

RETAIL DEVELOPMENT PADS & SPACE AVAILABLE

Located at the West Entrance of the Cadence Master Planned Community

SWC Warm Springs Rd & Boulder Hwy
Henderson, NV 89015



JOHN BURNS
RESEARCH & CONSULTING

RANKED TOP 3 IN US
Master-Planned Communities
2025 SALES

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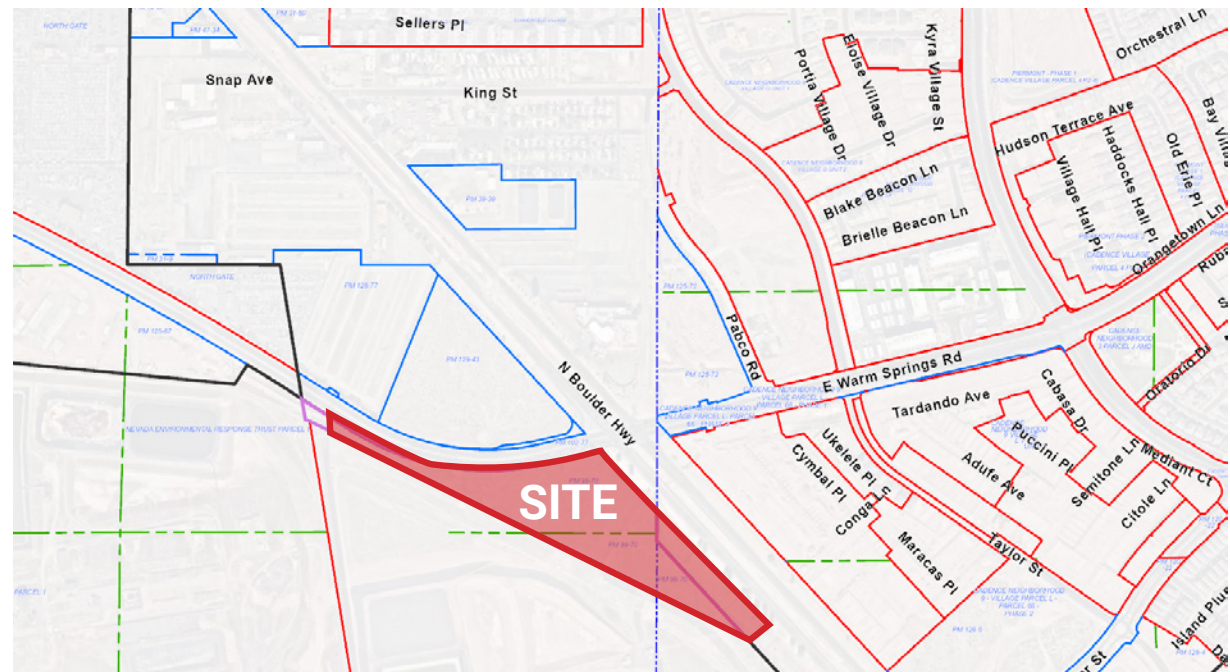
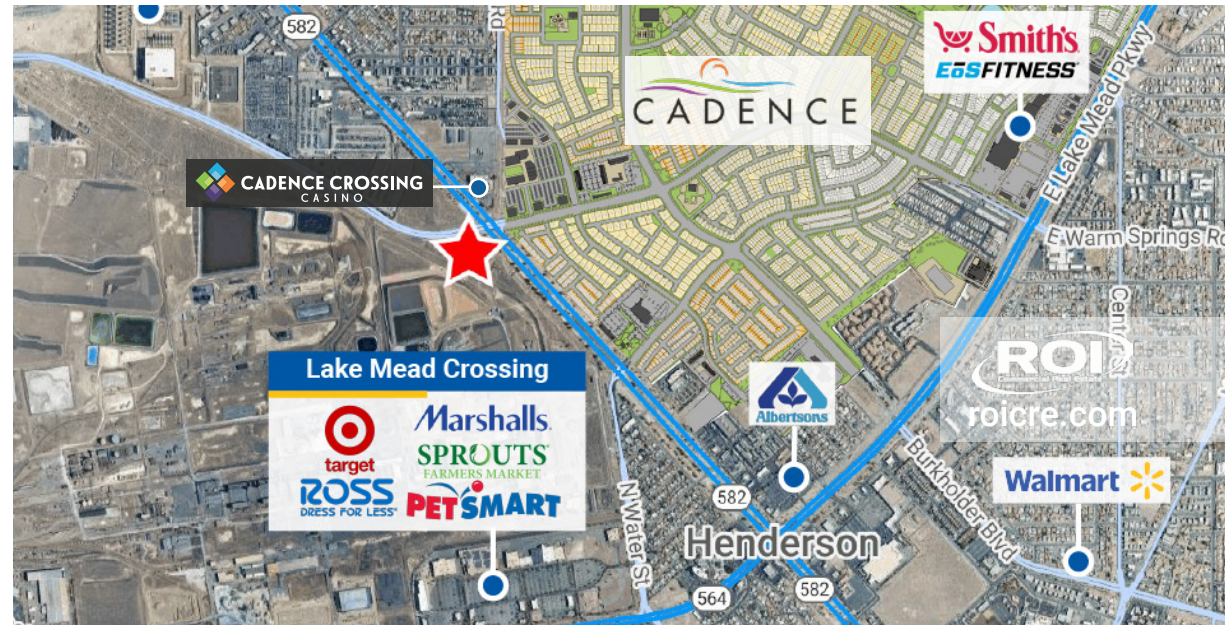


