

Sale / Lease

12,469 SF Freestanding Retail Building

1441 Paseo Verde Pkwy Henderson, NV 89012



SALE PRICE \$4,300,000

LEASE RATE \$1.75 SF/month

Jerry Steklachick
(702) 518-2526
Jerry.Stek@cbcvegas.com

Ron Opfer
(702) 768-7238
ron.opfer@cbcvegas.com

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PROPERTY DESCRIPTION

Presenting a versatile 12,469-square-foot retail building at 1441 Paseo Verde Parkway in Henderson. Built in 2019 and currently operating as a gym, the property offers a modern, open layout that can accommodate a variety of retail and service-oriented uses, including fitness, wellness, spa, medical, specialty retail, or dog day care.

The property also includes approximately 1,873 square feet of fenced outdoor space, currently used for outdoor workouts, providing additional flexibility for fitness activities, recreation, play areas, or other compatible uses.

The property's CC zoning and flexible configuration make it well suited for an owner-user seeking a prominent location or an investor looking to add a quality retail asset to their portfolio. Located within Henderson's desirable Paseo Verde corridor, this property offers an excellent opportunity to acquire a newer building with strong long-term potential.

DON'T DISTURB TENANT

OFFERING SUMMARY

Sale Price:	\$4,300,000
Lease Rate:	\$1.75 SF/month (NNN)
Available SF:	12,469 SF
Lot Size:	56,649 SF
Building Size:	12,469 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	8,764	43,516	111,602
Total Population	20,818	107,168	288,107
Average HH Income	\$120,357	\$123,987	\$113,188

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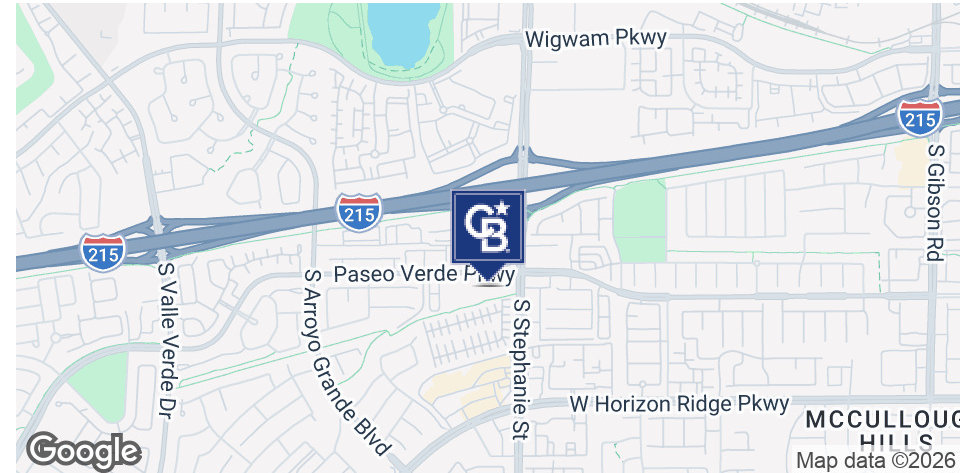


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Sale Price	\$4,300,000
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Lease Rate	\$1.75 SF/MONTH
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OFFERING SUMMARY

Building Size:	12,469 SF
Lot Size:	56,649 SF
Price / SF:	\$344.86
Year Built:	2019
Zoning:	CC

LOCATION OVERVIEW

Located in the heart of Henderson, 1441 Paseo Verde Parkway offers convenient access to the I-215 Beltway via Stephanie Street. The property is surrounded by established residential neighborhoods, businesses, and popular destinations, including The District at Green Valley Ranch, Green Valley Ranch Resort, and Cornerstone Park.

The location is also near Henderson's growing luxury hillside communities, including Ascaya and MacDonald Highlands, along with the new Four Seasons Private Residences Las Vegas. Continued residential development throughout the surrounding area is adding households and supporting demand for nearby retail, fitness, wellness, and service-oriented businesses. Henderson's strong population growth, desirable demographics, and convenient regional access make this an attractive location for both investors and owner-users.

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- ±12,469 SF freestanding retail building
- Ideal for an owner-user or investor
- Currently configured as a fitness facility
- Functional open floor plan with high ceilings
- ±1,873 SF private fenced outdoor area
- Built in 2019
- CC zoning allows for a variety of potential uses
- Strong Henderson location near affluent communities
- Close to Ascaya, MacDonald Highlands and Four Seasons Private Residences Las Vegas
- Convenient access to I-215 via Stephanie Street

