



PROPERTY OVERVIEW

1433 N Boulder Hwy · Henderson, NV 89011 · Polaris Realty Las Vegas

PROPERTY SUMMARY

Offering Price	\$1,399,000
CAP Rate	7.43%
Net Operating Income (pro-forma \$1.75/ft)	\$103,950
Building Size	4,950 SqFt
Year Built	1984
Lot Size	0.22 Acres
Parcel ID	178-01-410-015
Zoning	MC / Commercial
County	Clark
Frontage	Direct Boulder Hwy
Coordinates	36.0577, -115.0032



INVESTMENT SUMMARY

Polaris Realty Las Vegas, on behalf of the Owner, is pleased to offer for sale **1433 Boulder Highway**, a retail property conveniently located in Henderson, NV.

The property is strategically located on Boulder Hwy within the **Reimagine Boulder Highway corridor** and on the doorstep of the **2,200-acre master planned community of Cadence** and its 13,250 residences.

The property is currently occupied by the owner in a retail furniture configuration utilizing the entire space, but the floorplan can be **demised into a 2-tenant profile**.

The subject property sits on 0.22 acres, was built in 1984, and consists of approximately 4,950 SF. The building construction is masonry, has **two ground-level roll-up doors** and 13 parking spaces.



INVESTMENT HIGHLIGHTS

1433 N Boulder Hwy · Henderson, NV 89011

INVESTMENT HIGHLIGHTS

■ Premier Boulder Highway Location

Strategically positioned within the Reimagine Boulder Highway corridor — one of the most active retail redevelopment zones in the Las Vegas Valley, with \$100M+ in planned public infrastructure investment.

■ Gateway to Cadence Master Plan Community

Located on the doorstep of the 2,200-acre Cadence master plan community with 13,250 planned residences and a growing population — a built-in consumer base of significant scale.

■ Flexible, Demiseable Floor Plan

The 4,950 SF open floor plan can be demised to accommodate a 2-tenant profile, offering investors flexibility to maximize NNN rental income and diversify tenancy risk.

■ Masonry Construction with Roll-Up Door Access

Solid masonry construction with two ground-level roll-up doors provides utility for a wide variety of retail, service, and light distribution uses — broadening the potential tenant pool.

■ 13 On-Site Parking Spaces

Ample on-site parking with ADA-compliant spaces supports high-traffic retail and service uses. Direct frontage on Boulder Hwy provides exceptional visibility and signage exposure.

■ 4 Underserved Retail Categories Identified

A market gap analysis of the primary trade area confirmed significant unmet demand for Dog Daycare & Grooming (NAICS 812910), Sporting Goods & Fitness (451110), Floor Covering (449121), and Medical Equipment & Supplies (423450). AI-visualized interior concepts for each use case are included herein.



MARKET GAP ANALYSIS

AI-Powered Alternative Use Visualization · 1433 N Boulder Hwy, Henderson, NV 89011

A comprehensive retail gap analysis of the primary trade area surrounding 1433 N Boulder Highway identified **four business categories where consumer demand significantly exceeds current local supply**. These underserved categories represent strategic tenant acquisition targets and compelling repositioning scenarios for the subject property.

The following pages present **AI-generated exterior and interior visualizations** of the subject property repositioned for each identified use case — enabling prospective tenants and investors to clearly envision each concept within the actual building



AI-GENERATED VISUALIZATION

NAICS 812910 · Dog Daycare & Grooming

High-demand pet services category with limited competition. Growing Cadence community creates immediate customer base for drop-in daycare and professional grooming.



AI-GENERATED VISUALIZATION

NAICS 451110 · Sporting Goods & Fitness

Active lifestyle retail serving growing residential population. 4,950 SF and high ceilings ideal for fitness equipment showroom and team sports retail.



AI-GENERATED VISUALIZATION

NAICS 449121 · Floor Covering Store

13,250 new Cadence homes create sustained flooring demand. Large open footprint perfect for rolled carpet, LVP sample towers, and tile display walls.