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PROPERTY HIGHLIGHTS

SWC WARM SPRINGS & BOULDER HWY
Henderson, NV 89015

- Located on going home side at the west entrance of the highly published Cadence Master Planned Community.
- Direct access to Boulder Highway and Warm Springs Road.
- Cadence is a 2,200 AC community with 13,250 residences at build-out.
- All available residential land in the Cadence MPC is committed to home builders.
- Warm Springs Rd. is one of the main thoroughfares through Cadence providing high visibility to all commuters.
- Boulder Highway is major north south arterial retail opportunity. Under major renovation to widen and upgrade.
- Quick access to the 515 Beltway and the Galleria Mall area.
- Cadence Crossing Casino, Boyd Gaming's newest local casino now open.



178-12-601-010
APN

TRADE AREA

SWC WARM SPRINGS & BOULDER HWY
Henderson, NV 89015



ROI
Commercial Real Estate
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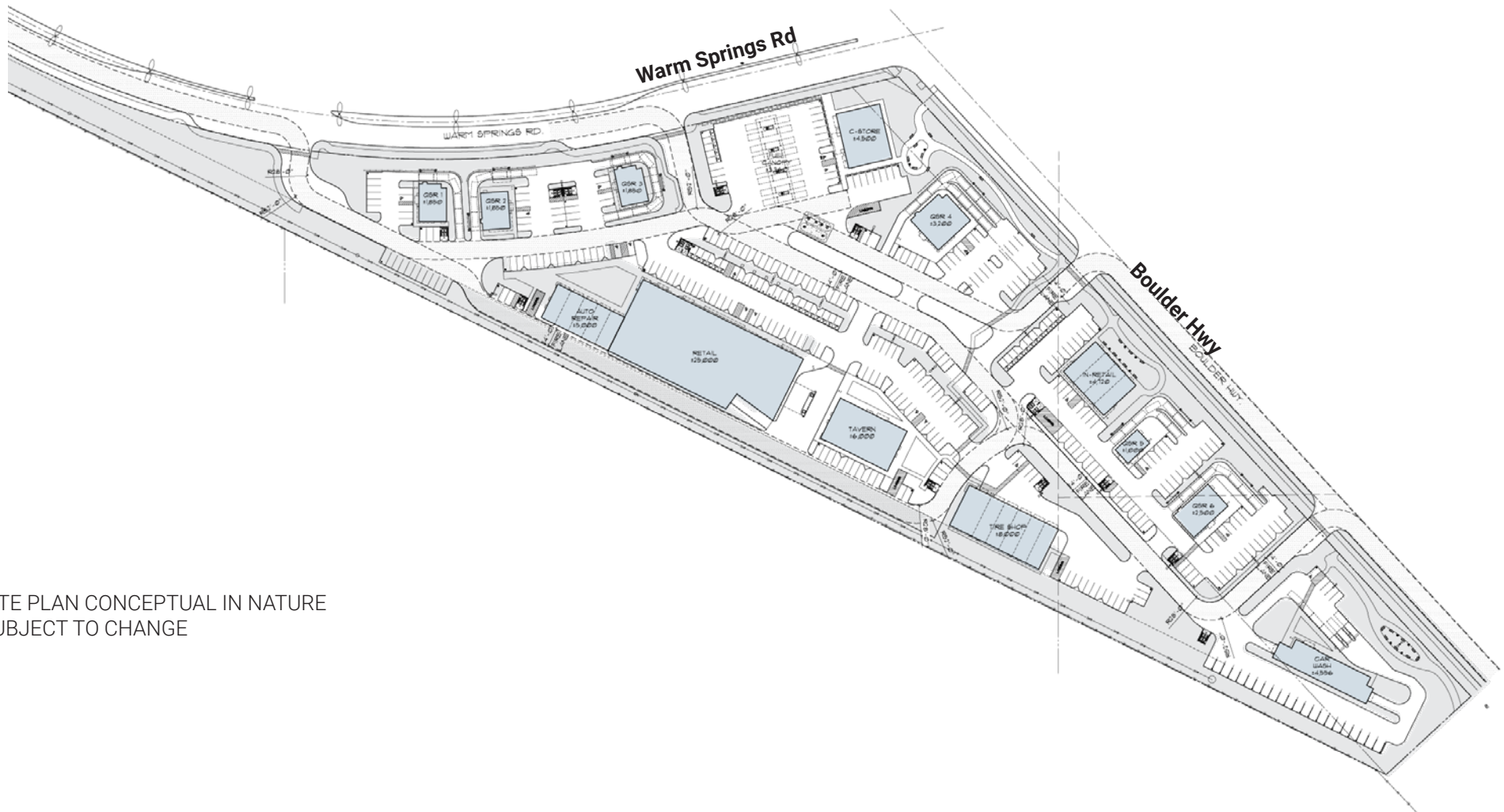
DETAILED PARCEL MAP

