

Restaurant With Outdoor Patio

THE SHOPS AT INSPIRADA

2340 Via Inspirada, Henderson, NV 89044

Listed By:



AVAILABLE
±1,500 SF (with patio)



2nd Gen Restaurant With Exceptional City Views

LISTING SNAPSHOT

Lease Rate

\$4.75 PSF NNN

Space Available

±1,500 SF (with patio)



PROPERTY HIGHLIGHTS

- ±1,500 SF fully built out second generation restaurant space with outdoor patio
- Excellent city views overlooking the stunning Las Vegas Strip
- Located along Via Inspirada (±21,700 VPD) and Bicentennial Parkway (±15,100 VPD) with prime visibility and easy access
- Strategically located to service Anthem, Inspirada, Seven Hills and all of the West Henderson area with a total of ±161K people within a 5-mile radius
- 2.3 million SF industrial park under construction along Via Inspirada which will bring over 500 jobs to the area
- Conveniently located less than 4 miles from St. Rose Parkway, Interstate 15, and the M Resort Casino
- Join 7-Eleven, Jersey Mike's, Marco's Pizza, Liquor World, Great Clips, The UPS store in this Class A retail center

Trade Area Demographics

	1-Mile	3-Mile	5-Mile
2025 Population	16,774	57,299	161,166
2025 Average Household Income	\$173,518	\$159,713	\$144,541
2025 Households	6,579	24,255	64,356
Day Time Population	10,702	41,067	125,407

Listing Brokers

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VICINITY MAP

The trade area consists of ±161,166 residents with an average household income of ±\$144,541 within a 5-mile radius.



