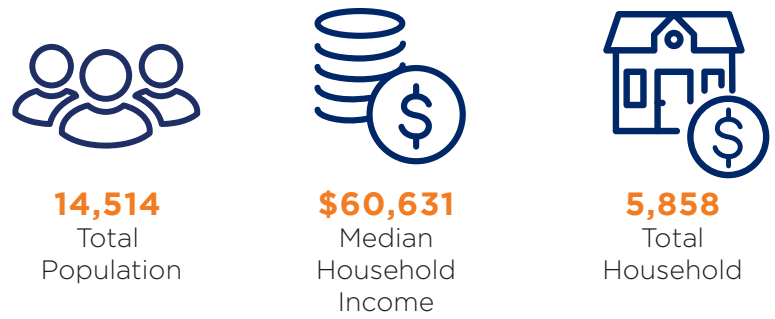
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DEMOGRAPHICS & MAP

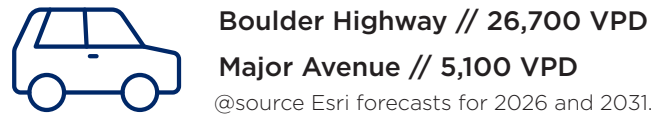
KEY FACTS // 1 MILE



KEY FACTS // 3 MILES



TRAFFIC COUNTS



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HENDERSON HIGHLIGHTS

A RAPIDLY EXPANDING RETAIL CORRIDOR

Henderson is undergoing a major transformation driven by public infrastructure investment, residential expansion, and downtown revitalization. The Boulder Highway corridor anchored by the Water Street District and fueled by the growth of Cadence is emerging as one of the Southeast Valley's strongest retail growth corridors.

Ongoing redevelopment projects, thousands of new residential units, and enhanced pedestrian connectivity are positioning this trade area for sustained consumer demand and long-term retail upside.

BOULDER HIGHWAY REDEVELOPMENT



- Major corridor modernization project improved traffic flow & pedestrian accessibility
- Enhanced streetscape & landscaping
- Long-term visibility and accessibility improvements

<https://reimagineboulderhighway.com/design/>

WATER STREET DISTRICT



- Revitalized historic downtown core
- New restaurants, breweries & entertainment concepts
- Growing mixed-use & residential development

<https://waterstreetdistrict.com/places/>

CADENCE MASTER-PLANNED COMMUNITY



- 2,200 + acre master-planned development
- Expanding schools, parks & retail nodes
- Strong population & household growth

<https://cadencenv.com/>