

UNDER NEW OWNERSHIP



THE WATERMARK

215 Water St | Henderson NV 89015

Lease Today

PRIME COMMERCIAL SPACES
Along Water Street District

±1,060 - 19,780 SF
ON GROUND FLOOR



Up to 10,010 SF
ON SECOND FLOOR



graskiretailteam

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THE PROJECT

The Watermark is a mixed-used development featuring luxury apartment units as well as retail, restaurant and office spaces located in Henderson's flourishing Water Street District. Ideally located along Water Street, immediately adjacent to the America First Center ice rink, Henderson City Hall, and The Pass Casino.

RESIDENTIAL

151 Luxury Apartments
Seven-Story High Rise

FOR LEASE RETAIL

FIRST FLOOR | ±1,060 - 19,780 SF RETAIL
SECOND FLOOR | ±10,010 SF OFFICE SPACE

Large Patios Fronting Water St
26' Clear Height on First Floor
Grey Shell Delivery
Grease Trap





Jordan Fisher
PRINCIPAL



David Sloan
PRINCIPAL



Click or Scan
TO LEARN MORE

NEW OWNERSHIP

Next Wave Investors, LLC (“Next Wave”) is a Southern California-based private equity investment firm with a specialized focus in value and multifamily investments throughout the Western United States.

With more than **\$695 million** in acquisitions to date, Next Wave is exceptionally skilled in identifying well-located, under-appreciated properties where we create value through professional operations and capital improvements.