Median Age
41.8



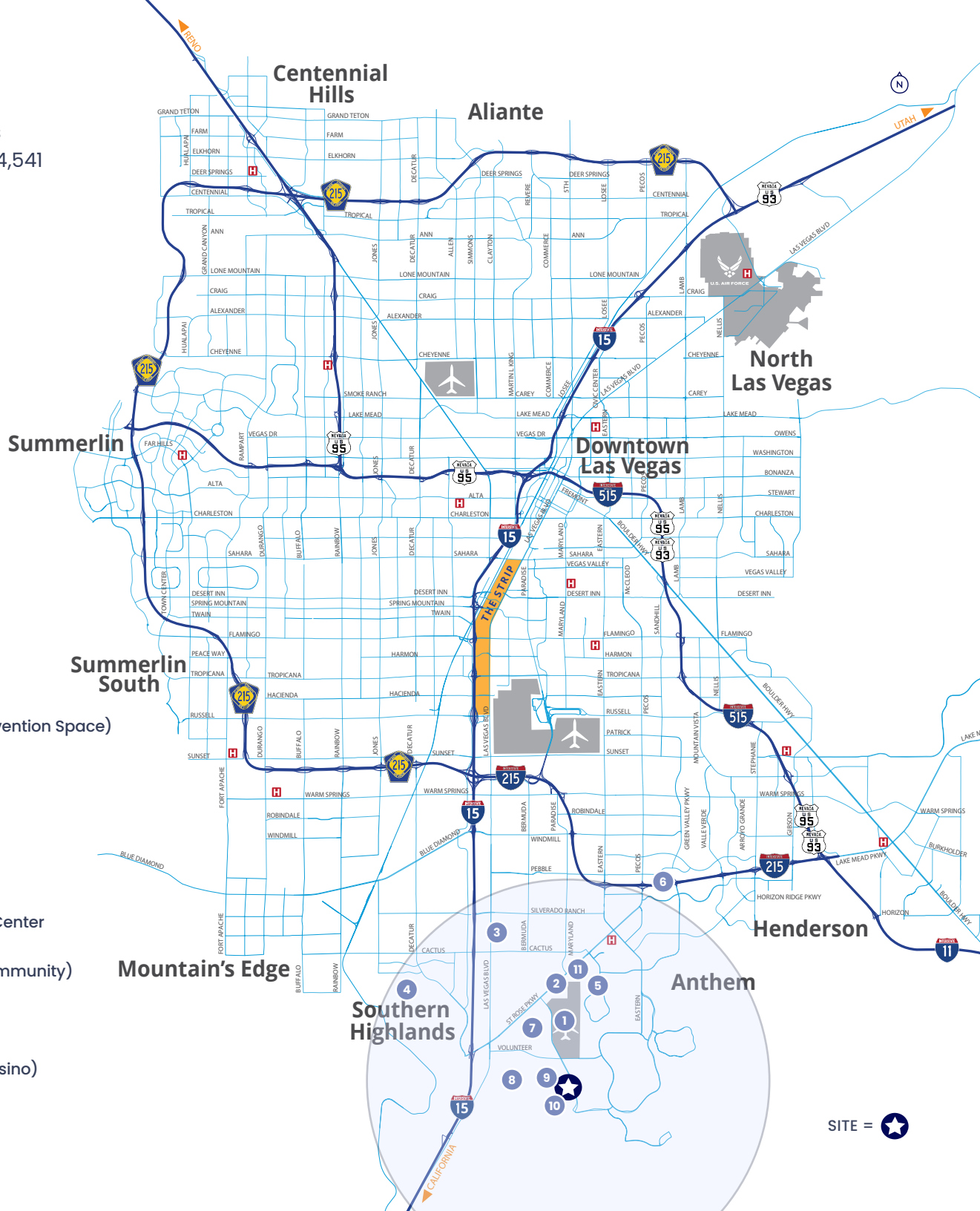
Homeowners
41,642



Married Households
51.1%

Nearby Amenities ±5-Mile Radius

- 1 Henderson Executive Airport - 3.0 miles
- 2 Henderson Hospital (±190 Beds) - 3.1 miles
- 3 M Resort Spa & Casino (±390 Rooms & 40K SF Covention Space) - 3.3 miles
- 4 Southern Highlands (±9,500 Homes) - 5.4 miles
- 5 Seven Hills ±(3,000 Homes) - 6.1 miles
- 6 Future HCA Hospital (±57 AC) - 1.0 miles
- 7 Raiders HQ + Intermountain Health Performance Center - 2.6 miles
- 8 Mosaic Companies (Future 220-AC Mixed Use Community) - 3.7 miles
- 9 Haas Commerce Center (2.5M Industrial Park) - 0.9 miles
- 10 Future Inspirada Station (±201 Rooms, ±58K SF Casino) - 0.1 miles
- 11 The Village at St Rose (±107K SF Office) - 3.8 miles

