

OFFERING MEMORANDUM

724 S BOULDER HIGHWAY

HENDERSON, NEVADA 89015



SPECIALIZED FOOD FACILITY • COLD STORAGE • WAREHOUSE • RETAIL

±49,237 SF | ±4.80 ACRES | 315 PARKING SPACES | OFFERED AT \$7,000,000

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Residential | Commercial | Property Management

EXECUTIVE SUMMARY

724 S Boulder Highway presents a rare opportunity to acquire a substantial commercial asset in Henderson, Nevada combining retail frontage, warehouse and distribution functionality, and specialized food-related infrastructure within one facility.

The property is marketed as an approximately 49,237-square-foot, one-story retail/supermarket building situated on approximately 4.80 acres. Public marketing information identifies 315 parking spaces, three exterior loading docks, pylon signage, a dedicated turn lane and a signalized-intersection location. The building was constructed in 1989.

A significant portion of the facility was formerly used for grocery operations and includes existing walk-in cooling/freezer improvements. Current ownership has also installed substantial cooling and food-storage infrastructure. Interior photographs show large warehouse areas, pallet racking, food-production/preparation areas, stainless-steel work surfaces and commercial hood infrastructure.

The property also benefits from in-place income. Ownership reports that approximately 15,000 square feet is leased to a printing business at \$19,000 per month under a gross lease with a three-year commitment spanning 2025-2028. Landlord is responsible for operating expenses under the gross lease.

Investment Thesis

- Immediate in-place gross rental income of \$228,000 annually from the printing tenant.
- Substantial remaining building area creates owner-user, lease-up and repositioning flexibility.
- Specialized refrigeration, cold-storage and food-production improvements may reduce time and replacement cost for qualified food-related users.
- Large 4.80-acre site, abundant parking and loading capability support a broad range of commercial operations.
- Established Boulder Highway / Major Avenue commercial location in Henderson.

PROPERTY SNAPSHOT

Address	724 S Boulder Hwy, Henderson, NV 89015
Offering Price	\$7,000,000
Price / SF	\$142.17 / SF
Building Size	±49,237 SF (current marketing figure)
Site Area	±4.80 Acres / ±209,088 SF
Year Built	1989
Property Type	Retail / Former Supermarket / Specialized Food Facility
Stories	1
Parking	315 spaces
Loading	3 exterior loading docks
APN	179-17-401-001
Public-Record Zoning	H:MC-RD / current marketing also references CC, County - buyer to verify
2026 Total Assessment	\$1,547,387
2026 Property Tax	±\$26,180 public-record figure

Note: One public property-record page reports total size of 54,250 SF while the active sale marketing uses 49,237 SF. This OM uses the active marketing figure; buyer should verify rentable/building area during due diligence.

IN-PLACE INCOME

Tenant Use	Printing Business
Approx. Leased Area	±15,000 SF
Lease Structure	Gross Lease
Monthly Rent	\$19,000
Annual Gross Rent	\$228,000
Approx. Rent / SF / Month	\$1.27
Approx. Rent / SF / Year	\$15.20
Reported Lease Commitment	3 years, 2025-2028
Operating Expenses	Landlord responsible

Preliminary Illustrative Operating Scenario

Because complete historical operating statements are not yet available, the following expense scenario is an illustrative underwriting assumption only. It is not represented as actual property performance.

Gross Rental Income	\$228,000
Property Tax (public record)	(\$26,180)
Insurance - estimated	(\$18,000)
Utilities - estimated	(\$42,000)
Repairs & Maintenance - estimated	(\$18,000)
Trash / Landscaping / Misc. - estimated	(\$12,000)
Illustrative NOI from Current Tenant	\$111,820

Illustrative NOI above equals approximately \$111,820 before management, reserves, capital expenditures and any other property-level costs. No cap rate is presented because actual expenses have not been verified.

