

HIGH PROFILE RETAIL PAD SITE

FOR GROUND LEASE



PROPERTY DETAILS

SEC Volunteer Boulevard & Via Inspirada
Henderson, Nevada 89044

- Last Pad Remaining!
- Signalized, Hard Corner Pad Available for Ground Lease (Possible BTS for Select Credit Tenants)
- Exposure to Roughly 30,200 cars per day
- Co-Tenancy with Terrible Herbst (Chevron) and Dutch Bros Coffee
- Profitable QSR Opportunity Available

2025 DEMOS



EST. POPULATION

1 MILE » 3,521
3 MILE » 91,959
5 MILE » 213,270



EST. HOUSEHOLDS

1 MILE » 1,410
3 MILE » 37,730
5 MILE » 88,257



EST. AVERAGE HH INCOME

1 MILE » \$138,366
3 MILE » \$145,461
5 MILE » \$140,959



ANDREW FEHRMAN
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direct 702.835.2995
S.1710987

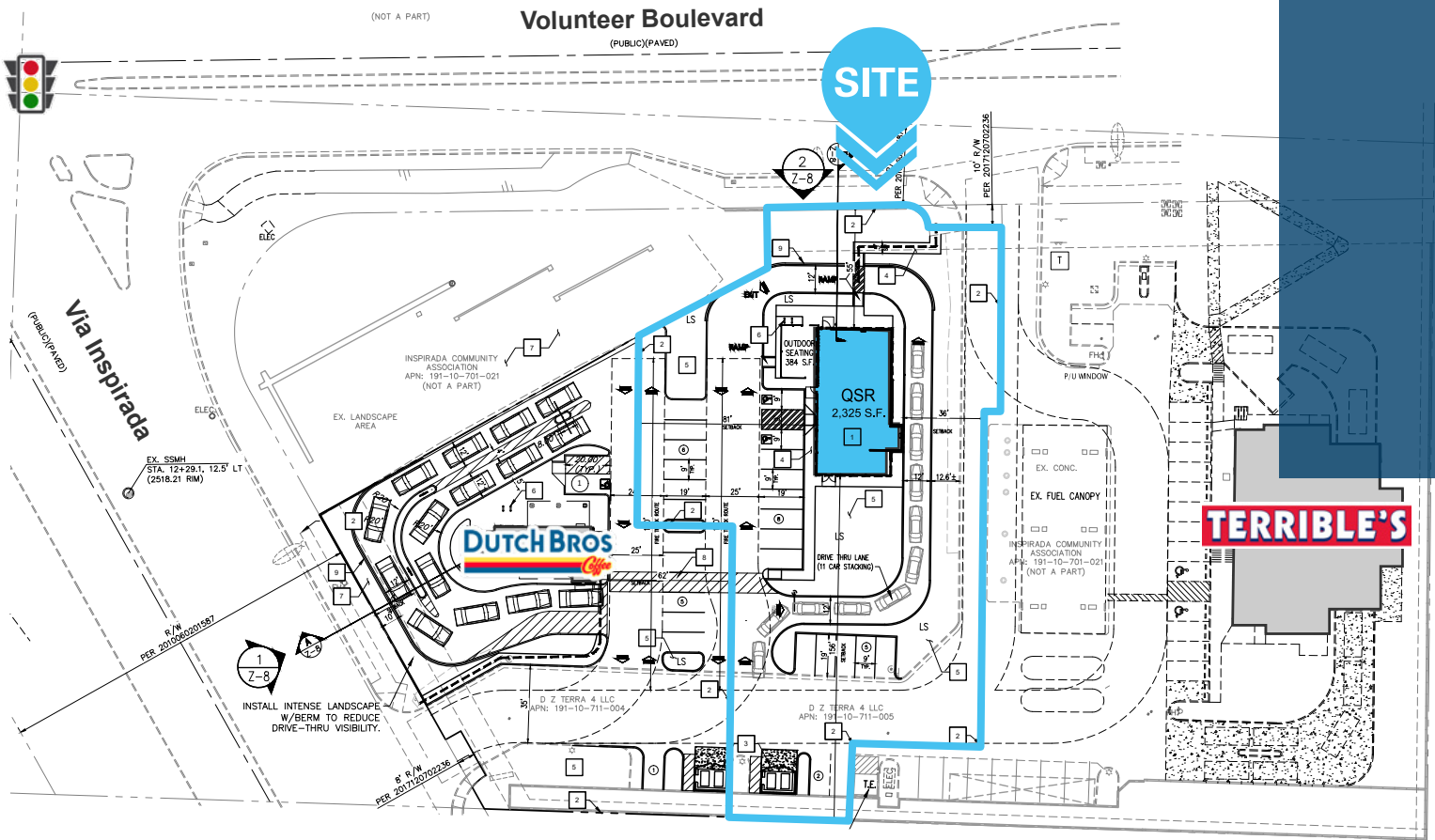
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SITE PLAN



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