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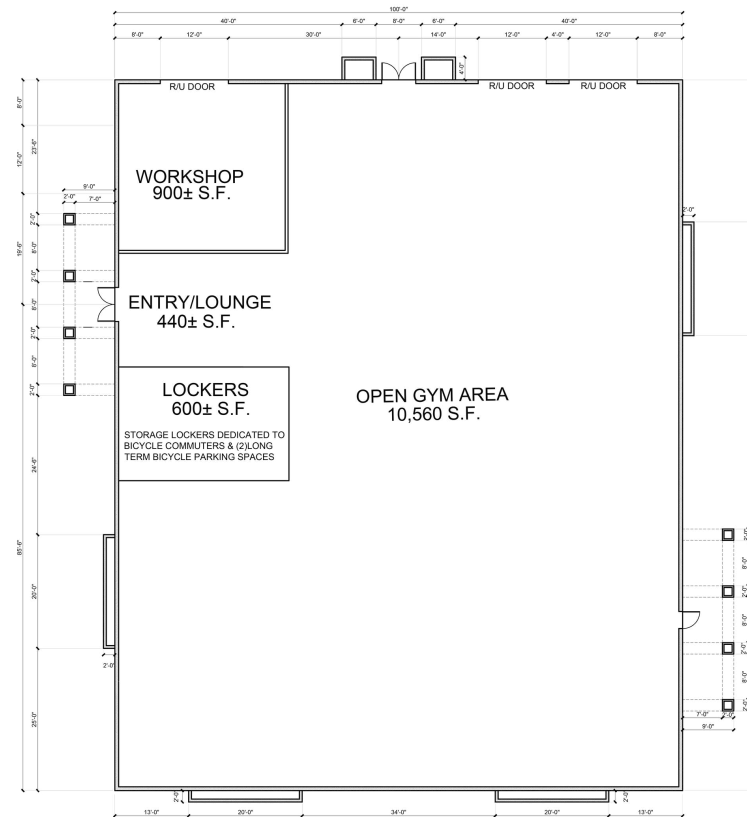


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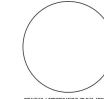
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1 FLOOR PLAN
SCALE: 1/8" = 1'-0"



NOTHING IS TO BE CONSIDERED AS A PART OF THIS SET OF DRAWINGS UNLESS IT IS SHOWN HEREON. ANY CHANGES TO THIS SET OF DRAWINGS SHALL BE MADE BY A REVISION OR A CORRECTION SHEET. THE USER OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONTRACTS AND AGREEMENTS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES AND SERVICES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY MATERIALS AND SUPPLIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY LABOR AND SERVICES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EQUIPMENT AND TOOLS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY TRANSPORTATION AND LOGISTICS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY COMMUNICATIONS AND MARKETING. 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KC CAY'S
ARCHITECT
ARCHITECTURAL FIRM
1441 PASEO VERDE PKWY
HENDERSON, NV 89012



PROTOGYM
APR. 18-25-07-016
HENDERSON NEVADA

DATE: 11/20/15

JOB: CAY'S

ENTITLEMENT SET

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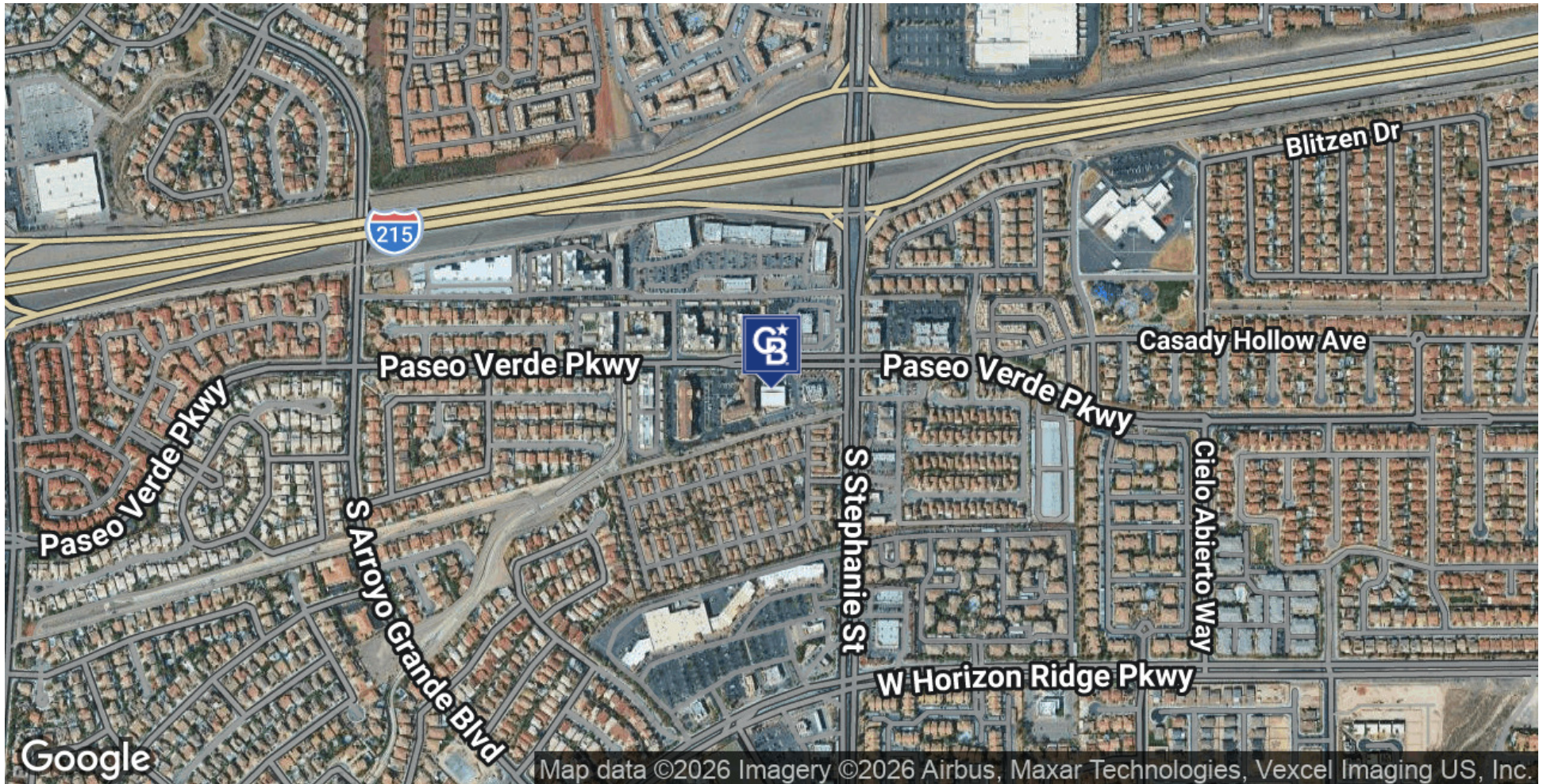


