

LAKE MEAD COMMERCIAL CENTER AT CADENCE

1180 - 1186 E SUNSET RD · HENDERSON, NV · FOR LEASE



CLASS A MEDICAL / PROFESSIONAL OFFICE & PRESCHOOL

Q1 2025 DELIVERY · CADENCE MASTER PLANNED COMMUNITY · FOR LEASE or Sale (Contact Agent)

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KAYLEE CHO
TEAM COMMERCIAL
& DEVELOPMENT

kw Keller Williams
COMMERCIAL
LAS VEGAS

SUBJECT PROPERTY MAP



Smith's Marketplace

Retail - Phase II Village Center (under construction)

Cadence Association Office

SUBJECT SITE
Medical/Professional Class A Office
11,525 sf

Angel Face Preschool & Childcare

Cadence Animal Hospital



One of the most exciting prospects in Henderson, NV is the Cadence Master Planned Community of homes and businesses. Conveniently located near many thriving communities that are only set for year-over-year growth as more businesses and families flock to the city of Henderson.

ARTICLE: Cadence Ranked #6 Top-selling Master Planned Communities of 2023

ARTICLE: Cadence Ranked #4 Top-selling Master Planned Communities of 2024

THE #4 TOP-SELLING MASTER PLANNED COMMUNITY OF 2024

PLANNED HOMES
12,250

SCHOOLS IN COMMUNITY
6

PARKS & TRAILS
450 AC

TOP SELLING COMMUNITY
#4

CADENCE BY THE NUMBERS

BUILDERS 10

OF PARKS 9 including a 50-acre Central Park

HOMES
Planned 12,250
Built 5,663

OF SCHOOLS 6 including Angel Face Preschool & Childcare

TOTAL ACRES 2,200

RETAIL VILLAGE Phase I - Now Open
Phase II - Now Leasing, coming Q1 2025

RANK	MPC	CITY, STATE	DEVELOPER	YTD SALES		
				2024	2023	%Δ
1	The Villages*	The Villages, Florida	The Villages	1,515	1,515	0%
2	Lakewood Ranch	Sarasota, Florida	Schroeder-Manatee Ranch, Inc.	1,238	1,227	1%
3	Sunterra	Katy, Texas	Land Tejas/Starwood Land	774	669	16%
4	Cadence	Henderson, Nevada	The LandWell Company	726	445	63%
5	Summerlin	Las Vegas, Nevada	Howard Hughes Corporation	596	544	10%
6	Wellen Park	Venice, Florida	Wellen Park, LLLP	573	430	33%

