



3483 ST ROSE PKWY
HENDERSON, NV 89052

Executive Summary

A high-visibility Henderson retail leasing opportunity

Property Overview

Available Space	1,400 SF
Property Type	Retail / Shopping Center
Center Status	99.5% Leased
Built	2023
Lease Rate	\$4.00 PSF
CAM (Est.)	\$0.63 PSF
Tenant Improvements	Negotiable

- Power Center located on St Rose Parkway in West Henderson.
- Extremely rare vacancy among major national and regional brands.
- Combined traffic counts exceed 52,000 vehicles per day on St Rose Pkwy.
- Recently completed shopping center currently 99.5% leased.
- Excellent co-tenancy and customer draw. Retail locations include Costco, EOS Fitness, Hobby Lobby, TJ Maxx, In-N-Out- Starbucks, Grocery Outlet, Ross, Salon World, Café Rio, and many more.

Lease Rate: \$4.00 PSF

Location Overview

West Henderson trade area



Why This Location

- Henderson's premier power center.
- Nearby growing residential communities, providing access to an established customer base and continued residential growth.
- Development includes major retailers and many restaurant concepts, creating a diverse shopping and dining destination.
- Combination of retail, dining, beauty, and personal services encourages multiple customer visits throughout the day.
- Minutes from the I-15, providing regional connectivity across the Las Vegas Valley.

52,000 vehicles/day on St Rose Pkwy

Property Highlights

Physical characteristics and positioning



Key Features

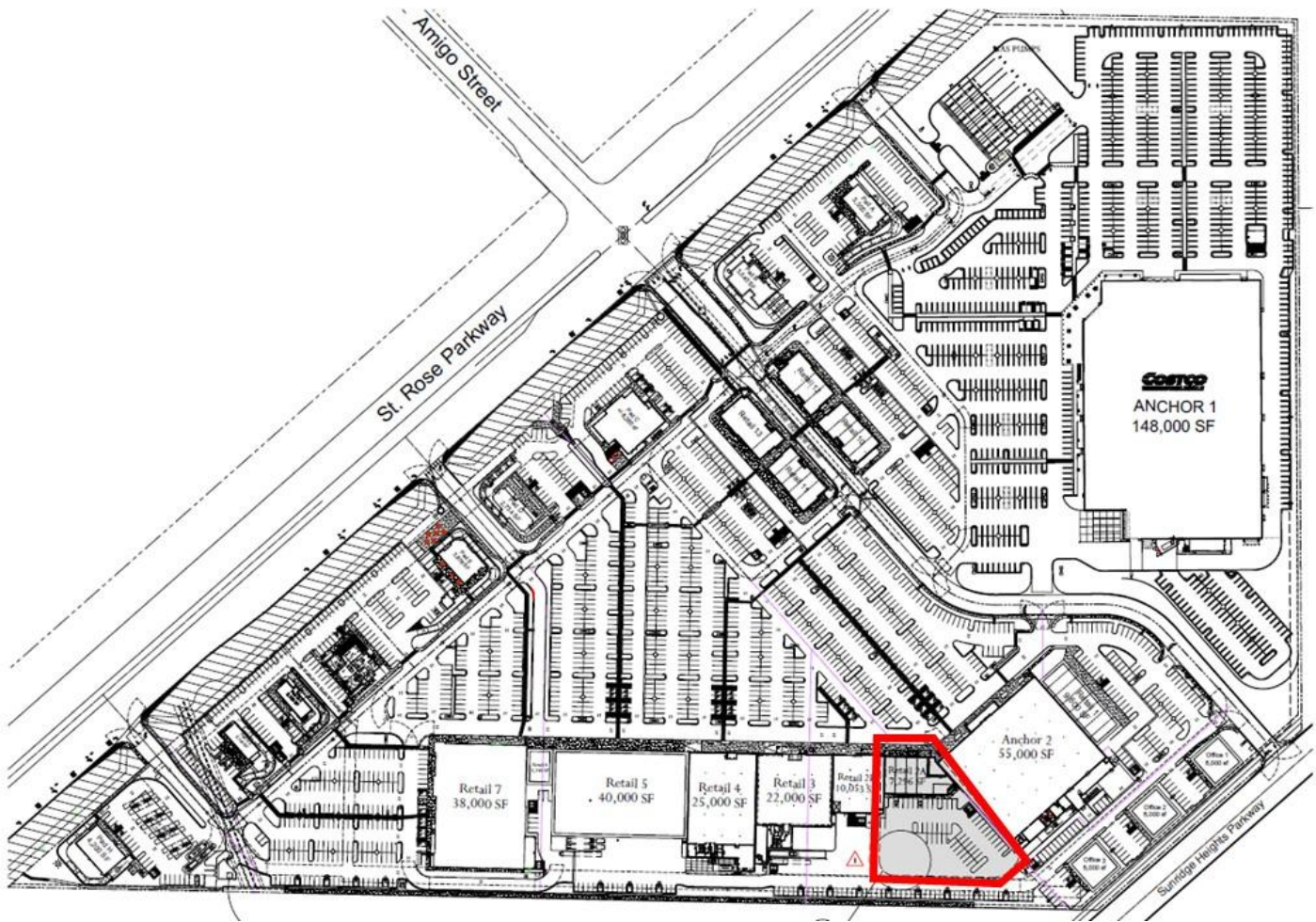
- Only remaining retail suite available, located in-line with numerous junior box stores.
- Located within a 95%-leased, recently modernized neighborhood shopping center.
- Strong national and regional co-tenancy anchored by Costco and numerous Junior Box Stores.
- Excellent visibility, exposure and access along St Rose Parkway.
- Ample shared parking throughout the center.
- Tenant improvement allowance is negotiable.

Potential Uses

Retail • Restaurant • Medical / Health • Specialty Retail • Service Tenants

Site Plan

Available suites and center layout



Available Space

Suite: 110
Total SF: 1,400



Trade Area Demographics

Households and income within a 5-mile radius

121,600+

Households within a 5-Mile Radius

\$148,623

Average Household Income within a 3-Mile Radius

Market Takeaway

The center is strategically positioned within a dense and established Henderson trade area, with approximately 121,600 households and nearly 305,000 residents within 5 miles. The area benefits from strong household incomes, with average household income exceeding \$148,000 within 5 miles. This substantial and growing residential base supports consistent demand for the center's retail, restaurant, daily-needs, and service-oriented tenants.

Contact Information

J.A. Kennedy Real Estate Company is a full-service real estate brokerage company headquartered in Las Vegas, Nevada.

A diversified company in nature, J.A. Kennedy Real Estate Company provides retail, office, industrial and raw land opportunities for sale and for lease throughout the greater Las Vegas Valley. With native Nevadans at the helm, we recognize the necessity of understanding not just the market in general, but the unique dynamics that make Las Vegas the first-class community that it is.

J.A. Kennedy Real Estate Company was founded in 2004 with the time-honored family traditions of honesty, hard work and uncompromising ethics. J.A. Kennedy Real Estate Company is the culmination of three generations of one family's involvement as owners and developers of real estate in the greater Las Vegas Valley. The Company's financial strength and reputation serves as the foundation for incredible accomplishments in this highly competitive and extremely cyclical industry.

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