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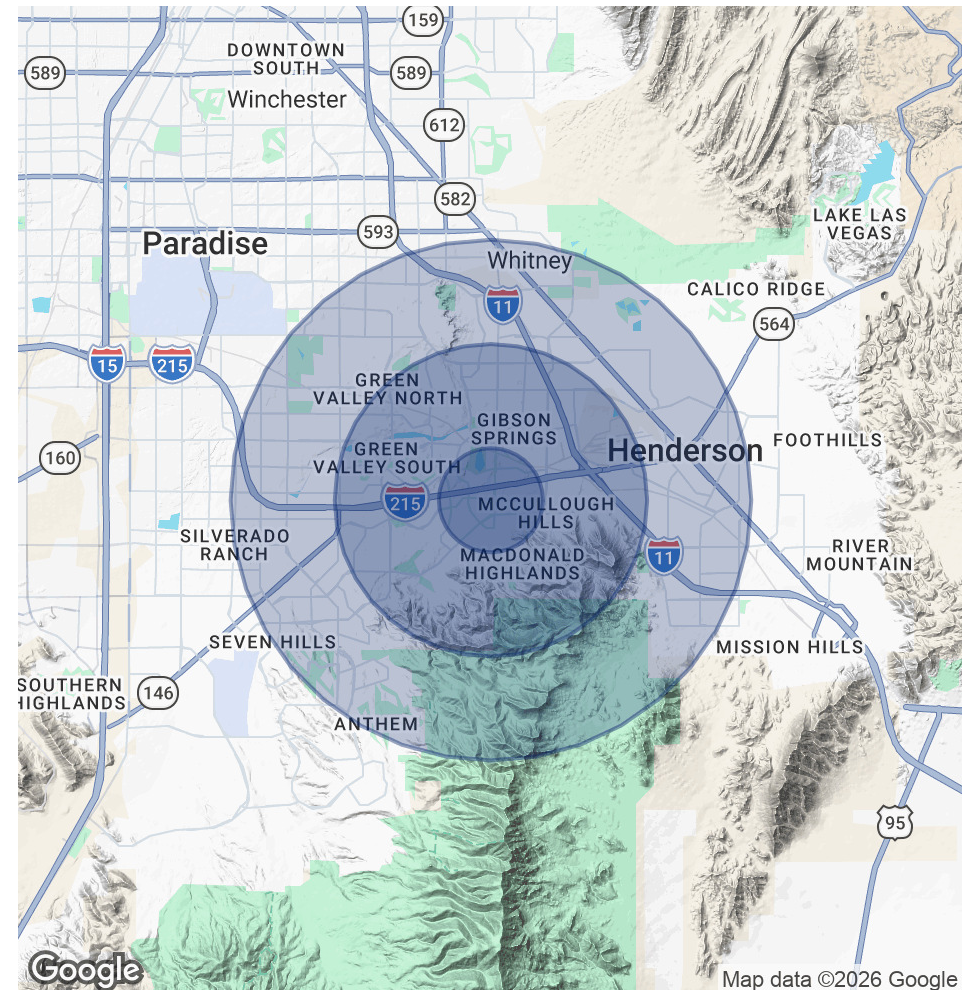
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	20,818	107,168	288,107
Average Age	38.8	42.6	40.5
Average Age (Male)	39.2	42.8	40.5
Average Age (Female)	38	41.8	40.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	8,764	43,516	111,602
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$120,357	\$123,987	\$113,188
Average House Value	\$489,148	\$506,230	\$486,338

2023 American Community Survey (ACS)



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