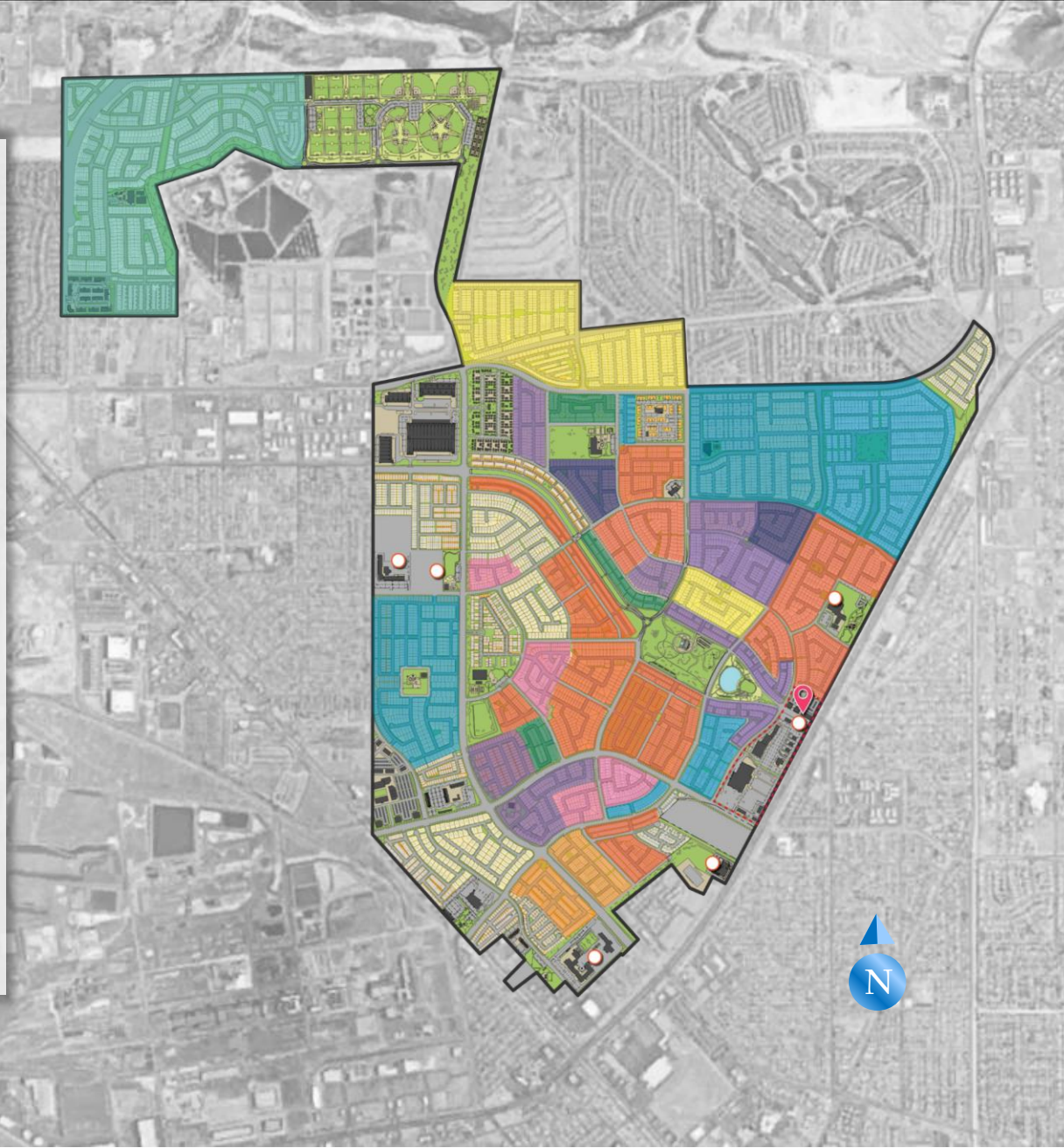


Image source: rclco.com, October 23, 2024

CADENCE MASTER PLAN & HOME BUILDERS

At completion, Cadence will be home to 12,250 single family homes across 2,200 acres. Amenities include parks, trails, retail and dining, dog parks, and a total of 6 schools within the Master Planned Community.

www.CadenceNV.com



CLARK COUNTY MAP



HARRY REID INTERNATIONAL AIRPORT

Ranked 12th busiest airport in the world in 2023 by Airport Council International (ACI), Harry Reid Airport has ushered in 57.6M people. An 11M increase from 2022.



THE LAS VEGAS STRIP

Ranked 12th busiest airport in the world in 2023 by Airport Council International (ACI), Harry Reid Airport has ushered in 57.6M people. An 11M increase from 2022.

HOOVER DAM

Where history meets high-functionality. Built in the Great Depression, this civil engineering wonder of the world brings approximately 7M visitors each year.



WATER STREET DISTRICT

Eat, drink, shop, skate, enjoy and repeat! Water Street has it all. Water Street is also host to cultural, seasonal, and annual events for the whole family.

LAKE MEAD RECREATION AREA

Favorite to locals and visitors alike. The Lake Mead Recreation Area offers swimming, boating, hiking, kayaking, campaign, and fishing. The largest recreation area in the US!



LAKE LAS VEGAS

Lake Las Vegas features a gorgeous Italian-style village with lake front resorts, a golf course, and dining. Relax for a day or relax for a stay.

PROPERTY HIGHLIGHTS

Team Kaylee Cho is pleased to present a Class A professional space in the much-anticipated Cadence Master Planned Community in Henderson, NV. With a total footprint of 11,525 sf, this two-story office building sits beautifully in the Lake Mead Commercial Center amidst a brand-new retail and business center and a thriving residential community.

Cadence was ranked #6 Top-selling Master Planned Community in 2023 and #4 in 2024.