AI-GENERATED VISUALIZATION

NAICS 423450 · Medical Equipment & Supplies

Underserved healthcare retail for Henderson's growing senior population. ADA-accessible single-story building with ample parking — critical site criteria for DME retail.

DOG DAYCARE & GROOMING FACILITY

NAICS 812910 · Pet Care Services · 1433 N Boulder Hwy, Henderson, NV 89011

AI Generated Visualization



MARKET OPPORTUNITY

The Las Vegas/Henderson metro area has experienced explosive growth in pet ownership, with demand for professional pet care services far outpacing current supply. The Cadence master planned community and surrounding neighborhoods represent a concentrated base of pet-owning households seeking convenient, high-quality dog daycare and grooming services.

With 4,950 SF and an open floor plan, 1433 N Boulder Hwy is ideally configured for a full-service dog daycare and grooming operation: the main floor accommodates large play yards and grooming stations, existing restroom infrastructure supports bathing facilities, and the roll-up doors enable easy drop-off/pickup access.

KEY PROPERTY FACTS

- 4,950 SF — ideal scale for daycare + grooming
- Open floor plan for play zones & grooming stations
- Existing restroom/plumbing infrastructure
- 2 roll-up doors — convenient client drop-off
- 10 parking spaces for customer access
- Cadence: 13,250 residences = built-in demand
- Underserved market confirmed by gap analysis

SPORTING GOODS & FITNESS RETAILER

NAICS 451110 · Sporting Goods, Fitness Equipment & Apparel · 1433 N Boulder Hwy, Henderson, NV 89011

AI Generated Visualization



MARKET OPPORTUNITY

Active lifestyle retail is one of the fastest-growing specialty retail categories nationally, and the Henderson/Boulder Hwy trade area is significantly underserved relative to its population size and demographics. The Cadence master plan community skews toward active, family-oriented households — precisely the target customer for sporting goods and fitness retail.

The 4,950 SF footprint and high ceiling heights are well-suited for a sporting goods showroom: fitness equipment requires ample floor space, footwear walls benefit from high-bay shelving, and team sports displays need open, accessible floor areas. Direct Boulder Hwy visibility provides the advertising exposure critical for destination retail.

KEY PROPERTY FACTS

- 4,950 SF — premium retail showroom footprint
- High ceilings for fitness equipment displays
- Open floor plan — treadmills, racks, bikes
- Direct Boulder Hwy frontage & signage
- 10 surface parking spaces
- Active lifestyle demographics in Cadence
- Underserved sporting goods gap confirmed

FLOOR COVERING SHOWROOM

NAICS 449121 · Carpet, Hardwood, Tile & Luxury Vinyl · 1433 N Boulder Hwy, Henderson, NV 89011

AI Generated Visualization



MARKET OPPORTUNITY

The Cadence master plan community's 13,250 new homes represent an extraordinary, sustained demand source for flooring products. New homeowners consistently prioritize flooring upgrades, and the volume of new construction in the immediate trade area creates a built-in pipeline of customers seeking carpet, hardwood, luxury vinyl plank, tile, and custom installation services.

Floor covering retailers require large, open showroom spaces — exactly what 1433 N Boulder Hwy delivers. Rolled carpet displays, LVP sample towers, tile sample walls, and demo flooring patches can all be showcased effectively in the 4,950 SF floorplate. Roll-up doors facilitate large freight delivery, critical for this merchandise category.

KEY PROPERTY FACTS

- 4,950 SF — large format showroom
- Open floor plan for rolled carpet & LVP towers
- 2 roll-up doors for freight receiving
- 13,250 Cadence homes = built-in demand
- New construction drives flooring upgrades
- Underserved market — gap analysis confirmed
- Flexible single or 2-tenant configuration

MEDICAL EQUIPMENT & SUPPLIES STORE

NAICS 423450 · Durable Medical Equipment & Home Health Supplies · 1433 N Boulder Hwy, Henderson, NV 89011

AI Generated Visualization



MARKET OPPORTUNITY

Medical equipment and home health supply retail is a high-growth category driven by aging demographics, post-acute care discharge trends, and the expansion of Medicare/Medicaid reimbursable Durable Medical Equipment (DME). The Henderson area's growing senior population and limited availability of accessible, retail-oriented medical supply locations creates a compelling gap opportunity.