PURPOSE-BUILT FOOD & COLD-STORAGE INFRASTRUCTURE



Existing walk-in cooler/freezer improvements and food-storage infrastructure are a key differentiator. The facility may offer meaningful replacement-cost and time-to-occupancy advantages for qualified operators compared with converting a conventional retail or warehouse building.



COMMERCIAL FOOD PRODUCTION



Interior improvements include extensive stainless-steel preparation/work areas and commercial hood infrastructure. Exact equipment, capacities, permits, condition and items included in the sale should be verified during due diligence.



WAREHOUSE & DISTRIBUTION CAPABILITY



Expansive warehouse areas, pallet racking, wide circulation aisles and loading functionality support storage and distribution operations. Racking and equipment shown are subject to confirmation as to ownership and inclusion.



FLEXIBLE INTERIOR CONFIGURATION

The property's mix of open warehouse, cold-storage, production and ancillary areas creates flexibility for a broad range of owner-user and investment strategies.

POTENTIAL USER PROFILES

Potential uses are subject to zoning, licensing, building-code requirements and governmental approvals. Prospective purchasers should independently verify suitability.

- Grocery or specialty market
- Food distribution / wholesale food operations
- Commissary or central kitchen
- Bakery, catering or food production
- Cold-storage and refrigerated distribution
- Restaurant supply / import-export distribution
- Warehouse / showroom
- Other compatible retail, industrial-support or commercial operations

Why This Facility Stands Out

For food-related users, the combination of refrigeration, walk-in freezer/cooler areas, commercial food-preparation infrastructure, warehouse capacity and loading access can be difficult to replicate in a conventional retail building. For investors, the in-place printing tenant provides carrying income while the balance of the property offers potential lease-up or repositioning upside.

LOCATION & MARKET CONTEXT

The property is located within the Boulder Highway commercial corridor in Henderson, at/near the signalized Boulder Highway and Major Avenue intersection. Public marketing describes the broader Boulder Marketplace as an established neighborhood/community retail center with pylon signage, abundant parking and access to major regional transportation routes.

Radius	2025 Population	2030 Population	Median HH Income
1 Mile	15,447	16,311	\$61,206
3 Miles	94,602	100,605	\$89,945
5 Miles	169,489	179,673	\$90,577

Demographic figures above are from LoopNet's current property record and should be independently verified before reliance.

PHOTO GALLERY

OFFERING SUMMARY

Offering Price: \$7,000,000

The opportunity is best suited to buyers seeking a combination of in-place income and operational flexibility. The current printing tenant provides \$228,000 of reported annual gross rent, while the property's specialized improvements and substantial remaining area create potential for owner occupancy, additional leasing or repositioning.

Key Due-Diligence Items

- Confirm executed printing lease, exact commencement/expiration dates, security deposit and all landlord obligations.
- Obtain trailing operating statements and actual utility, insurance, repair and maintenance expenses.
- Verify building/rentable square footage and suite boundaries.
- Verify zoning and permitted uses with the applicable jurisdiction.
- Inspect refrigeration, HVAC, electrical, plumbing, hoods, fire/life-safety systems and loading facilities.
- Confirm which racking, kitchen equipment, refrigeration components and other personal property are included in the sale.
- Review title, environmental, roof, structural and property-condition matters.

CONFIDENTIALITY & DISCLAIMER

This Offering Memorandum has been prepared for informational and discussion purposes only. Information has been obtained from the owner, public records and third-party marketing sources believed to be reliable; however, no representation or warranty, express or implied, is made as to its accuracy or completeness.

All financial projections and estimated operating expenses in this memorandum are illustrative assumptions only and are not historical operating results or guarantees of future performance. Prospective purchasers must conduct their own independent investigation and due diligence concerning the property, leases, income, expenses, physical condition, zoning, permits, environmental matters, equipment and all other matters relevant to an acquisition.

The seller reserves the right to modify, withdraw or reject any offering or proposal at any time and without notice. The property is offered subject to errors, omissions, prior sale, change in price or terms, and withdrawal from the market.

Presented By

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