LAKE MEAD COMMERCIAL CENTER AT CADENCE

MEDICAL/PROFESSIONAL OFFICE & PRESCHOOL		
BUILDING TYPE:	Class A	
PROPERTIES AT THE CENTER:	Total	5
	Existing	2
	Q1 2025 delivery	2
	Planned	1
SUBJECT APN:	179-05-422-014	
SUBJECT LAND AREA:	1.28 AC	
ZONING	Planned Community (PC)	
EXPECTED GREY SHELL DELIVERY:	Q1 2025	
BUILDING SIZE:	Office	11,525 sf
	Preschool + playground (<i>Leased</i>)	7,109 sf
MIN. DEMISABLE:	1,838 sf	
MAX. REMAINING:	1 st Floor - 5,638 sf	
	2 nd Floor - 5,887 sf	
ASKING RENT:	\$2.95 - \$3.25/sf/mo NNN	

[ARTICLE: Top-Selling Master-Planned Communities of 2023](#)

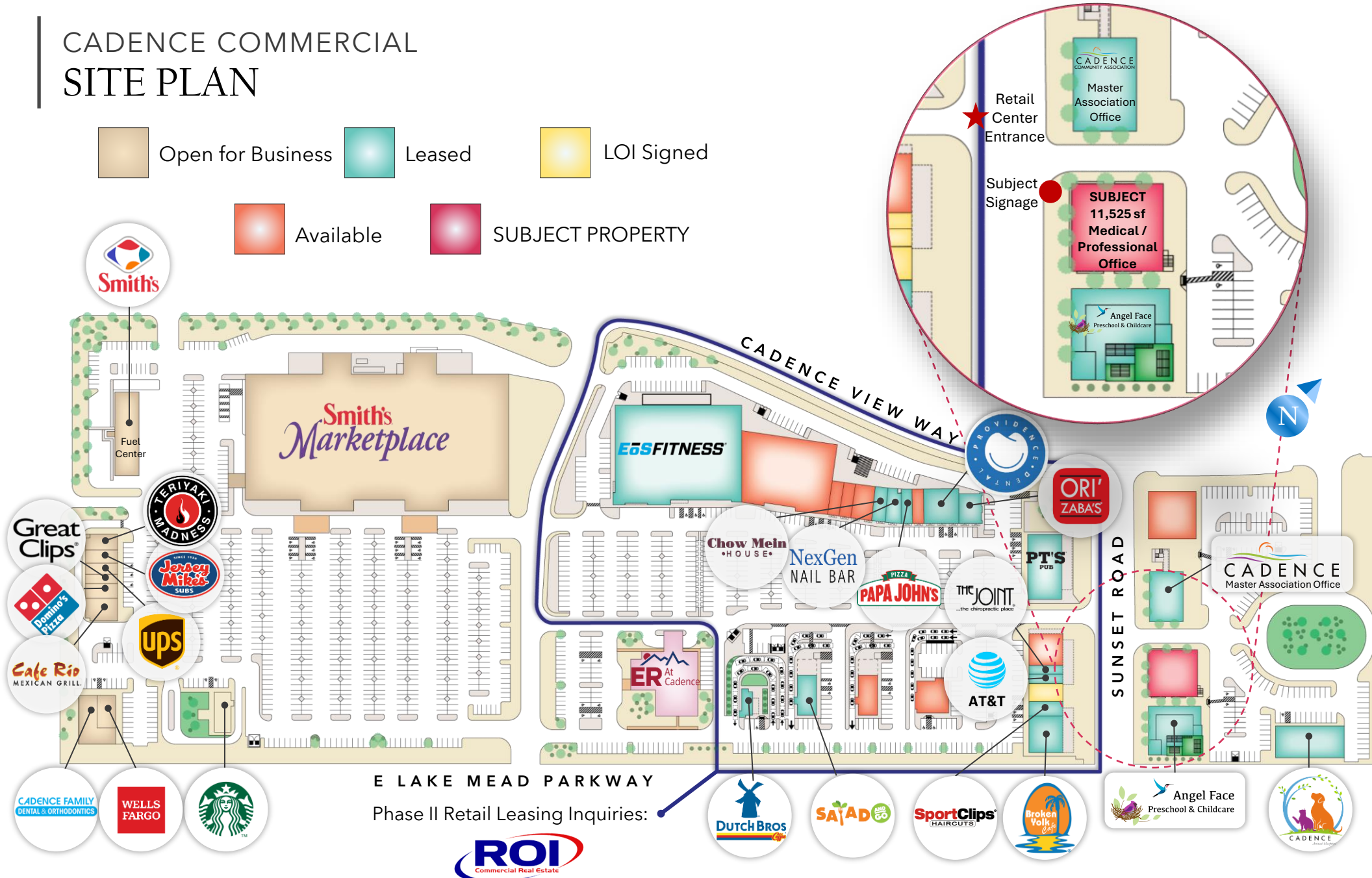
[ARTICLE: Top-Selling Master-Planned Communities Mid-Year 2024](#)

