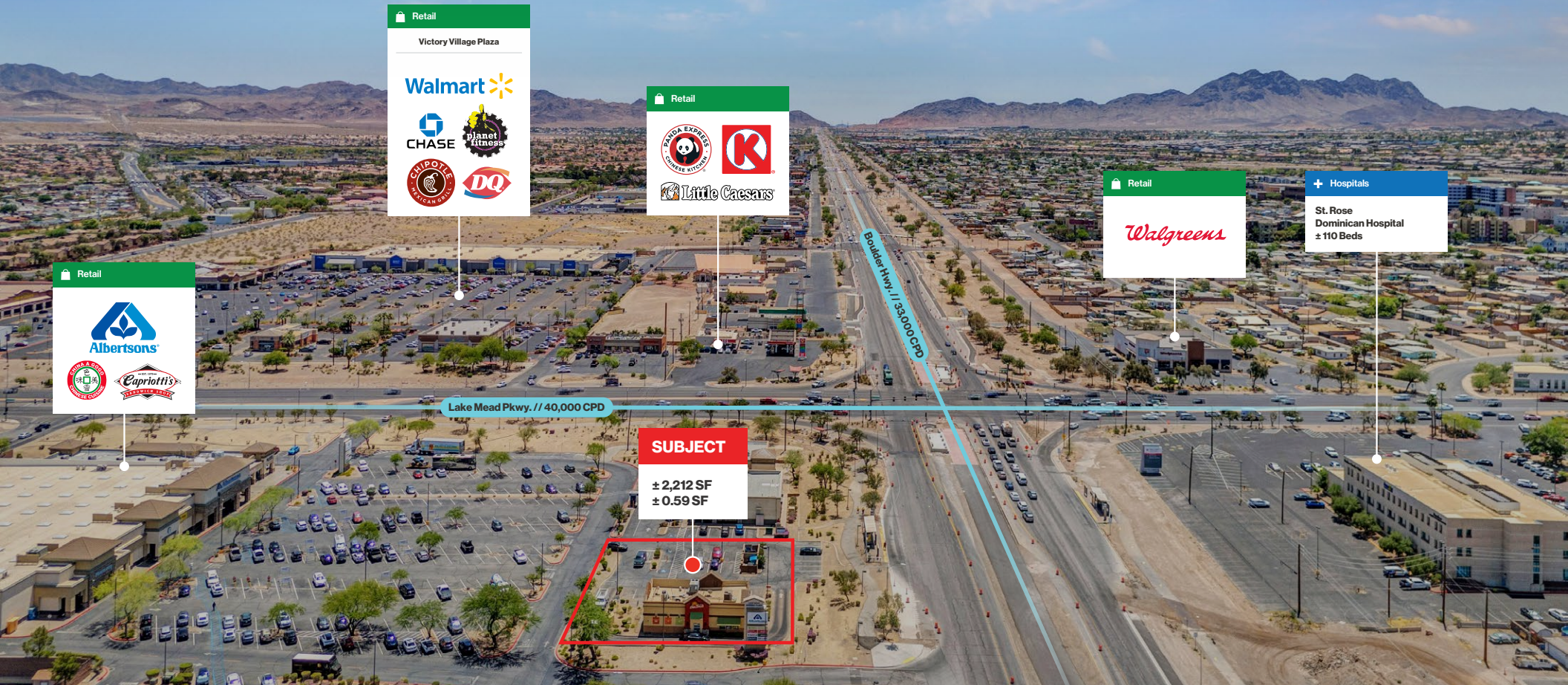


For Sale or Lease

Freestanding Restaurant with Drive-Thru Near-Term Vacancy Opportunity



150 N. Boulder Hwy.
Henderson, NV 89015

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Listing Snapshot



\$165,000/Year

Lease Rate



± 2,212 SF

Total Square Footage



\$2,800,000

Sale Price



± 0.59 AC

Parcel Size

Property Overview

Existing Drive-Thru Restaurant: ±2,212 SF freestanding restaurant building with existing drive-thru infrastructure, offering significant savings in development costs and accelerated time to occupancy.

Owner-User or Investment Opportunity: Current Del Taco lease expires August 31, 2026, creating a rare opportunity for owner-users, investors, or redevelopment groups to secure a strategically located drive-thru asset.

High-Traffic Retail Corridor: Located along Boulder Highway (±33,000 CPD) and near Lake Mead Parkway (±40,000 CPD), offering strong daily exposure to one of Henderson's busiest commercial corridors.

Cadence Master-Planned Community: One of Southern Nevada's fastest-growing residential communities encompassing approximately 2,200 acres with an anticipated 12,000+ homes at full build-out. The continued expansion of Cadence is driving substantial household growth, consumer spending, and long-term retail demand throughout the trade area.

