

# 938 & 930 EMPIRE MESA WAY

HENDERSON, NEVADA 89011



## FOR SALE OR LEASE

### ERIC A. MOLFETTA, SIOR

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**NORTHCAP**   
COMMERCIAL

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**CADENCE**  
*the rhythm of a new day™*  
**13,000 SINGLE FAMILY HOMES**

**COSTCO WHOLESALE** **BEST BUY** **SPORTSMAN'S BARBERSHOP**  
**WALKER FURNITURE** **JOANN**  
**SUNMARK PLAZA**

+/- 1.1MM SF Retails  
**JCPenney KOHL'S**  
**Dillard's macys DICK'S SPORTS & SHIRT STORE**  
**GALLERIA AT SUNSET**

**ROSS DRESS FOR LESS**  
**HOBBY LOBBY**  
**WHITNEY RANCH SHOPPING CENTER**

**TEXAS ROADHOUSE**  
**CROSSROADS PLAZA**

**FLOOR DECOR** **HOME DEPOT**  
**Super PAWN** **Express**

**Walmart PartyCity**  
**EASTGATE PLAZA**

**SPROUTS HomeGoods**  
**Total Wine & MORE**  
**STEPHANIE STREET SHOPPING CENTER**

**Burlington Chick-fil-A**  
**DOLLAR TREE TJ-maxx**  
**GALLERIA COMMONS**

**BIG LOTS! savers**  
**WARM SPRINGS PROMENADE**

**VALLEY AUTOMALL**

**VALLEY AUTOMALL**

**Albertsons** **McDonald's** **Check City**  
**LAKE MEAD GATEWAY PLAZA**

**Walmart UPS Planet Fitness**  
**VICTORY VILLAGE PLAZA**

**DOLLAR TREE**  
**Smith's MONEY TREE**  
**HENDERSON SHOPPING VILLAGE**

**ROSS DRESS FOR LESS**  
**BIG LOTS!**  
**LAKE MEAD CROSSING**

**Dignity Health St. Rita Dominican**  
 #3,400 Employees

**Smith's Marketplace** **Starbucks**

**CHIMERA GOLF CLUB**  
**STORAGE FACILITY**

**FUTURE RETAIL**

**FUTURE OFFICE INDUSTRIAL**

**URBAN CORE**

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## Investment Highlights for SALE

**BUILDING**  
**±14,842 SF**

**0.88 ACRES TOTAL**

±7,421 SF Each building

**OFFICE**  
**±4,800 SF TOTAL**

Two Story Office

**WAREHOUSE**  
**±10,042sf total warehouse**

±5,021 SF - each building

**ROLL UP DOORS**  
**Ten (12x14)**

- drive through capability

**YARD**  
**±6,000 SF Total**

**POWER**

1,600amps 3 phase power to building  
GAS stubbed to building

**Clear Height**  
**19'**

**938 Empire Mesa Leased \$1.50psf**

- New 5 year lease term on ±7,421 SF
- 3% Escalations
- 930 Empire Mesa to be leased or owner user opportunity