1180-1186 E SUNSET RD, HENDERSON, NV 89011

CADENCE COMMERCIAL SITE PLAN

Open for Business
 Leased
 LOI Signed

Available
 SUBJECT PROPERTY



E LAKE MEAD PARKWAY

Phase II Retail Leasing Inquiries:

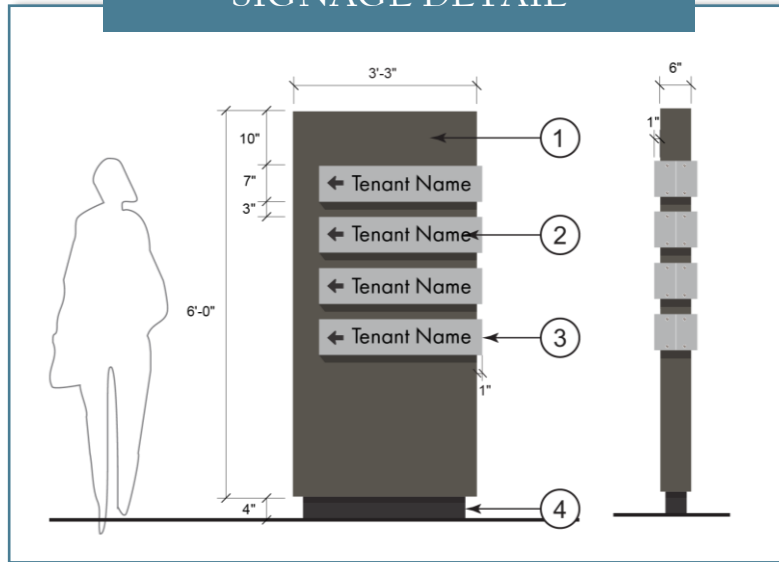


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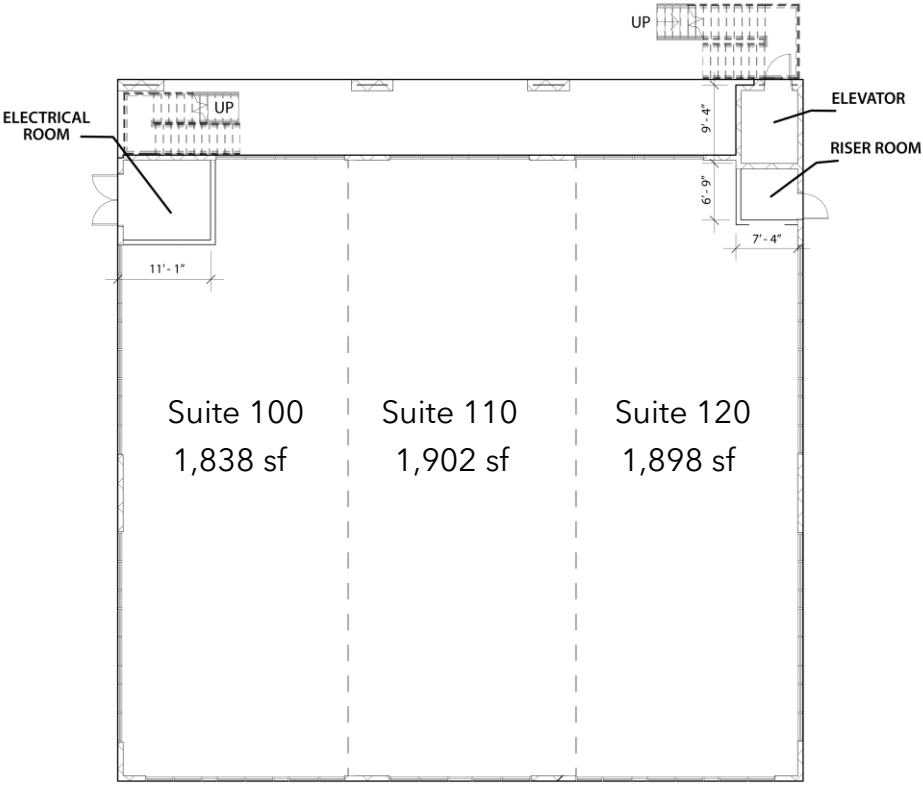
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Not to scale: for illustrative purposes only.
Last updated May 26, 2024