Adjacent to Cadence Village Center: Located near the ±119,600 SF Cadence Village Center, a dominant retail destination situated on approximately 33 acres and anchored by Smith's Marketplace. Supporting retailers include Starbucks, EOS Fitness, Dutch Bros Coffee, PT's Pub, Papa John's, Salad & Go, Jersey Mike's, Great Clips, and Domino's, creating a strong regional retail draw.

Flexible Repositioning Potential: Ideal for QSR, coffee, fast casual, drive-thru beverage, medical, automotive, financial institution, or other retail concepts seeking a proven freestanding location.

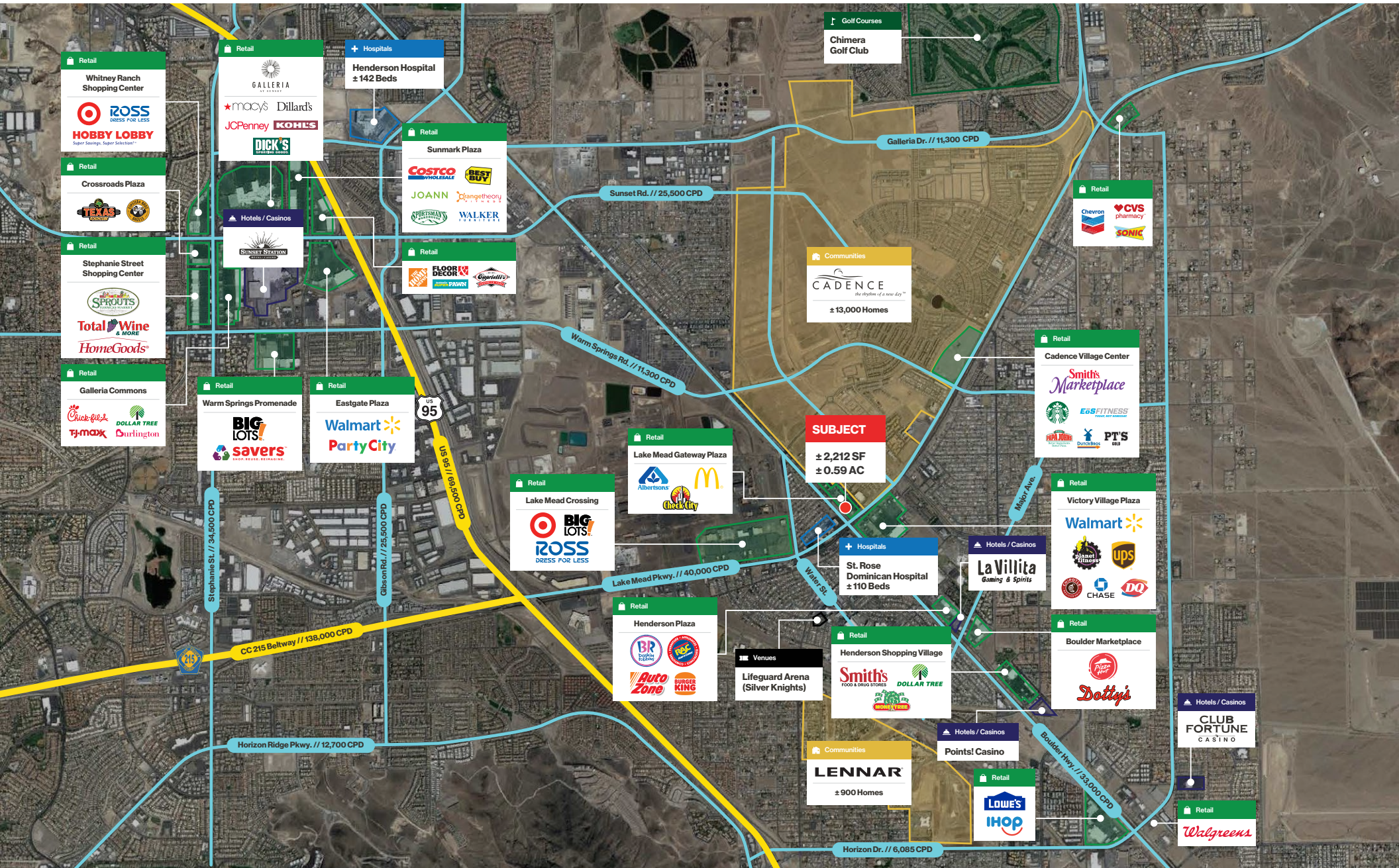
Surrounded by Dominant Grocery & Big Box Anchors: Positioned as an out-parcel to a high-volume Albertsons-anchored shopping center, providing direct exposure to established daily-needs traffic and a strong consumer draw from surrounding neighborhoods.