The subject property's single-story configuration, 10 ADA-accessible parking spaces, and roll-up door access are particularly valuable for medical supply retail, where customer mobility limitations make accessibility a primary site selection criterion. The 4,950 SF footprint accommodates a full product range: mobility equipment, respiratory therapy, home health supplies, and a private fitting area.

KEY PROPERTY FACTS

- 4,950 SF — full DME showroom capacity
- Single-story — fully ADA accessible
- ADA-compliant parking spaces on-site
- 2 roll-up doors for equipment delivery
- Private room for fittings/consultations
- Henderson senior population growing rapidly
- Medicare/Medicaid DME reimbursement eligible

ABOUT HENDERSON, NEVADA

1433 N Boulder Hwy · Henderson, NV 89011

CITY OVERVIEW

Henderson is a city in Clark County, Nevada, approximately **16 miles southeast of downtown Las Vegas**. It is the **2nd most populous city in Nevada** with 317,610 residents and is consistently ranked among the **safest cities in the United States**.

The city offers an exceptional quality of life with top-rated schools, abundant parks, diverse retail and dining, and access to Lake Mead National Recreation Area. Henderson continues to experience strong population and income growth, driving sustained demand for retail goods and services.

The **Reimagine Boulder Highway** initiative is actively transforming the subject property's immediate trade area with infrastructure improvements, enhanced transit, and new mixed-use development — positioning 1433 N Boulder Hwy at

HENDERSON AT A GLANCE	
County	Clark
Incorporated	4/15/1953
City Area	106.9 Sq Mi
Population	317,610
Elevation	1,867 Ft
Median HH Income	~\$75,200
Avg Home Value	\$420,000+

TRADE AREA HIGHLIGHTS

- **Cadence Master Plan Community** — 2,200-acre community with 13,250 planned residences immediately adjacent, generating sustained demand across all retail categories.
- **Boulder Highway Revitalization** — The Reimagine Boulder Hwy initiative brings major infrastructure investment to the corridor, increasing traffic, access, and commercial viability.
- **Excellent Regional Connectivity** — Boulder Hwy (SR-582) connects directly to I-515, serving East Henderson, Whitney, Pittmann, and Gibson Springs neighborhoods.
- **Demographic Growth** — Henderson's population has grown 15%+ over the past decade with above-average household income, supporting diverse retail demand.
- **4 Identified Gap Categories** — Market analysis confirms underserved retail demand for pet services, sporting goods, floor covering, and medical equipment/supplies in the immediate trade area.

CONFIDENTIAL OFFERING MEMORANDUM

Polaris Realty Las Vegas · 1433 N Boulder Hwy, Henderson, NV 89011

CONFIDENTIALITY STATEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from POLARIS REALTY LAS VEGAS and should not be made available to any other person or entity without written consent.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence and further agrees that recipient will not photocopy or duplicate any part of the offering memorandum.

This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers and to establish only a preliminary level of interest in the subject property. The information contained herein is **not a substitute for a thorough due diligence investigation**.

POLARIS REALTY LAS VEGAS has not made any investigation and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, compliance with local, state and federal regulations, the physical condition of the improvements, or financial condition or business prospects of any tenant.

The information contained in this offering memorandum has been obtained from sources believed reliable; however, POLARIS REALTY LAS VEGAS has not verified, and will not verify, any of the information contained herein. All potential buyers must take appropriate measures to verify all information set forth herein.

PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE POLARIS REALTY LAS VEGAS ADVISOR FOR MORE DETAILS.

EXCLUSIVELY PRESENTED BY:

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SUBJECT PROPERTY

1433 N Boulder Hwy · Henderson, NV 89011

Offering Price: \$1,499,000 · CAP: 7.00%

NOI: \$103,950 · 4,950 SF · 0.22 Acres

Masonry · 2 Roll-Up Doors · 10 Parking

Parcel ID: 178-01-410-015 · Zoning: Commercial