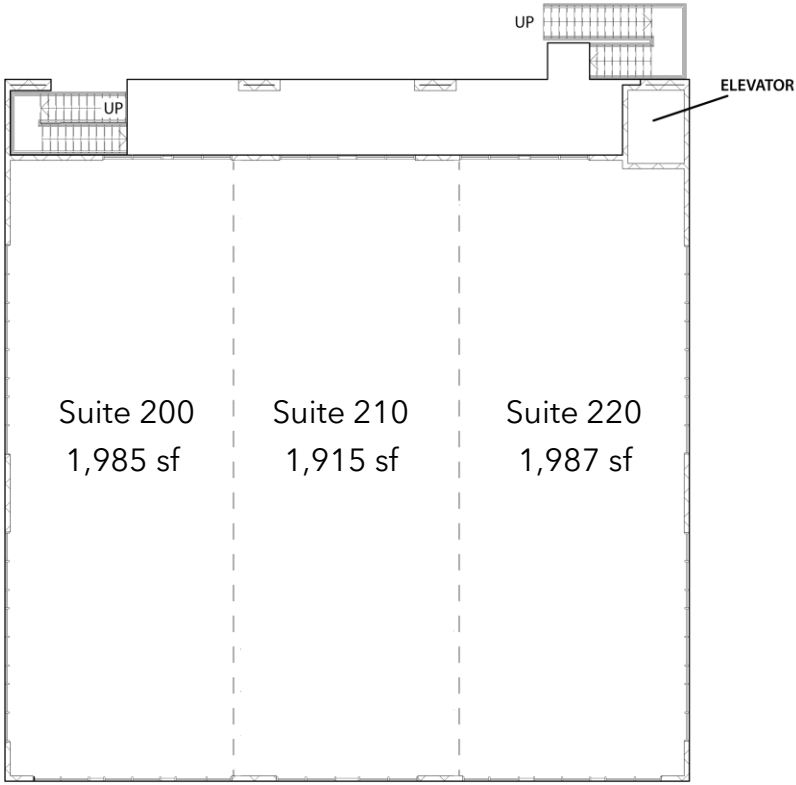
SIGNAGE DETAIL



MEDICAL/PROFESSIONAL OFFICE
FLOORPLAN



FIRST FLOOR
 AVAILABLE SF: 5,638

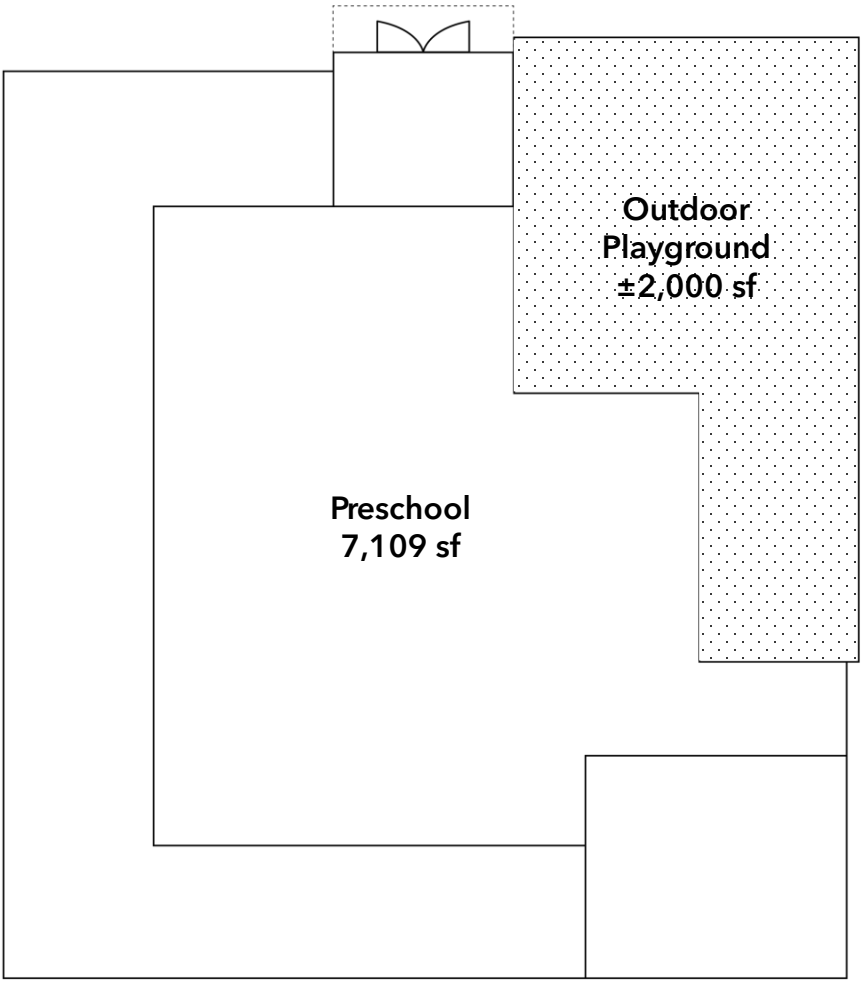


SECOND FLOOR
 AVAILABLE SF: 5,887

SEEKING:

Primary Care Group, Pediatrician, MedSpa, Dermatologist, Physical Therapy, Chiropractic Practice,
 General Dental Office, CPA/Law Practice

ANGEL FACE PRESCHOOL
TENANT PROFILE



FLOORPLAN



Angel Face Preschool, an established, accredited, and reputable preschool and