**Call Broker for Pricing**

## Highlights for LEASE

**BUILDING**  
±7,421 SF

**Asking \$1.50psf NNN**

**OFFICE Two Story**  
±2,400 SF TOTAL  
Vanilla Shell  
HVAC  
Drop Ceiling/Industrial

**WAREHOUSE**  
±5,021 SF total warehouse

**ROLL UP DOORS**  
Five (12x14) drive through capability

**YARD**  
±3,000 SF  
Secured Yard Space

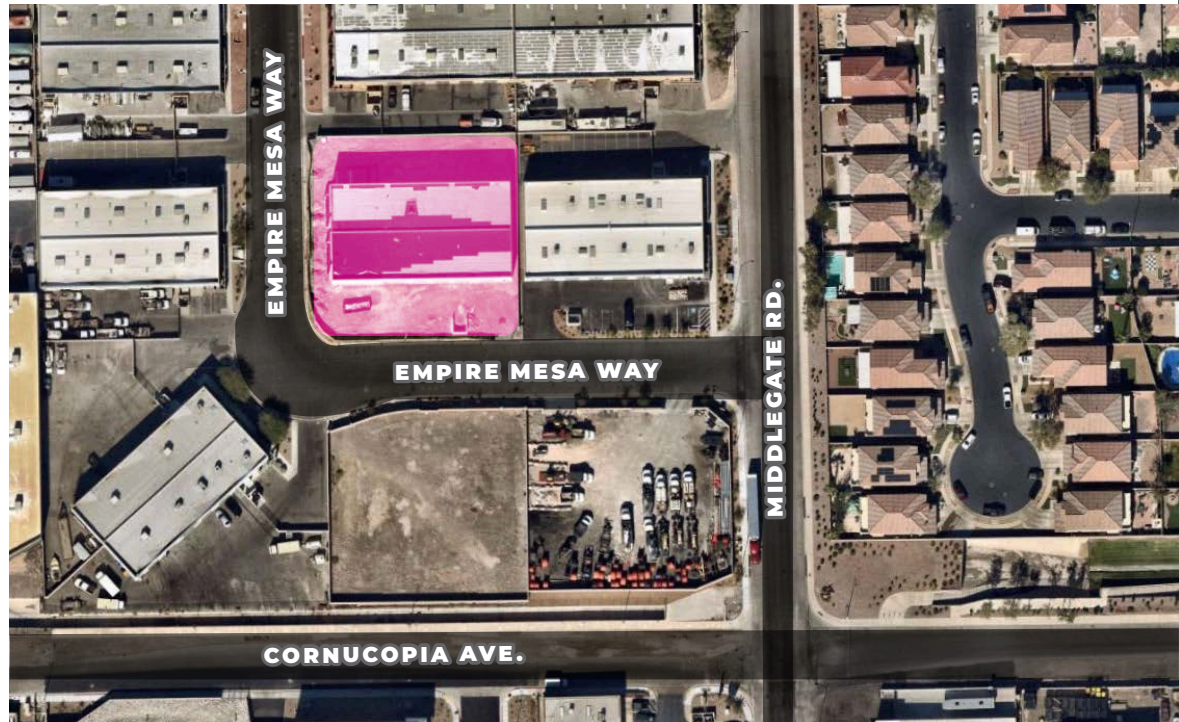
**POWER**  
800 amps 3 phase power  
GAS stubbed to building

**Clear Height**  
19'

**0.44 Acres**

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HARRY REID  
INTERNATIONAL  
LAS VEGAS

LAS VEGAS STRIP

DOWNTOWN LAS VEGAS

SUNSET STATION  
HOTEL-CASINO

MERSHOPS  
GALLERIA AT SUNSET

COSTCO  
WHOLESALE

LVAC  
LAS VEGAS ATHLETIC CLUB

11

HENDERSON  
HOSPITAL

Walmart

THE HOME  
DEPOT



930 & 938 EMPIRE MESA

COWABUNGA  
BAY

BOULDER HWY.

SUNSET RD.