GROUND FLOOR

Rate \$2.50/SF AS-IS DELIVERY | NNN \$0.47/SF

KEY Available Negotiating Leased



FOR LEASE

SUITE	SIZE (SF)
101	3,220
102	3,554
103	6,006
106	5,940
107	1,060

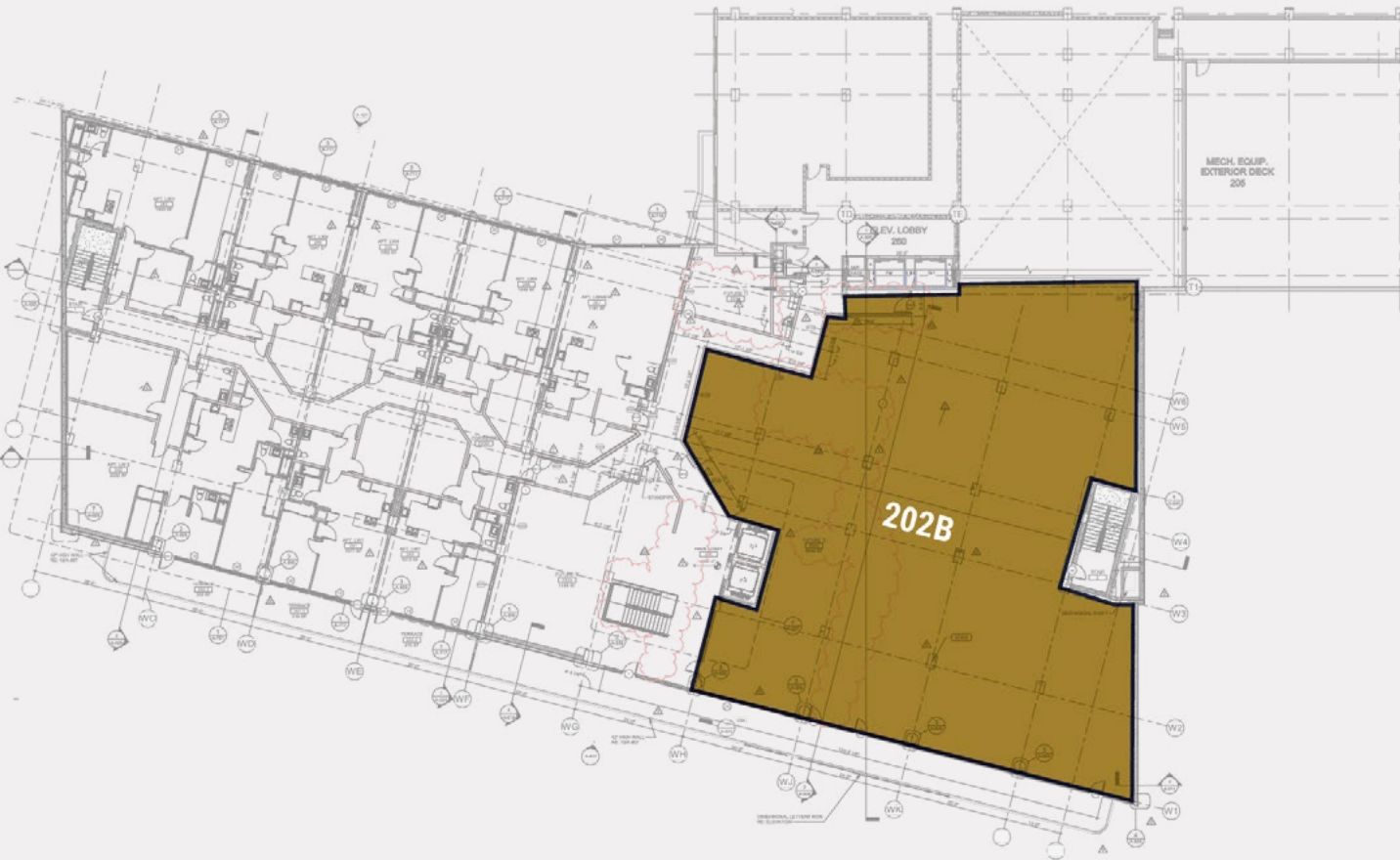


Click or Scan
TO VIEW VIRTUAL TOUR

SECOND FLOOR

Rate \$2.50/SF VANILLA SHELL DELIVERY | NNN \$0.47/SF

KEY  Available  Negotiating  Leased



FOR LEASE

SUITE	SIZE (SF)
202B	Up to 10,010 Demisable



Click or Scan
TO VIEW VIRTUAL TOUR



PROPERTY PHOTOS



DISCOVER



WATER STREET DISTRICT HENDERSON

-  RESTAURANTS
-  BARS
-  CASINOS
-  AMENITIES



DEMOGRAPHICS

POPULATION



1 MILE	3 MILES	5 MILES
11,430	94,735	192,634

AVERAGE HOUSEHOLD INCOME



1 MILE	3 MILES	5 MILES
\$93,650	\$119,884	\$123,672

HOUSEHOLDS

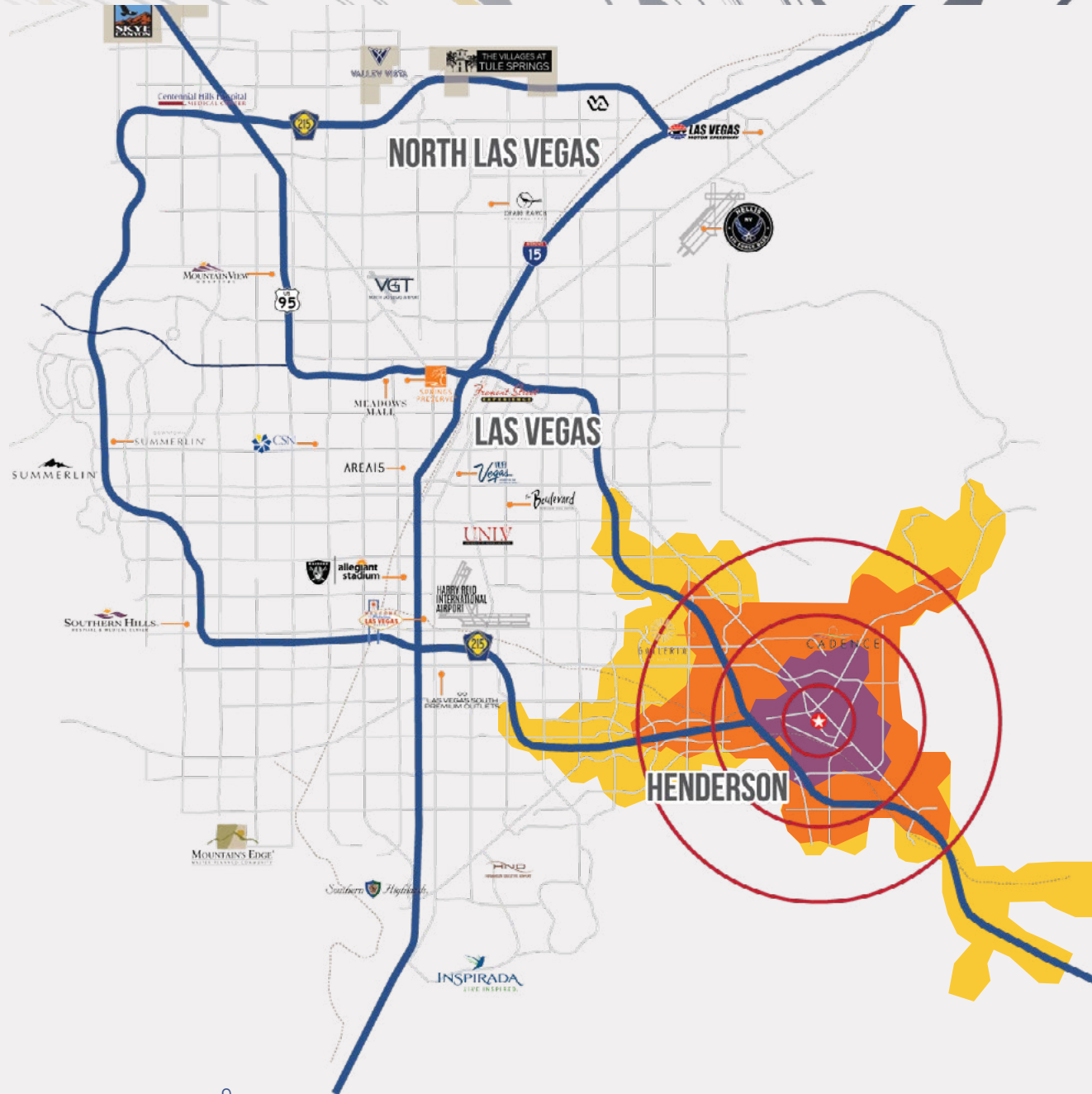


1 MILE	3 MILES	5 MILES
4,573	36,696	75,674

DRIVE TIMES



Sources:
SitesUSA 2025



LEASING CONTACTS

KIT GRASKI

Director

702.570.5377

kgraski@roicre.com

NV License # BS.0015934.LLC

GEORGE OKINAKA

Executive Vice President

702.570.5376

gokinaka@roicre.com

NV License # S.0045747

MAUREEN PARCHIA

Vice President

702.570.5124

mparchia@roicre.com

NV License # S.0169395

JONATHAN SERRANO, MBA

Associate Vice President

702.570.5099

jonathan@roicre.com

NV License # S.0183243



roicre.com

ROI Commercial Real Estate

9121 W Russell Rd, STE 111

Las Vegas, NV 89148

graski **retail** team

Let's keep in touch.



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