childcare will be opening their second location adjacent to available medical/professional office structure.

- Designed to accommodate 160 students
- Age group is 6 weeks to 5 years old
- State-of-the-Art learning and play facility
- On-site organic kitchen
- Opening Q2 2025

www.AngelFacePreschool.com

AREA DEMOGRAPHICS



POPULATION			
	1 Mile	3 Miles	5 Miles
	18,214	67,193	177,325



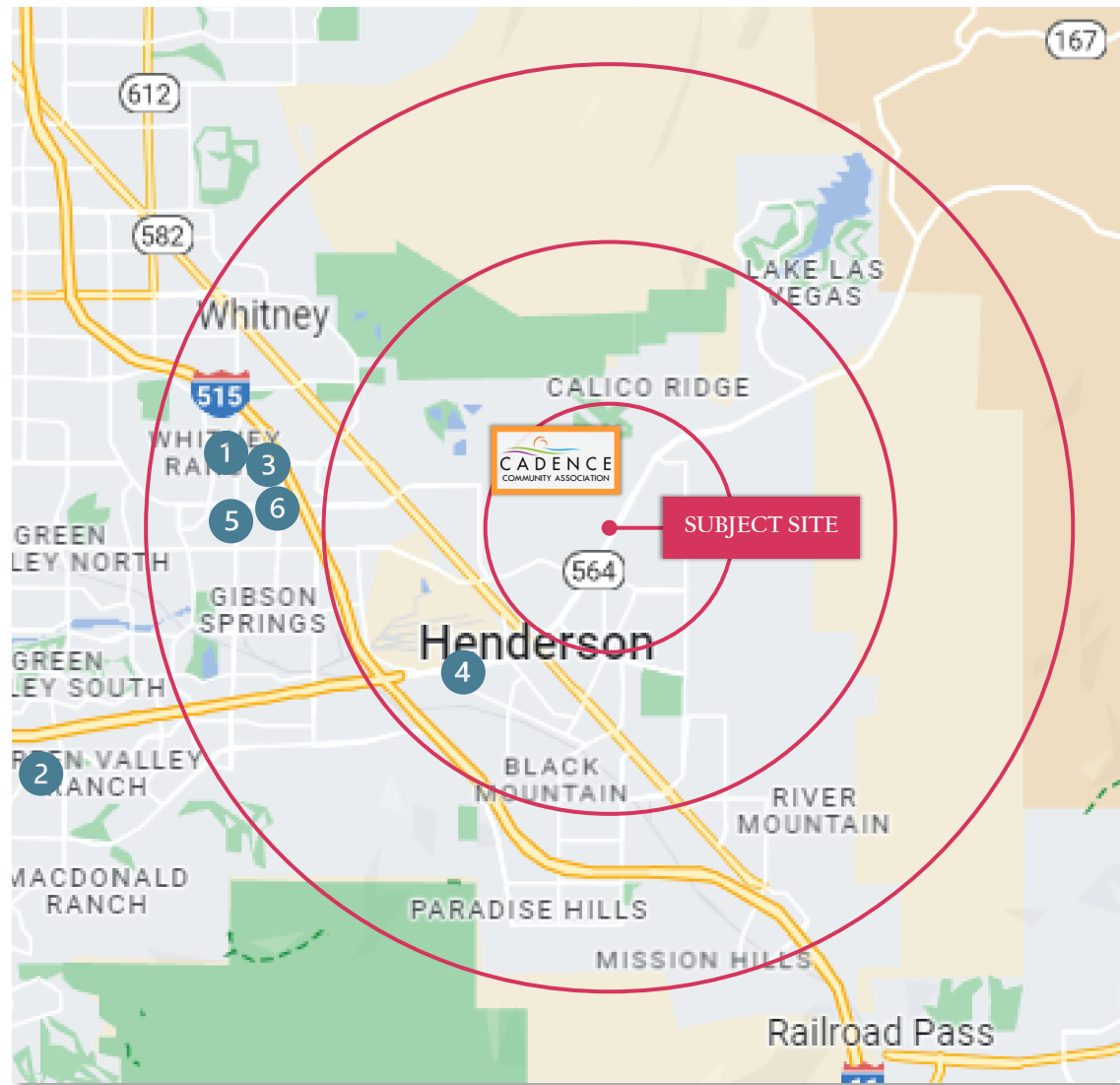
FAMILY HOUSEHOLDS			
	1 Mile	3 Miles	5 Miles
	6,786	25,906	68,669



