



FOR LEASE

GOLDEN HORIZON CENTER

270-290 E. Horizon Drive, Henderson, NV 89015

ERIC ROGOSCH

Vice President

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NV #S.52003



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$1.50 SF/month (NNN)
AVAILABLE SF:	+/- 1,200 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,028	28,110	46,956
TOTAL POPULATION	10,771	75,953	125,950
AVERAGE HH INCOME	\$85,730	\$73,833	\$75,178

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PROPERTY DESCRIPTION

Golden Horizon Center is a neighborhood retail strip center located along Horizon Drive, East of I-11/US 95 in Henderson, Nevada. This offers center tenants great visibility and easy access, with ample parking surrounded by dense residential. The building offers a high end image with convenient parking allowing professional office users retail exposure. Golden Horizon Center was built with a red brick façade and glass store fronts giving the building a distinct feel.

PROPERTY HIGHLIGHTS

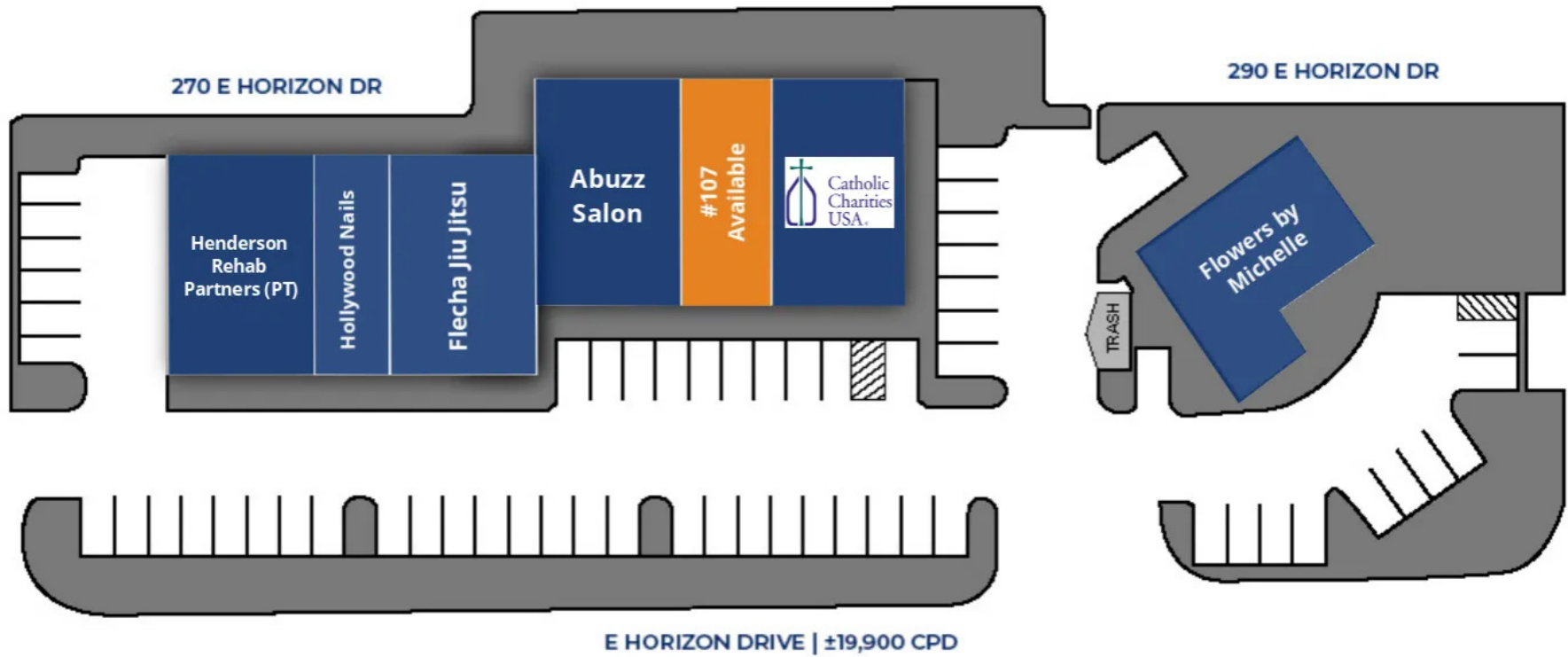
- Charming Storybook Cottage Architectural Style
- Less than 1 mile East of I-11/US95, close to CSN Henderson campus and Downtown Henderson
- Great visibility within an above average income trade area

SITE PLAN

LEGEND

Available

Occupied



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SITE PLAN

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
270 E. Horizon Dr. #100	Henderson Rehab Partners	2,400 SF	NNN	-	-
270 E. Horizon Dr. #102	Hollywood Nails	1,193 SF	NNN	-	-
270 E. Horizon Dr. #104	Flecha Jiu Jitsu	2,458 SF	NNN	-	-
270 E. Horizon Dr. #105	Abuzz Salon	2,400 SF	NNN	-	-
270 E. Horizon Dr. #107	Available	1,200 SF	NNN	\$1.50 SF/month	-
270 E. Horizon Dr. #108	Catholic Charities of Southern Nevada	2,374 SF	NNN	-	-
290 E. Horizon Dr.	Flowers by Michelle	2,858 SF	NNN	-	-

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TRADE AREA MAP



Google

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