SWC WARM SPRINGS & BOULDER HWY
Henderson, NV 89015



SITE PLAN

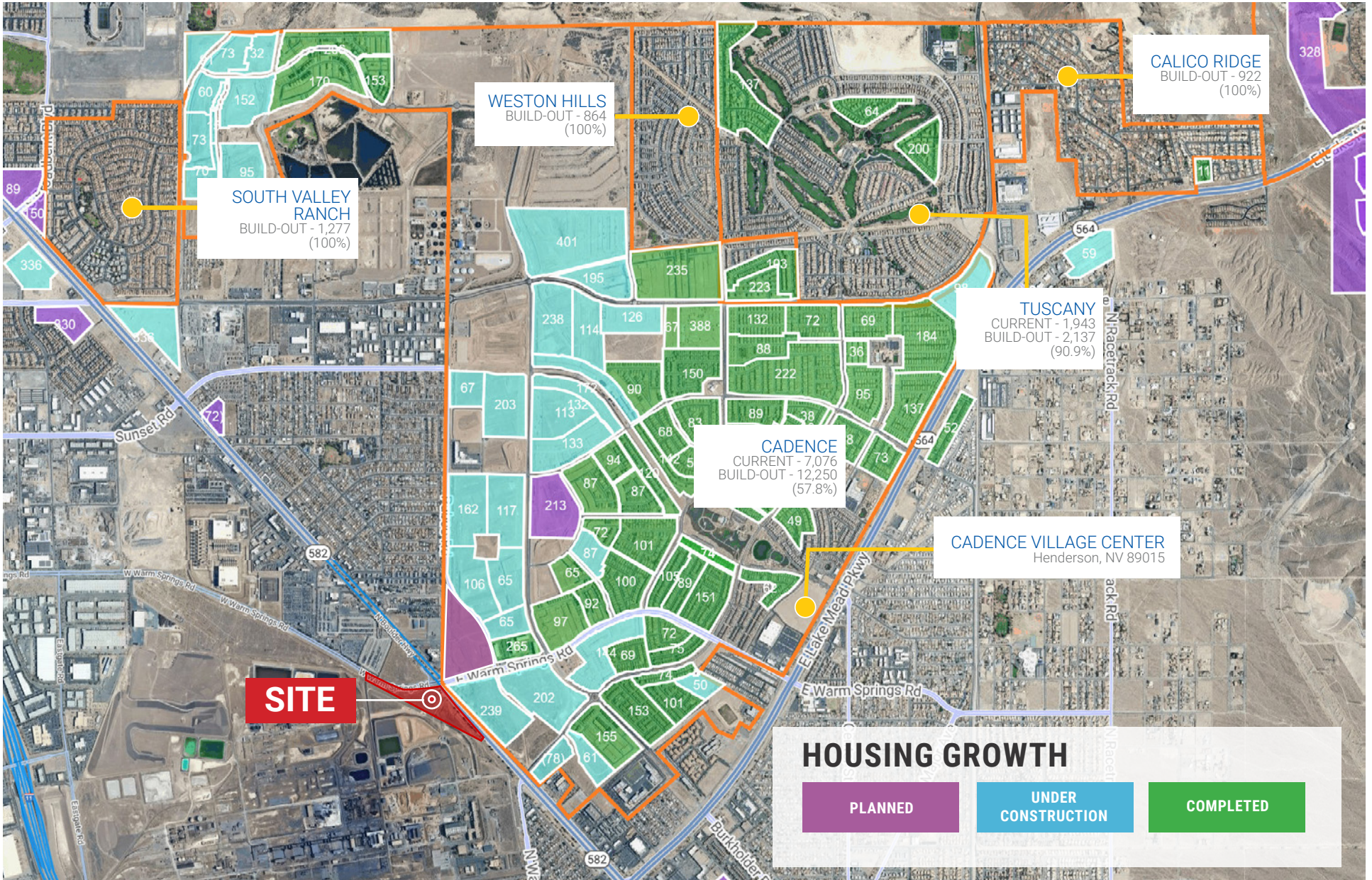
SWC WARM SPRINGS & BOULDER HWY
Henderson, NV 89015