MEDIAN HOUSEHOLD INCOME			
	1 Mile	3 Miles	5 Miles
	78,566	83,882	86,925

AREA RETAIL

- 1 **GALLERIA MALL:** Macy's, Dick's Sporting Goods, Kohl's, Dillard's
- 2 **THE DISTRICT AT GREEN VALLEY RANCH:** REI, Whole Foods, Anthropologie, Lululemon
- 3 **SUNMARK PLAZA:** Best Buy, Petco, Joann Fabrics, Sportsman's Warehouse



- 4 **LAKE MEAD CROSSING:** Target, Ross, PetSmart, Staples, Big Lots, Ross
- 5 **STEPHANIE STREET:** Total Wine, Barnes & Noble, DSW, Nordstrom RACK, Sprouts, Home Goods
- 6 **EASTGATE POWER CENTER:** WalMart Supercenter, In N Out Burger, Party City

HENDERSON™

INCORPORATED



1953

TOTAL SQ MILES



118.5

POPULATION



345,496

HOUSEHOLDS



145,612

MEDIAN INCOME



\$85,311

NEW HOME TO
OPPORTUNITY



entertainment facility. Delivery TBD.

CITY OF HENDERSON
has purchased the 35-acre former Fiesta Casino land with plans to build a massive indoor sports and



2019. The first facility to fulfill ecommerce, retail, and wholesale channels.

LEVI STRAUSS & CO
opened their distribution facility in 1998 and became LEED certified in



GOOGLE
made Henderson, NV home to their first data center outside of the San Francisco Bay Area in 2019.

Forecasted to bring in over \$94M in city revenues of the next 20 years and investing \$175K each in 5 local non-profits.



AMAZON
The third Nevada fulfillment center satisfied the need for "a dedicated workforce who will raise the bar on being customer obsessed". Amazon has created 1,000 jobs with above-market wages, excellent benefits, and tuition assistance in their 600K square foot facility.



HAAS AUTOMATION
World leader in computerized numerical controls manufacturing with \$1.8B in annual sales, 1,400 jobs and CSN partnership.



LAS VEGAS RAIDERS
Home to HQ and the Healthcare Performance Center. 30 fully built out acres with 25 acres open for development. Football at it's finest.



KROGER DISTRIBUTION
Location, location, location! Nevada's first distribution center gives Kroger brand access to 61M people within a day's drive.

DISCLAIMER

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