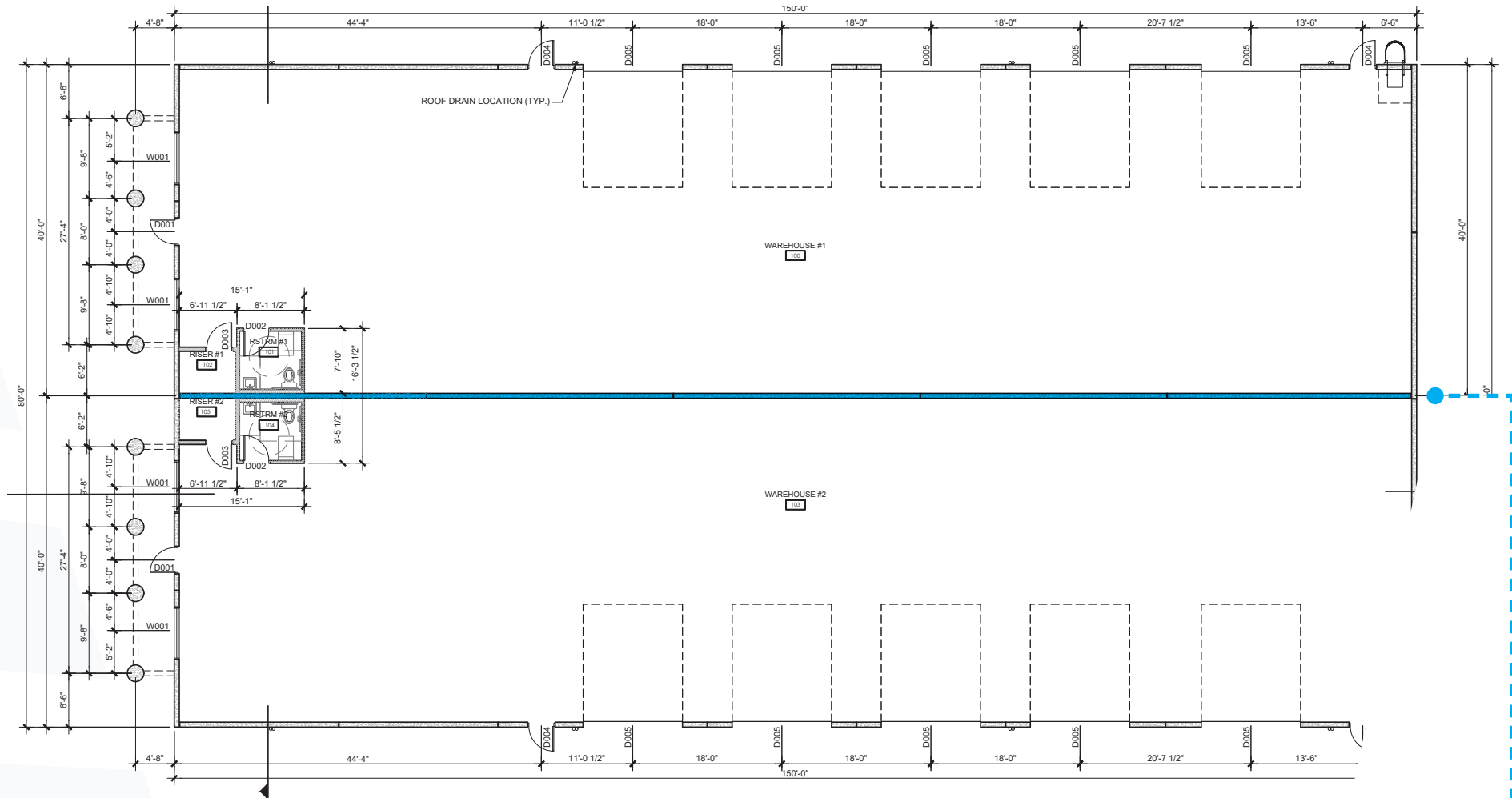
N. GIBSON RD.

CORNUCOPIA AVE.

MIDDLEGATE RD.

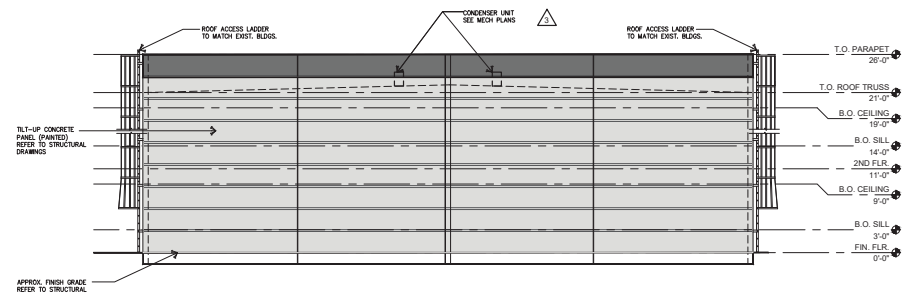
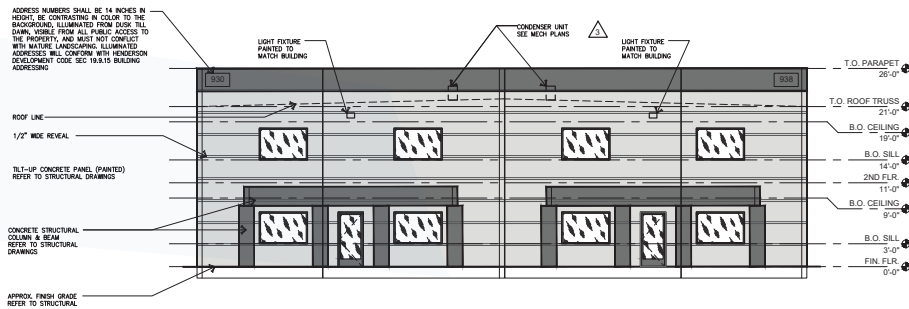
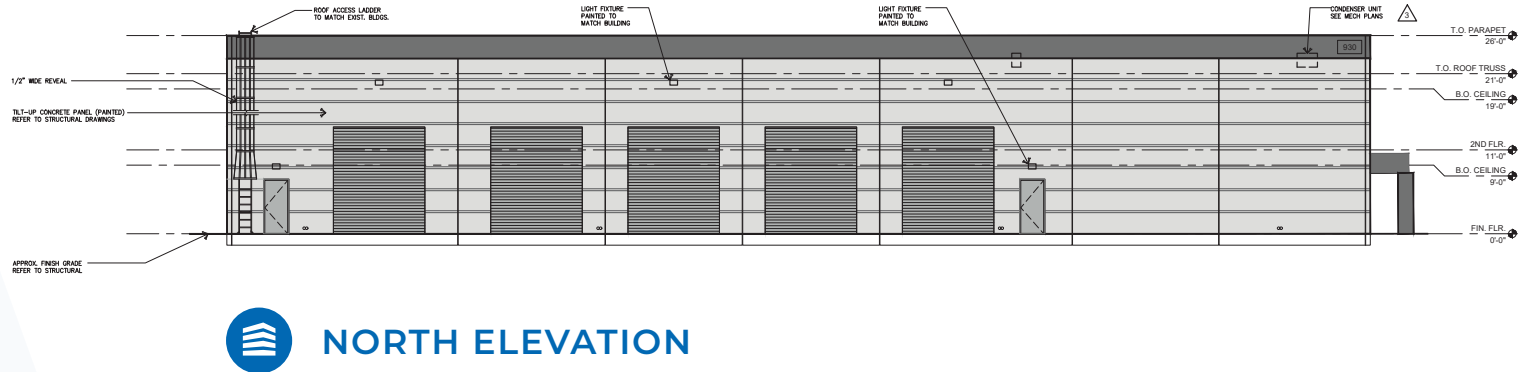
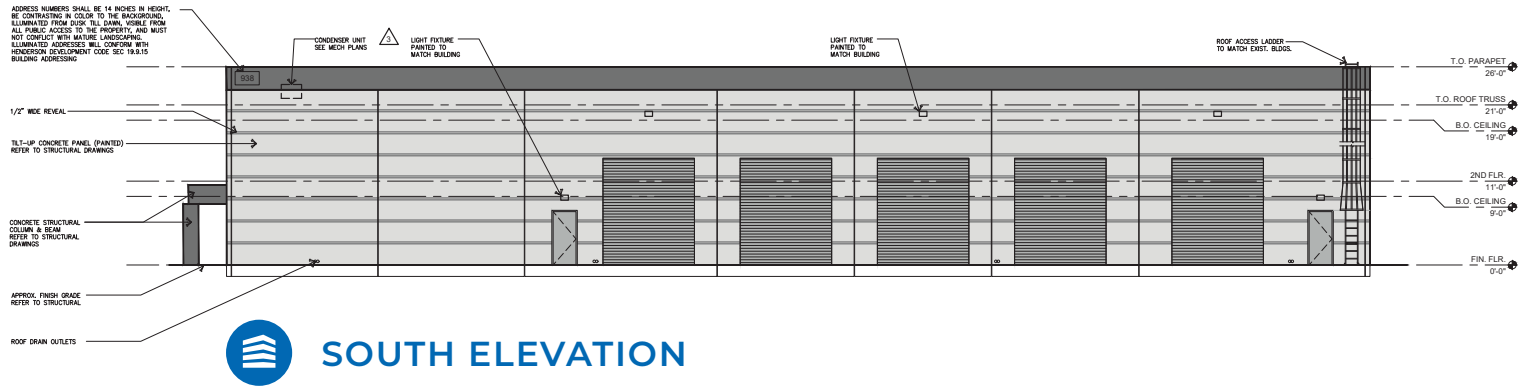
W. GALLERIA DR.

# FLOOR PLAN

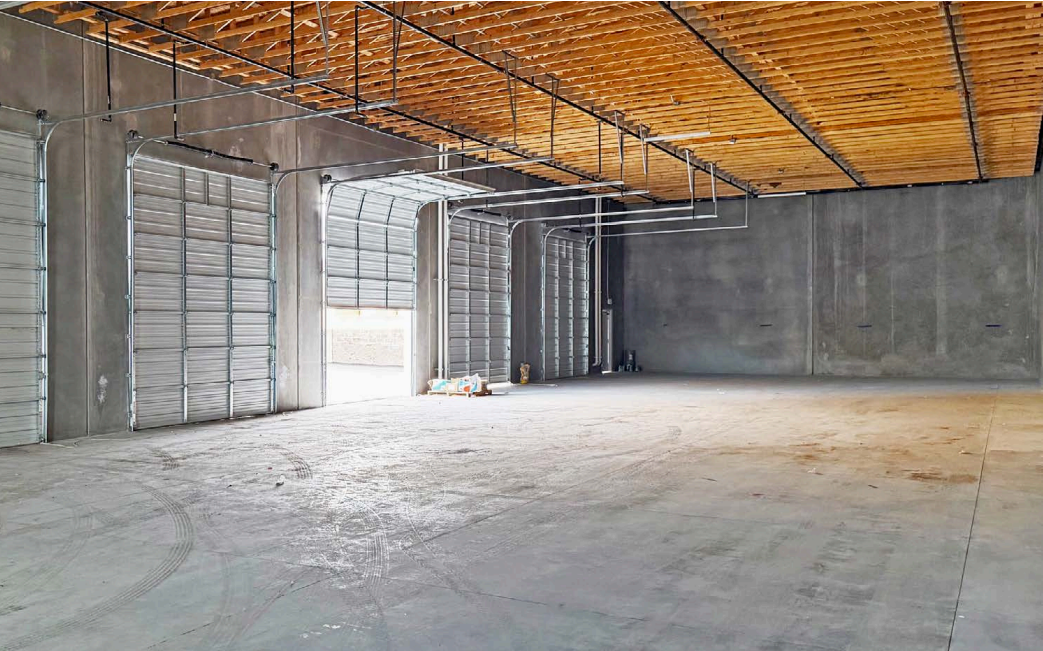


Building can be demised down to 6,221 SF – Currently full building open. ←

ELEVATIONS







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