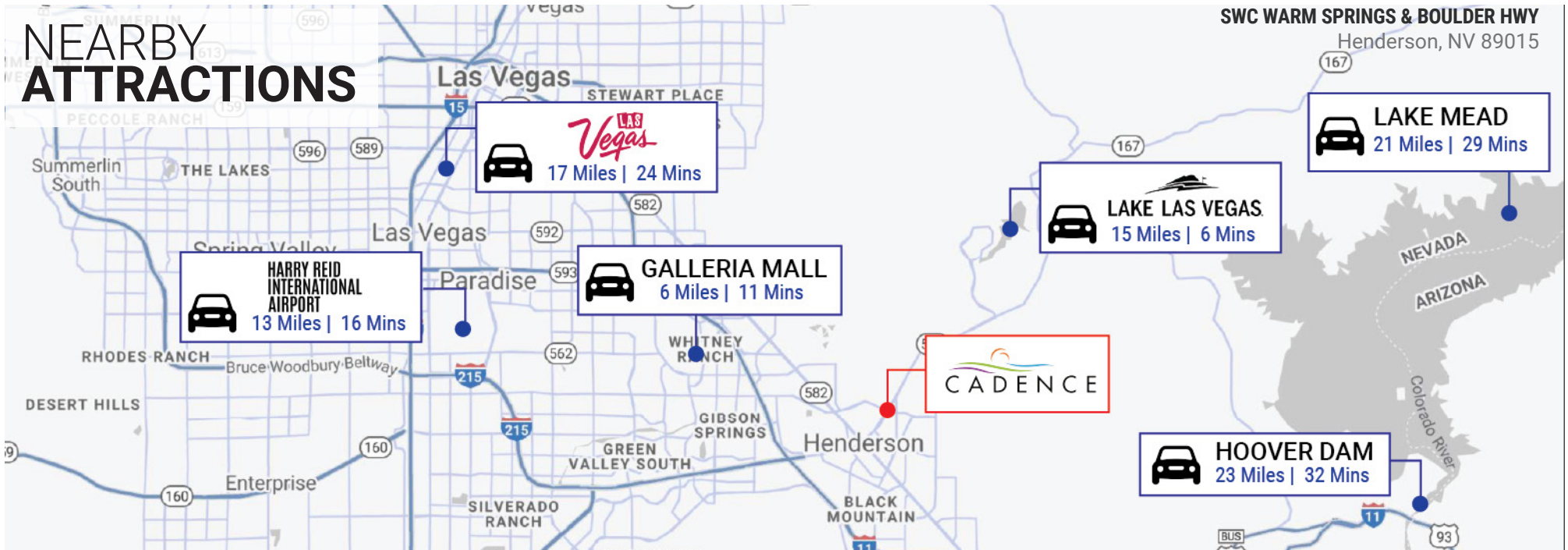
SITE PLAN CONCEPTUAL IN NATURE
SUBJECT TO CHANGE

HOUSING DEVELOPMENTS

SWC WARM SPRINGS & BOULDER HWY
Henderson, NV 89015



NEARBY ATTRACTIONS



HARRY REID INTERNATIONAL AIRPORT
 HARRY REID INTERNATIONAL AIRPORT (LAS) WELCOMED OVER 46 MILLION PASSENGERS IN 2022 AND IS THE 30TH BUSIEST AIRPORT IN THE WORLD



THE LAS VEGAS STRIP
 OVER 50 MILLION GUESTS PER YEAR COME TO VISIT SOME OF THE WORLD'S BEST RESORTS, SHOPPING, SHOWS, ATTRACTIONS, AND DINING



GALLERIA MALL
 GALLERIA MALL HAS AN IMPRESSIVE 129-STORE LINEUP WITH SHOPPING AND DINING FOR EVERYONE'S TASTES



LAKE LAS VEGAS
 A 320-AC ARTIFICIAL LAKE WITH SURROUNDING RESORTS, GOLF COURSE, RETAIL AND DINING OPPORTUNITIES, AND FAMILY-FRIENDLY OUTDOOR ACTIVITIES



HOOVER DAM
 BUILT DURING THE GREAT DEPRESSION, THE FAMED DAM IS SITUATED IN THE BLACK CANYON OF THE COLORADO RIVER AND OFFERS HISTORICAL TOURS



LAKE MEAD NATIONAL RECREATION AREA
 OFFERS SWIMMING, BOATING, HIKING, CAMPING, AND FISHING OPPORTUNITIES AT AMERICA'S FIRST AND LARGEST NATIONAL RECREATION AREA

AREA DEMOGRAPHICS

SWC WARM SPRINGS & BOULDER HWY
Henderson, NV 89015



POPULATION

1 MILE	3 MILES	5 MILES
6,966	100,513	236,757



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$90,741	\$115,235	\$119,596



TRAFFIC COUNTS

BOULDER HWY	W WARM SPRINGS RD
22,000 VPD	13,400 VPD

Source:
SitesUSA 2025
TRINA, NV DOT 2024