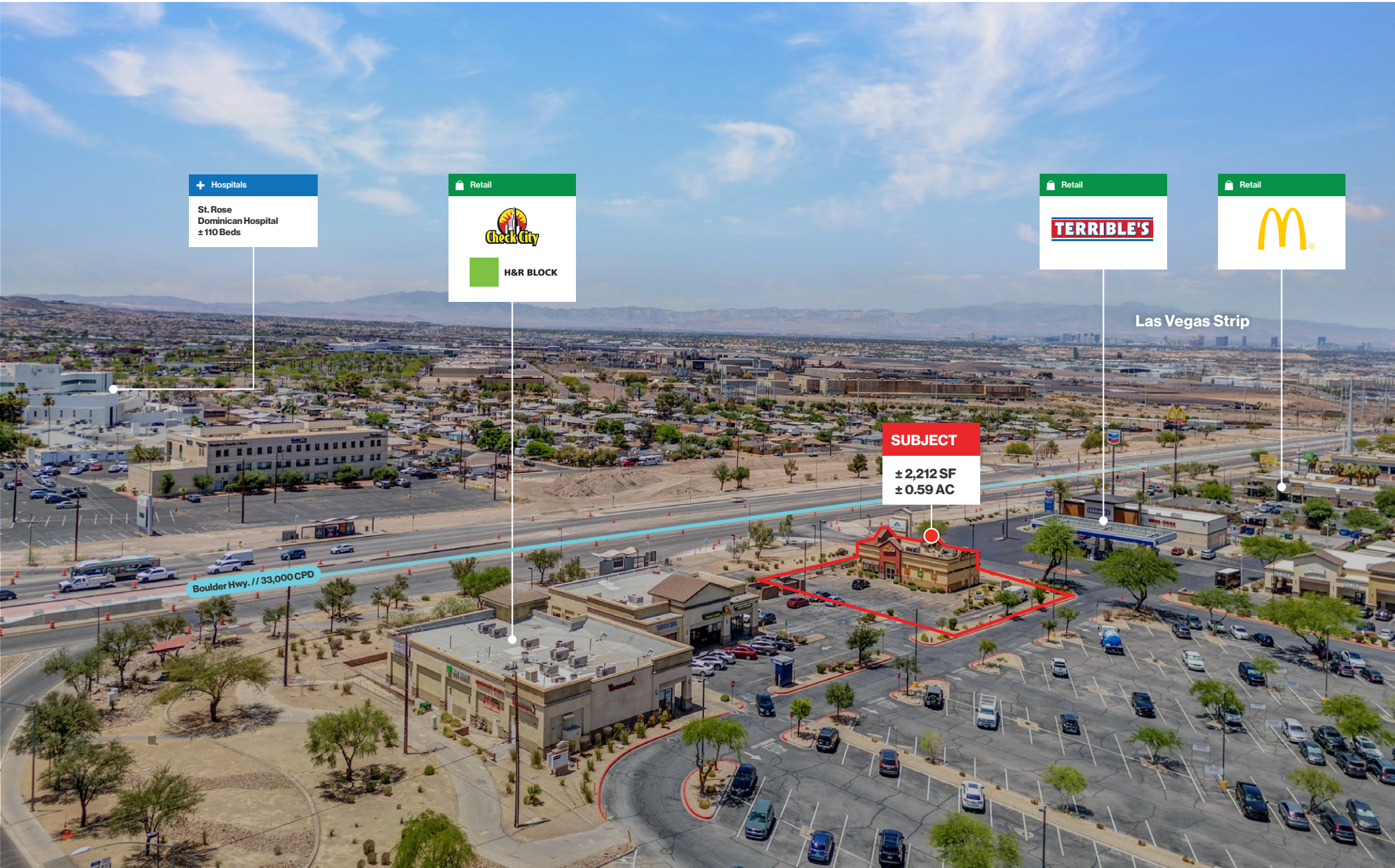
Adjacent to Dignity Health St. Rose Dominican Hospital (Rose de Lima Campus): Full-service community hospital with 24/7 emergency department.

Demographics

	1-mile	3-mile	5-mile
2026 Population	11,368	103,192	216,593
2026 Average Household Income	\$78,101	\$129,643	\$130,616
2026 Total Households	4,501	40,130	84,310







+ Hospitals
St. Rose Dominican Hospital
± 110 Beds

Retail
Check City
H&R BLOCK

Retail
TERRIBLE'S

Retail
McDonald's

SUBJECT
± 2,212 SF
± 0.59 AC

Boulder Hwy. // 33,000 CPD

Las Vegas Strip



Property Photos



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For inquiries please reach out to our team.

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