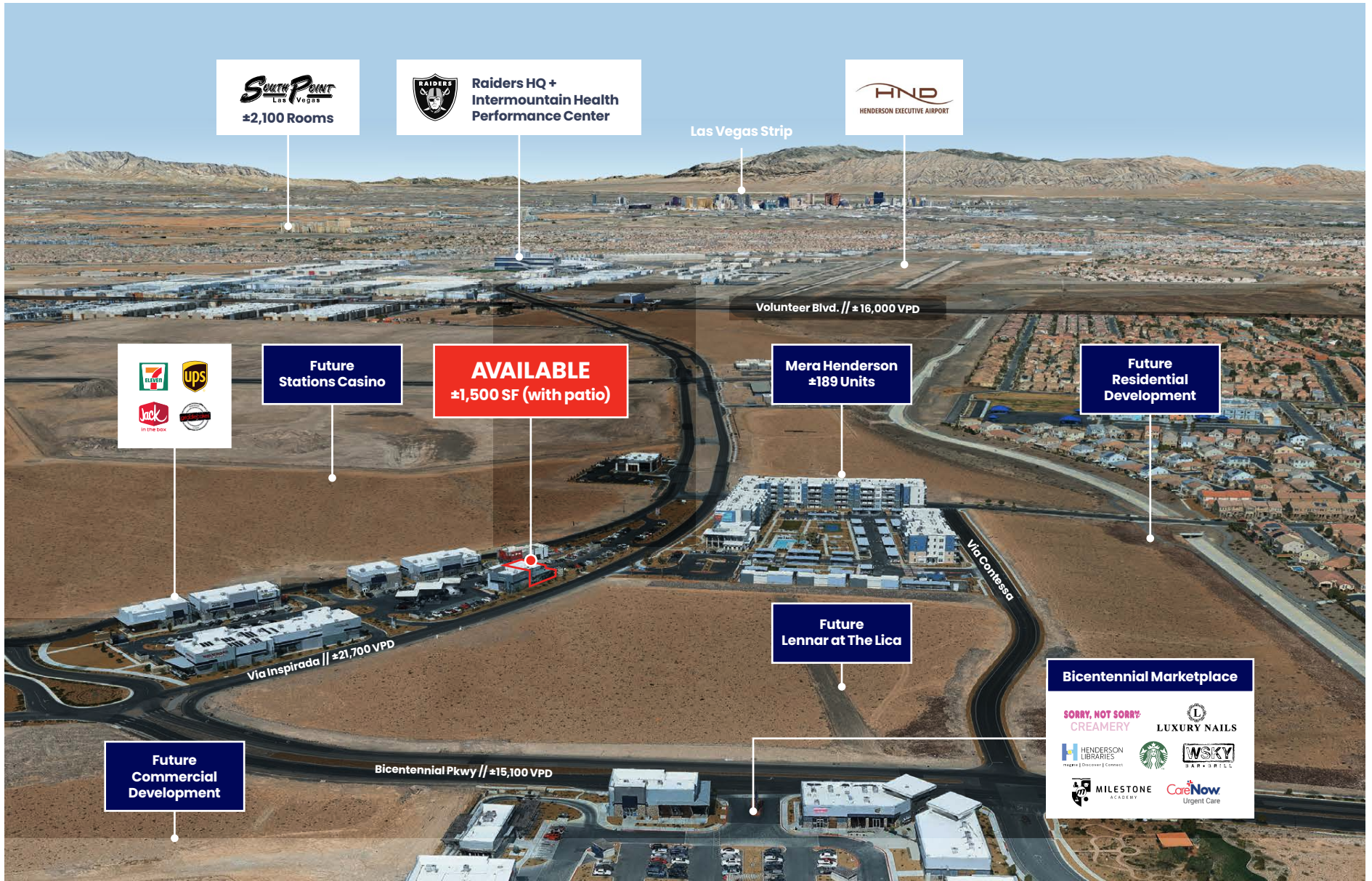


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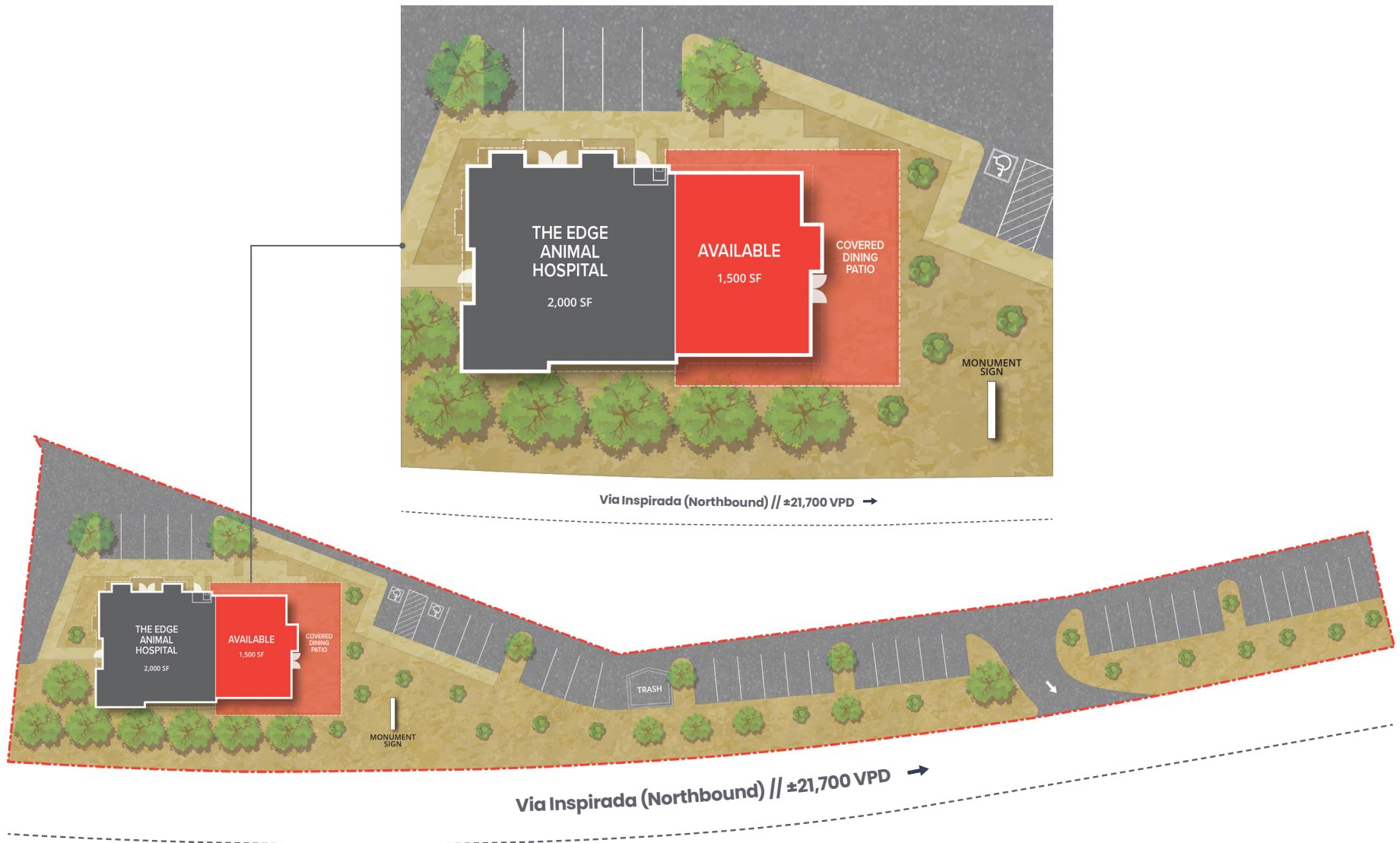


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Ⓝ = Subject ■ = NAP

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Malan + Marcello Investment Team

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