

For Lease

E. Lake Mead Pkwy. & N. Boulder Hwy.



380 E. Lake Mead Pkwy.
Henderson, NV 89015

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Listing Snapshot



\$2.50 PSF
Lease Rate



± 6,912 SF
Building Square Footage



± 0.86 AC
Total Acreage



Henderson
Submarket

Property Highlights

- 380 E. Lake Mead Parkway is a nearly new ± 6,912 SF vacant retail building on an out-parcel. It could be used for retail service, traditional retail, or dining. The building is considerably quicker and cheaper than developing a new building.
- The building is strategically located near the newer, established Cadence master-planned community, which is ± 2,220 acres of homes, parks, and trails off Lake Mead Parkway and is close to retail centers – Lake Mead Gateway Plaza and Victory Village Plaza, St. Rose Dominican Hospital (± 110 beds), Lake Mead Recreational Area, America First Center (practice facility for AHL Silver Knights), and future Cadence Crossing Casino, a ± 10,000-square-foot casino with ± 450 slots, several dining options and live entertainment by Boyd Gaming.
- The asset’s prime location serves a substantial population of about ± 196,217 residents within a 5-mile radius, boasting an impressive average household income of \$113,085.
- The retail property is strategically positioned on E. Lake Mead Parkway just east of Burkholder Boulevard, and benefits from excellent visibility and high traffic counts of approximately ± 52,730 vehicles daily.

Demographics

	1-mile	3-mile	5-mile
2024 Population	16,324	88,619	196,217
2024 Average Household Income	\$79,053	\$108,901	\$113,085
2024 Total Households	6,278	33,956	75,603







Schools
Pinecrest Academy
Cadence
± 2,270 Students

Mixed-Use
OPPORTUNITY
VILLAGE
LAS VEGAS' FAVORITE CHARITY

Communities
CADENCE
the rhythm of a new day™
± 13,00 Homes

Multifamily
Prelude at the Park
Apartments
± 320 Units

AVAILABLE
± 6,912 SF
± 0.86 AC

Multifamily
Smith-Williams
Senior Apartments
± 80 Units

Retail
Smith's
FOOD & DRUG STORES

Government
Henderson Fire
Dept. Station 83

Retail
Lake Mead
WELLNESS CENTER
TACO BELL

Schools
Lake Mead
Christian Ministries
± 840 Students

Government
Henderson Officer
Department



Retail

Victory Village Plaza

Walmart

Blaine's

UPS

Retail

Walgreens

Hospitals

St. Rose Dominican Hospital

± 110 Beds

Retail

Lake Mead Crossing

Target

BIG LOTS

ROSS

DRESS FOR LESS

AVAILABLE

± 6,912 SF

± 0.86 AC

Retail

Lake Mead Gateway Plaza

Albertsons

McDonald's

Check City

Industrial

TIMET

Retail

ExtraSpace Storage

Hotels / Casinos

SUNSET STATION

HOTEL & CASINO

Schools

Pinecrest Academy

Cadence

± 2,270 Students

Hotels / Casinos

TOYOTA WILD

CASINO

Water St.

Boulder Hwy. // 6,730 CPD

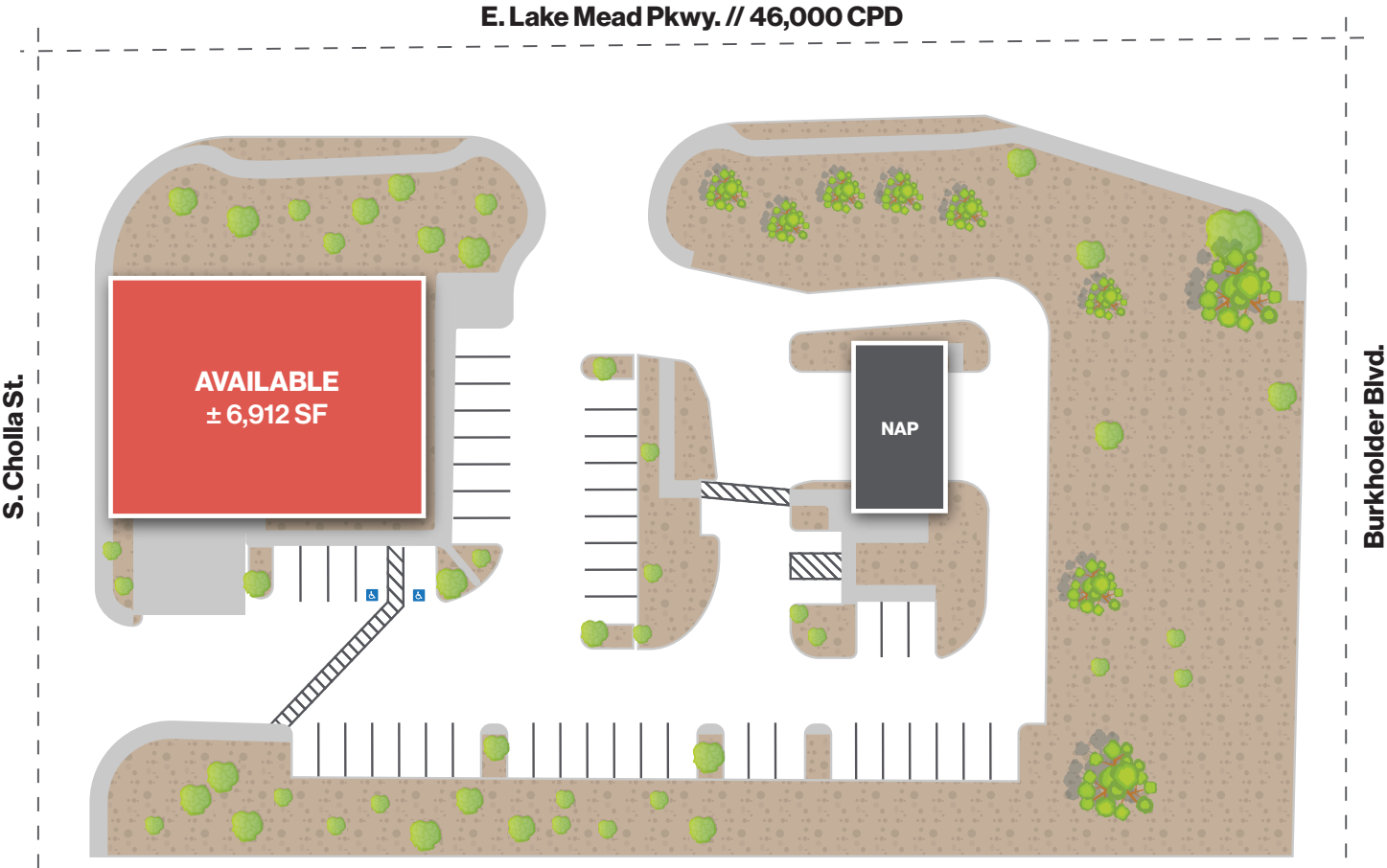
Lake Mead Pkwy. // 46,000 CPD

US 95

US 95 // 69,500 CPD

Las Vegas Strip

Burkholder Blvd.



Floor Plan | ± 6,912 SF



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For inquiries please reach out to our team.

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