

Horizon Town Center

1211-1331 S Boulder Hwy | Henderson, NV

3 SPACES FOR LEASE | Contact Broker For Available Pad Space



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MATTHEWS™

Property Highlights

Horizon Town Center

1211-1331 S Boulder Hwy | Henderson, NV

17921411018

APN

±1,437 SF - 4,318 SF

Space Available

MC (Community Mixed-Use)

Zoning

±9.57 AC

Lot Size

2003

Year Built

\$2.00 - \$2.25 PSF NNN

Lease Rate

\$0.36

NNN Charges

BDLG #	TENANT	SF	LEASE RATE	USE
1201	IHOP	NAP	-	Breakfast Restaurant
1211 Suite 100	Big 5 Sporting Goods	1,000 SF	-	Sporting Goods Store
1221 Suite 100	Future Nails Salon	1,393 SF	-	Nail Salon
1221 Suite 100	YaYa's Smoke Shop	1,366 SF	-	Smoke Shop
1211 Suite 120	AVAILABLE	1,437 SF	\$2.00-\$2.25 PSF NNN	Second Gen Retail with open floor plan and back office/storage
1301	Avatar Foods	57,299 SF	-	Natural Foods Manufacturer
1311 Suite 100	Hair Faiiry Extensions	1,048 SF	-	Hair Salon and Extensions
1311 Suite 110	US Marines	1,066 SF	-	Military Recruitment Office
1311 Suite 120	RTP Physical Therapy	3,166 SF	-	Physical Therapy
1321 Suite 100	Dance Addiction & SinCity Crossfit	7,200 SF	-	Dance Studio & Crossfit Gym
1331 Suite 100	PT's Pub	4,800 SF	-	Gaming Pub
1331 Suite 120	AVAILABLE	2,286 SF	\$2.00-\$2.25 PSF NNN	Second Gen Retail with open floor plan and high open-ceiling
1331 Suite 130	AVAILABLE	4,318 SF	\$2.00-\$2.25 PSF NNN	Turnkey office or retail space with high-end finishes and optional rear roll-up door
1335	Watermill Express	325 SF	-	Water Supply
1411	Bank of America	NAP	-	Bank

Property Highlights

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- Located at Boulder Highway and E. Horizon Drive, a high visibility Henderson retail corridor with strong daily traffic.
- Shadow anchored by Lowe's, creating consistent consumer draw and crossover shopping activity.
- Supported by established surrounding neighborhoods, ongoing new home development, and continued residential growth throughout Henderson's east valley.
- Future Boulder Highway pad sites available for restaurant, drive thru, or service retail development.
- