

HORIZON TOWN CENTER

1211 - 1331 S BOULDER HIGHWAY, HENDERSON, NV 89015

**3 FREE MONTHS FREE RENT INCENTIVE
FOR QUALIFIED TENANTS**

FOR LEASE

PAD SPACE AVAILABLE - CALL BROKER

Presented by

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NORTHCAP 
COMMERCIAL

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400 S. Rampart Blvd. Suite 220
Las Vegas, NV 89145
www.northcap.com

HORIZON TOWN CENTER

1211 - 1331 S Boulder Highway, Henderson, NV 89015

LEASING DETAILS



PRICE:

\$1.75 - \$2.25 PSF NNN



EST. 2024 CAM CHARGES:

\$0.36 PSF



SPACE AVAILABLE:

+/- 1,048 SF - 4,318 SF

HIGHLIGHTS



Center is shadowed anchored by Lowe's



Situated at the busy intersection of Boulder Highway & E. Horizon Drive



Close proximity to I-215 & I-95 Freeways



Co-tenants include Big 5 Sporting Goods, IHOP, PT's Pub, Bank of America, Avatar Natural Foods, Gamestop, Great Clips, Dance Addiction, Future Nails, US Marines, Smoke Shop, & SinCity Crossfit



Exciting plans for future development include a community outdoor sports center, indoor food court, and more

BDLG #	TENANT	SF	LEASE RATE	TARGET USE
1201	IHOP	NAP	-	Breakfast Restaurant
1211 Suite 100	Big 5 Sporting Goods	1,000 SF	-	Sporting Goods Store
1221 Suite 100	Future Nails Salon	1,393 SF	-	Nail Salon
1221 Suite 100	YaYa's Smoke Shop	1,366 SF	-	Smoke Shop
1211 Suite 120	AVAILABLE	1,437 SF	\$2.00-\$2.25 PSF NNN	2nd Gen Retail (tax services, pharmacy, insurance office, massage use, cycling studio, cold plunge, Pilates studio, etc)
1301	Avatar Foods	57,299 SF	-	Natural Foods Manufacturer
1311 Suite 100	AVAILABLE	1,048 SF	\$2.00 - \$2.25 PSF	2nd Gen Retail w/ Plumbing (Ideal for Salon/Barber Use)
1311 Suite 110	US Marines	1,066 SF	-	Military Recruitment Office
1311 Suite 120	RTP Physical Therapy	3,166 SF	-	Physical Therapy
1321 Suite 100	Dance Addiction	7,200 SF	-	Dance Studio
1331 Suite 100	PT's Pub	4,800 SF	-	Gaming Pub
1331 Suite 120	SinCity Crossfit	2,286 SF	-	Crossfit Gym
1331 Suite 130	AVAILABLE	4,318 SF	\$1.75-\$2.00 PSF	Turnkey office or retail space with high-end finishes and optional rear roll-up door
1335	Watermill Express	325 SF	-	Water Supply
1411	Bank of America	NAP	-	Bank

SPACE AVAILABLE

SUITE 100

BUILDING 1311

2 GEN RETAIL WITH PLUMBING
(IDEAL FOR SALON/BARBER OR GENERAL RETAIL USE)



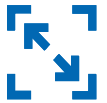
MONTHLY LEASE RATE:

\$2.00-\$2.25 PSF



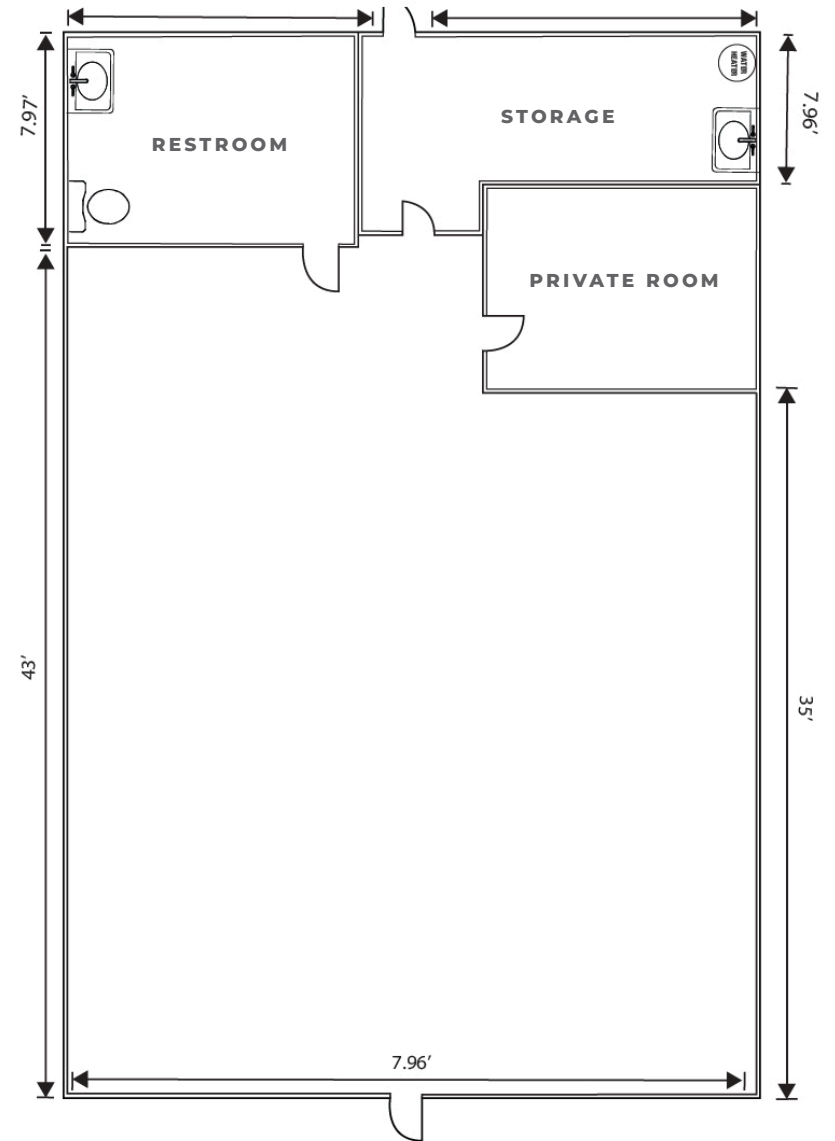
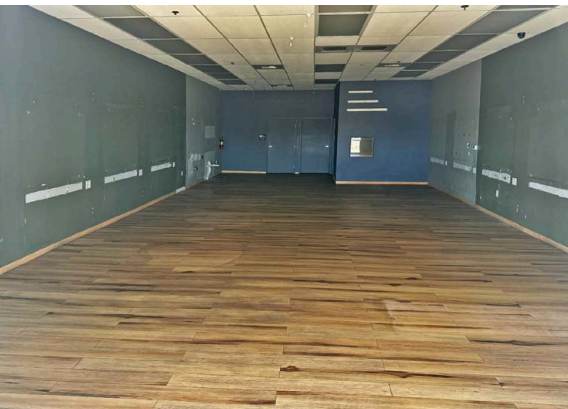
EST. 2024 CAM CHARGES:

\$0.36 PSF



SPACE AVAILABLE:

+/- 1,048 SF



FRONT ENTRANCE

* Drawings and plans are not to scale. Any measurements are approximate and are for illustrative purposes only. There is no guarantee, warranty or representation as to the accuracy or completeness of any plans or designs.

SPACE AVAILABLE

SUITE 120

BUILDING 1221

2 GEN RETAIL (TAX SERVICES, PHARMACY, INSURANCE OFFICE, MASSAGE USE, CYCLING STUDIO, COLD PLUNGE, PILATES STUDIO, ETC)



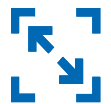
MONTHLY LEASE RATE:

\$2.00-\$2.25 PSF



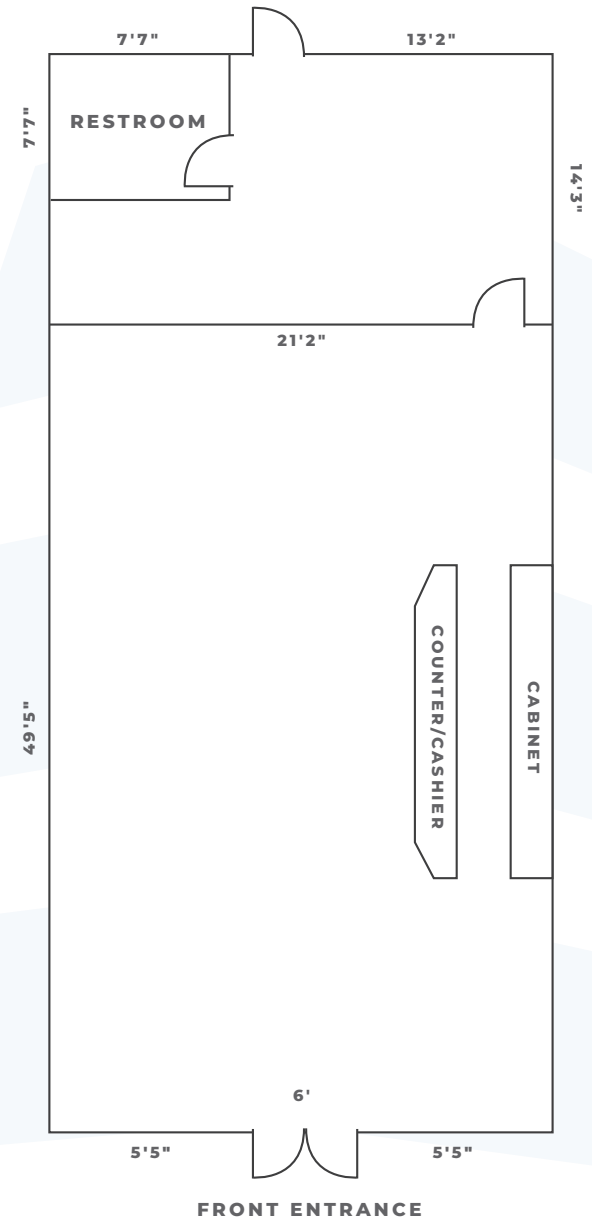
EST. 2024 CAM CHARGES:

\$0.36 PSF



SPACE AVAILABLE:

+/- 1,437 SF



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SPACE AVAILABLE

SUITE 130

BUILDING 1311

MODERN TURNKEY OFFICE SPACE AVAILABLE FEATURING A SPACIOUS RECEPTION AREA, EXECUTIVE OFFICES, FULL KITCHEN AND DINING AREA, PRIVATE CONFERENCE ROOM WITH A/V SETUP, OPEN WORKSPACES, AND SHOWROOM. HIGH-END FINISHES, STYLISH FLOORING, AND THE OPTION FOR A REAR ROLL-UP DOOR. MOVE-IN READY.



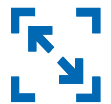
MONTHLY LEASE RATE:

\$1.75-\$2.00 PSF



EST. 2024 CAM CHARGES:

\$0.36 PSF



SPACE AVAILABLE:

+/- 4,318 SF



SITE PLAN

- AVAILABLE
- NOT A PART OF

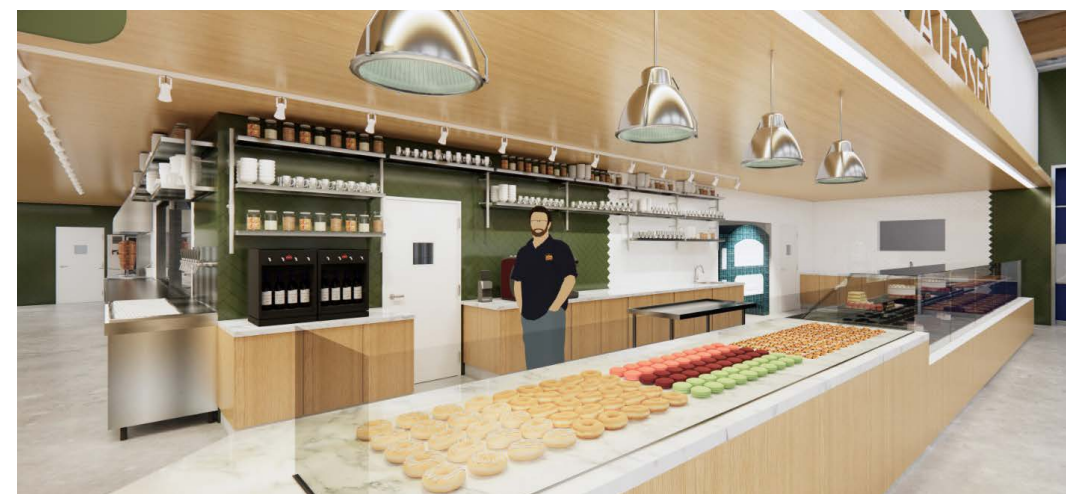




NEW FOOD COURT OPENING SOON!

The anchor space, occupied by Avatar Natural Foods, is set to undergo an exciting transformation. Avatar Natural Foods, renowned for its specialization in the manufacturing and distribution of exclusive gourmet products, is enhancing its footprint by adding a brand-new food court within their manufacturing plant.

This new addition will not only serve as a testament to their commitment to quality and innovation but will also be open to the public soon.

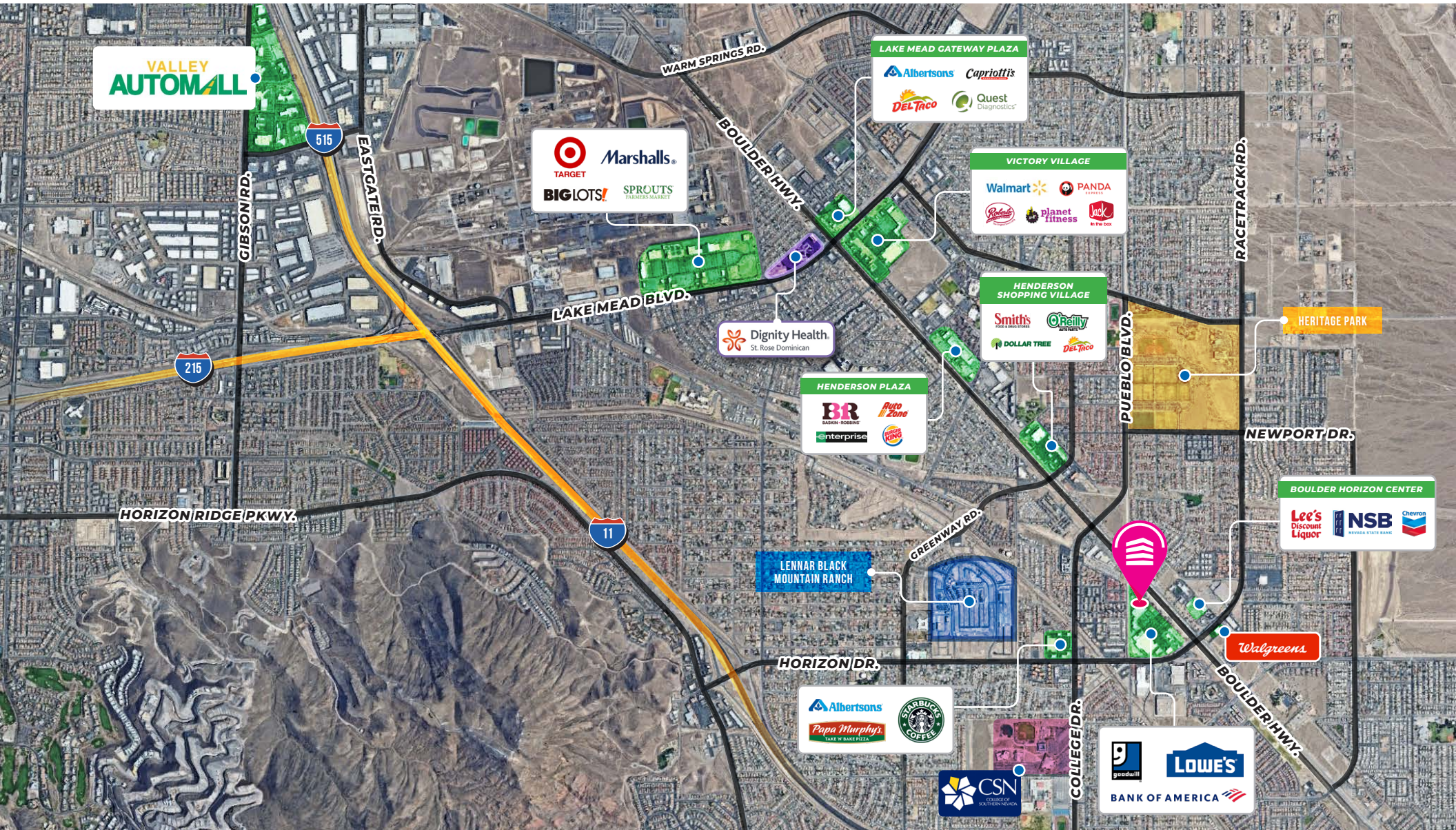


AERIAL

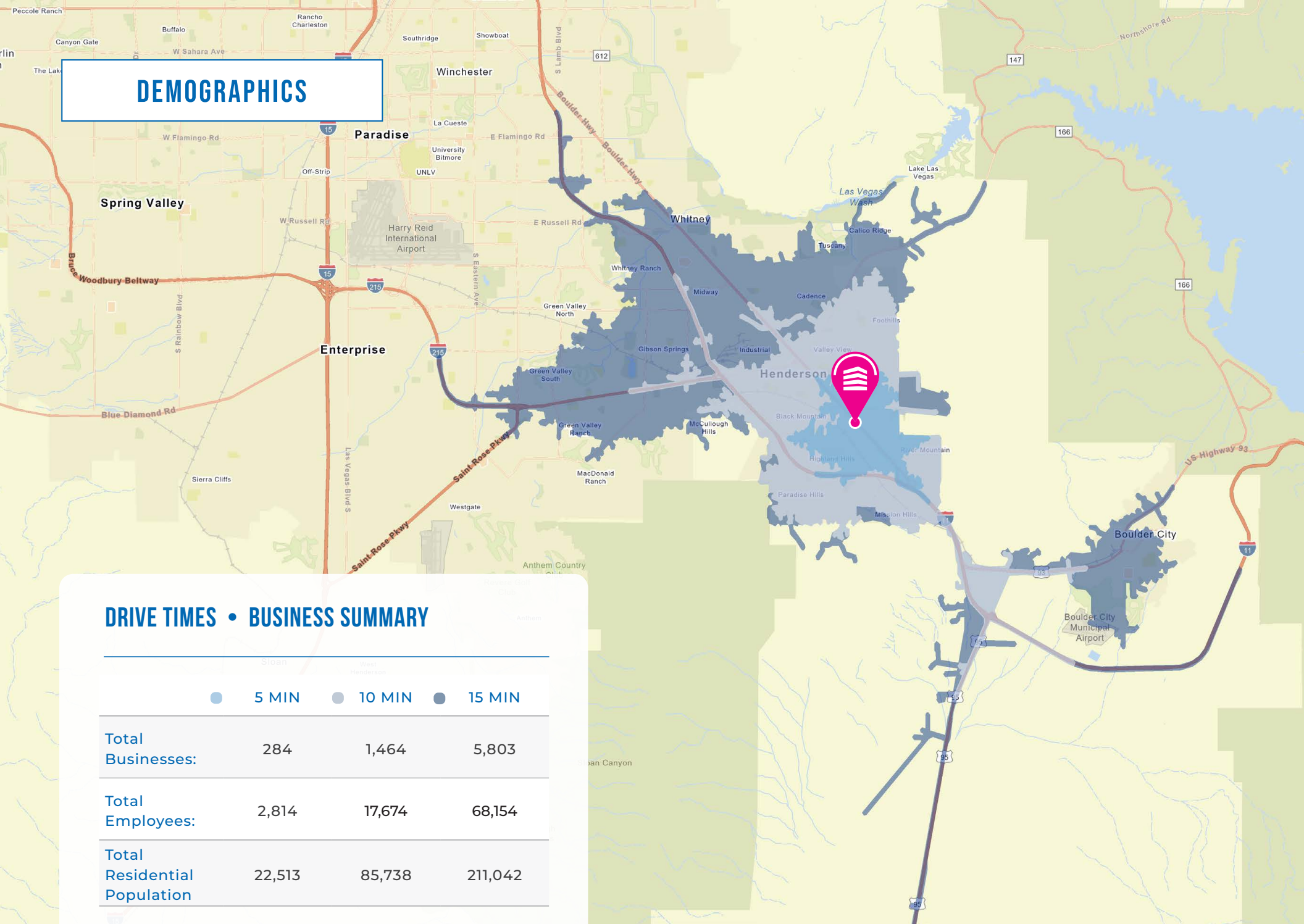


AERIAL OVERVIEW

- Retail
- Hospitals
- Parks
- Schools
- New Development



DEMOGRAPHICS



DRIVE TIMES • BUSINESS SUMMARY

	5 MIN	10 MIN	15 MIN
Total Businesses:	284	1,464	5,803
Total Employees:	2,814	17,674	68,154
Total Residential Population	22,513	85,738	211,042

1 MILE

KEY FACTS

15,796
Population

42.5
Median Age

2.5
Average Household Size

\$75,924
Median Household Income

EDUCATION

10%
No High School Diploma

36%
High School Graduate

33%
Some College

21%
Bachelor's/Grad/Prof Degree

BUSINESS

241
Total Businesses

2,503
Total Employees

EMPLOYMENT

60%
White Collar

26%
Blue Collar

14%
Services

5.8%
Unemployment Rate

INCOME

\$75,924
Median Household Income

\$37,929
Per Capita Income

\$239,901
Median Net Worth

3 MILES

KEY FACTS

84,612
Population

40.8
Median Age

2.7
Average Household Size

\$82,218
Median Household Income

EDUCATION

8%
No High School Diploma

34%
High School Graduate

34%
Some College

24%
Bachelor's/Grad/Prof Degree

BUSINESS

1,351
Total Businesses

16,229
Total Employees

EMPLOYMENT

62%
White Collar

22%
Blue Collar

16%
Services

6.0%
Unemployment Rate

INCOME

\$82,218
Median Household Income

\$40,124
Per Capita Income

\$284,721
Median Net Worth

5 MILES

KEY FACTS

133,798
Population

40.5
Median Age

2.6
Average Household Size

\$88,330
Median Household Income

EDUCATION

7%
No High School Diploma

30%
High School Graduate

33%
Some College

29%
Bachelor's/Grad/Prof Degree

BUSINESS

2,706
Total Businesses

35,528
Total Employees

EMPLOYMENT

63%
White Collar

20%
Blue Collar

16%
Services

6.2%
Unemployment Rate

INCOME

\$88,330
Median Household Income

\$44,436
Per Capita Income

\$296,190
Median Net Worth

LAS VEGAS MARKET



LAS VEGAS IMMERSIVE DISTRICT

Excerpt from lasvegasnevada.gov/News
May 2025

"More than 35 acres near AREA15 will officially be called the Vegas Immersive District, a new entertainment district. More than 35 acres near AREA15 will officially be called the Vegas Immersive District, a new entertainment district that will include housing, businesses, new immersive experiences and much more. It will include:

- 100,000-square-feet of horror themed immersive entertainment
- 418,000-square-feet of retail space
- 320,000-square-feet of office space
- 200 hotel rooms
- 585 multi-family housing units

They expect to welcome 3.5 million annual visitors with \$796 million in annual on-site spending. It will create 4,086 jobs. A maximum of \$15.8 million annually in eligible sales tax revenues from this district will support the rest of the buildout until at least 2037."

VEGAS LOOP, THE BORING CO.



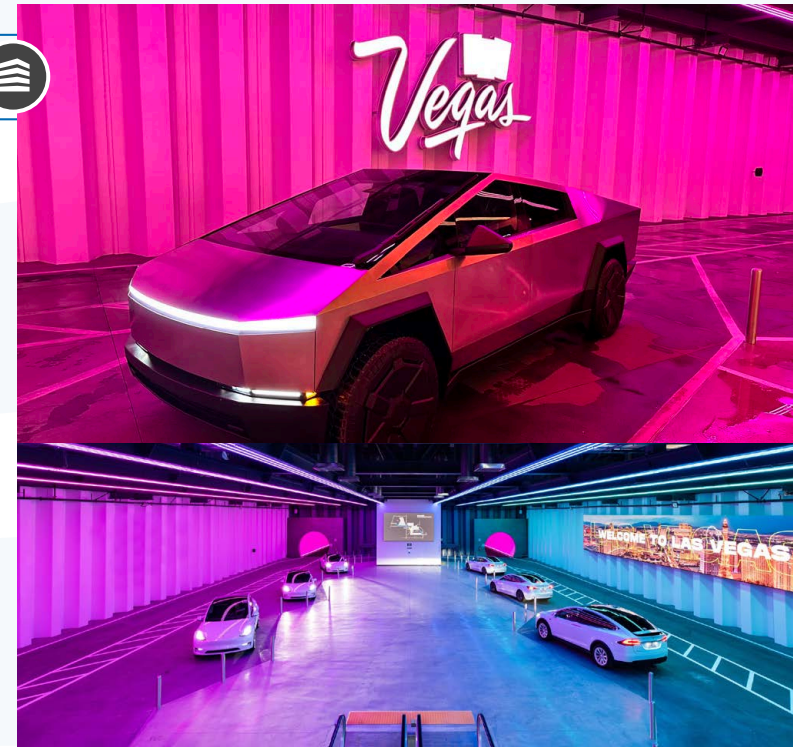
Excerpt from teslarati.com
May 2025 | by Maria Merano

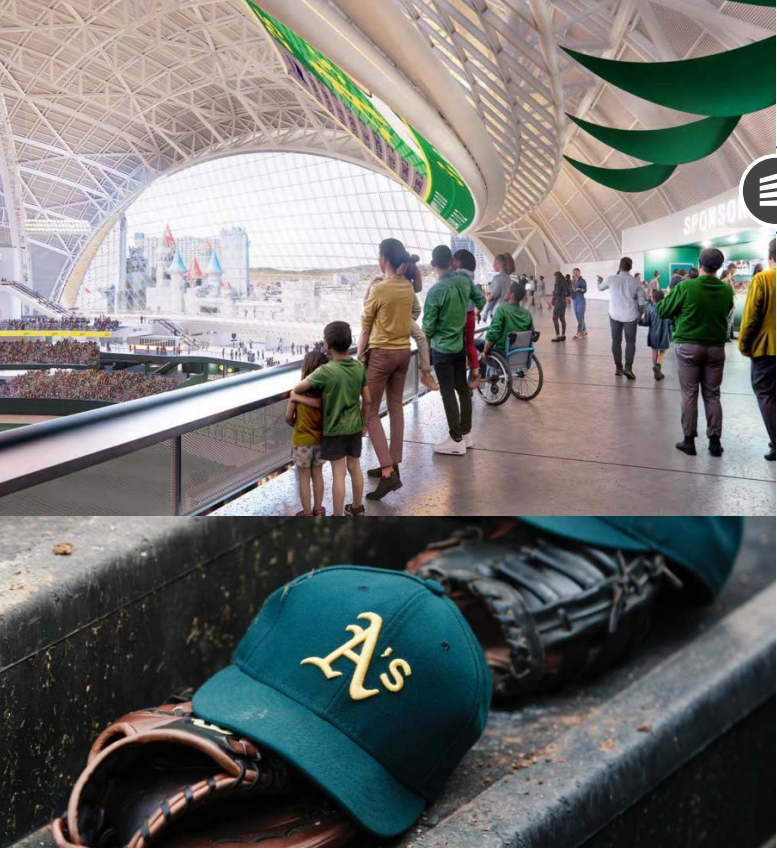
"The Boring Company clears fire safety delays, paving the way to accelerating its Vegas Loop expansion plans. After overcoming fire safety hurdles, the Boring Company is accelerating its Vegas Loop expansion. The project's progress signals a transformative boost for Sin City's transportation and tourism.

Elon Musk's tunneling company, along with The Las Vegas Convention and Visitors Authority (LVCVA) and Clark County, resolved fire safety concerns that delayed new stations. "It's new. It's taken a little time to figure out what the standard should be," said Steve Hill, LVCVA President and CEO, during last week's board meeting. "We've gotten there. We're excited about that. We're ready to expand further, faster, than we have."

Last month, the company submitted permits for tunnel extensions connecting Encore to a parcel of land owned by Wynn and Caesars Palace. The three tunnels are valued at \$600,000 based on country records.

Plans for a Tropicana Loop are also advancing, linking UNLV to MGM Grand, T-Mobile Arena, Allegiant Stadium, Mandalay Bay, and the upcoming Athletics' ballpark. Downtown extensions from the convention center to the Strat, Fremont Street Experience, and Circa's Garage Mahal are also in the permitting process..."





A'S BASEBALL STADIUM

Excerpt from kslsports.com
April 2025 | by Mark Anderson

"The Las Vegas A's are moving toward the next major step in their relocation to Sin City, a ballpark groundbreaking.

They cleared a significant hurdle last week when the Clark County Commission approved land-use permits. That approval followed the unveiling of new stadium renderings and the announcement of a Las Vegas patch on players' uniform sleeves for the next three seasons under a sponsorship with the Las Vegas Convention and Visitors Authority.

There are some documents that still need to be completed and submitted, but there appears to be nothing major that would block putting shovels in the ground.

A's President Marc Badain the team is on track for a June groundbreaking for the \$1.75 billion, 33,000-person capacity ballpark intended to open for the 2028 season. The club is playing the first of at least three seasons in a Triple-A ballpark at West Sacramento, California.

"Locally, everybody knows this project's going to happen," Badain said. "Nationally, there are a lot of skeptics. There will always be a lot of skeptics. There's a lot of people that make a living out of questioning the success of sports venues and what they actually do for a community. You're never going to eradicate that negativity. It's just out there."

"The community has obviously seen the impact that the sports facilities and the sports teams have had on the diversification of the economy as well as the enhancement of the Las Vegas brand and what the city can offer," Badain said. "It used to be the entertainment capital of the world. Now, everybody refers to it as the sports and entertainment capital of the world."

BRIGHTLINE WEST RAILWAY PROJECT



Excerpt from en.as.com
May 2025 | by William Allen

"Brightline West: Inside the ambitious \$12-billion high-speed rail project transforming travel in the U.S.

A planned rail line connecting Nevada and Southern California will be "the greenest form of transportation in America", according to the company leading the project.

Scheduled for completion later this decade, a planned high-speed rail line aims to halve travel times between Las Vegas and Los Angeles - and significantly reduce pollution caused by road traffic between the two U.S. cities.

Led by the private rail service company Brightline, the project is expected to cost around \$12 billion, boosted by significant federal funding. Notably, in April last year it was announced that construction of the line is to benefit from a \$3 billion grant from the Federal Department of Transportation.

Known as Brightline West, the 218-mile rail route is to run between Las Vegas and Rancho Cucamonga, a city around 35 miles east of downtown. An expected nine million passengers a year are to be carried on a fleet of "zero-emission, fully electric" trains capable of top speeds of around 200 mph."



MIDTOWN PLAZA

Excerpt from [reviewjournal.com](#)
April 2025 | by Eli Segall

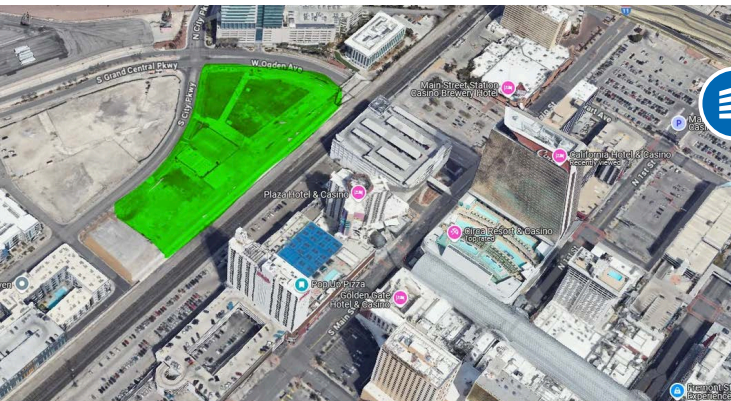
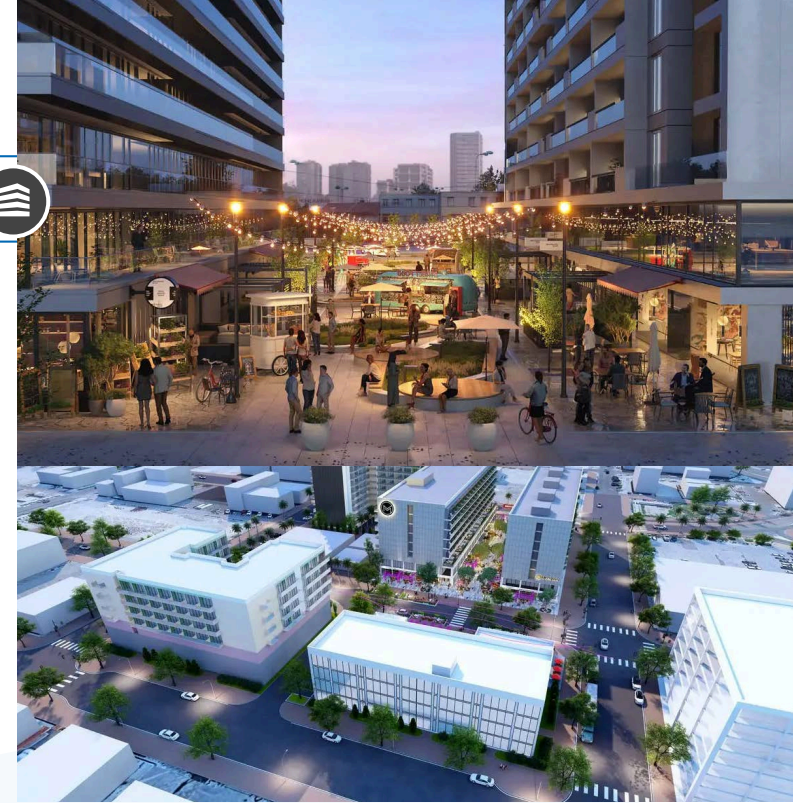
“Developers of The English Hotel have kicked off a big project to add several buildings around their Arts District property. Z Life Co. held a ceremonial groundbreaking Friday for Midtown, a multi-tower project around the intersection of Coolidge Avenue and First Street in Las Vegas. Plans call for condos, hotel rooms and apartments Midtown Plaza, as this first big segment of the broader development is known, will feature six new buildings around The English Hotel, according to Anna Olin, chief operating officer of Z Life.

All told, she said her group is investing roughly \$300 million with Midtown Plaza.

She noted they are developing the project north of Charleston Boulevard in an area that has been “unused for a number of years,” while the Arts District south of Charleston has had a surge of new eateries, coffee shops and retailers open.

Las Vegas Mayor Shelley Berkley told attendees Friday that Midtown will offer residents a more urban lifestyle.

“This is going to change downtown Las Vegas and make the Arts District a part of the community that not only do people want to go and visit, but they want to live here,” she said.”



CIRCA 2 CASINO & RESORT

Excerpt from [8newsnow.com/news](#)
May 2025 | by James Schaeffer

“Las Vegas Mayor Shelley Berkley hyped the new developments and projects in the Symphony Park neighborhood during her State of the City address Wednesday night.

“These projects, along with the new medical office building, plans for a new art museum envisioned by Elaine Wynn and her team,” she said. “And a casino developed by Derek Stevens on the northeast corner of Symphony Park, are all in our future.”

According to Symphony Park’s master plan site map, the new project is titled “Circa 2 Casino & Resort.” It is located a few yards behind the existing Circa Parking Garage, otherwise known as the Garage Mahal.

Clark County records show the 6.42-acre property was purchased in July 2017 by PQ Holdings LLC; it is currently zoned as a planned development.

The parcel appeared to be busy with workers driving onto the Tre Builder’s site and walking into a modular building.”

DEVELOPMENT PROJECTS

HARD ROCK HOTEL



Excerpt from casino.org/vitalvegas
April 2025 | by Scott Roeben,

"After months of demolition and site preparation, the guitar hotel tower at Hard Rock Las Vegas (previously Mirage) is starting to look like a thing. Feel like you've missed something? Don't fret. It's time for a guitar tower construction update. Because guitars have "frets." Please keep up.

Hard Rock Las Vegas is expected to open in 2027, so let's see what's up with this magnificent erection expected to change the Las Vegas skyline forever. The Seminoles, owners of Hard Rock, have spent months getting ready for this build, including clearing the space, setting up temporary facilities for workers and digging down to the appropriate depth for foundations. The depth of the building's foundations is determined by things like soil conditions, load-bearing capacity and the building's final height.

Hard Rock's guitar tower will be 660 feet tall, which we consider a missed opportunity because if it was 666, it would be all the numbers on a roulette wheel added up. Circa tried something similar when it announced it would have 777 rooms, but that ended up being a P.R. hook (the industry term is "hooley"). Hard Rock probably made the right decision, especially given nobody wants the "number of the beast" attached to their fancy new casino."



LVXP MEGA PROJECT



Excerpt from lavishvegas.com
May 2025 | by Greg Haas

"The future arrives in Las Vegas as the renowned real estate developer LVXP announced plans to transform the long-vacant 27-acre site on Las Vegas Boulevard, previously home to the classic Wet 'n Wild waterpark, into a multi-billion-dollar entertainment and lifestyle venue. This new mega-complex promises a retail center, casinos, a 752-foot hotel and condo tower featuring a 6,000-seat theater and an arena designed to lure an NBA franchise to Sin City. LVXP is in its early planning stages, so everything remains speculative, but this is one of the most exciting projects to hit Las Vegas this decade.

The growing Henderson community of Inspirada will have its own resort and casino. According to city records, Station Casinos received approval to build Inspirada Station on a nearly 4-acre lot near Via Inspirada and Bicentennial Parkway. The hotel will have just over 200 rooms with a casino, meeting space, three restaurants, a food hall, a bowling alley, and a movie theater. Still, the potential resort isn't a done deal. Station Casinos has multiple properties in development, often filing for permits years in advance; only time will tell if Inspirada Station remains at the top of that list. Rendering courtesy Station Casinos Facebook. The grand opening of Otonomus by AHC, the first-ever Las Vegas hotel built in partnership with Airbnb, is on track for Summer 2025. Minutes from Allegiant Stadium, it promises a blend of cutting-edge AI technology, style, and hospitality. The new resort brings over 300 rooms, retail, multiple tools, a delightful Lebanese restaurant, and a rooftop lounge. Renderings reveal a sleek, modern design, similar to a luxury apartment complex with three centralized courtyard areas. The project is being developed by AHC Global Holdings, who hope to bring the concept to Japan and other destinations around the world..."






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MERVAT BERRY, CCIM, is a dynamic commercial real estate professional specializing in investment sales, tenant representation, landlord representation, and commercial lease negotiation.

Mervat has been featured in news stories for her notable contributions, has achieved 100% occupancy for many investment properties. Her skills in forecasting cash flows, measuring the effects of leverage and debt service, NET lease analysis, lease vs own analysis, and comprehensive financial analysis make her an invaluable asset to her clients.

Clients working with Mervat can expect unparalleled communication and negotiation skills. Meticulous in her work and passionate about her career, Mervat's enthusiasm permeates through every transaction. She is dedicated to building trust, earning referrals, and fostering repeat business.

Beyond real estate, Mervat enjoys quality time with her daughter, exploring global destinations, participating in sports, and maintaining a fitness routine.



JAYDIN MOORE

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JAYDIN MOORE, is an exceptional real estate professional specializing in retail, landlord representation, lease negotiation, and tenant representation.

Jaydin recently earned his bachelor's degree in business administration with a concentration in Real Estate and Urban Economics from the University of Nevada, Las Vegas (UNLV). He has been active in the real estate community since beginning his undergraduate career at UNLV where he served as President of the UNLV Real Estate & Business Society (REBS). He's been an active member of NAIOP Southern Nevada, Southern Nevada Chapter CCIM, and ULI Nevada since his undergraduate career at UNLV.

His experiences from real estate student to real estate professional in Las Vegas have allowed him to build many long-term relationships with professionals and industry leaders across Southern Nevada.

Outside of work, Jaydin is involved in many aspects of the Las Vegas community including volunteering with Habitat for Humanity, the Live Lou Foundation, the Children's Heart Center of Nevada and the Nevada Beta Chapter of the Phi Delta Theta Fraternity, a Chapter he co-founded in 2021.

CONDITIONS CONCERNING REVIEW OF THIS OPPORTUNITY

This package is provided to you by Northcap Commercial and is intended solely for your limited use and benefit in determining whether you desire to express further interest in purchasing the property described in the attached documentation (the "Property"). The providing of this package to you and your use thereof is conditioned upon your agreement to the terms set forth below.

This package contains selected information pertaining to the Property. It does not purport to be a representation of the state of affairs of the current owner, nor should it be construed to contain all or part of the information which prospective investors would deem necessary to evaluate the Property for purchase. Any financial projections and information provided are for general reference purposes only, are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the current owner and Northcap Commercial. All projections, assumptions and other information provided are made herein are subject to material variation. Northcap Commercial has not independently investigated the accuracy of the information within the package, as such information was obtained by the owner and/or public records. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers.

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You should understand and be advised that the owner of the Property expressly reserves the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with you or any other party at any time with or without notice which may arise as a result of this package. The owner shall have no legal commitment or obligation to you or any other party reviewing this package, nor shall the owner be required to accept an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligation therein have been satisfied or waived.

By receipt of this brochure, you agree that this brochure and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this brochure or any of its contents to any other entity without the prior written authorization of owner or Northcap Commercial. You also agree that you will not use this brochure or any of its contents in any manner detrimental to the interest of the owner or Northcap Commercial.

This package describes certain documents including leases and other materials, which documents are described in summary form only. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected and advised to review all such summaries and other documents of whatever nature independently with legal counsel, tax and other professionals of their choice who have the expertise to assist in investigating this information in detail. You are therefore advised not to rely solely on this Memorandum as part of your investigations on this Property. If you have no interest in further pursuing this Property, please return this package to Northcap Commercial.

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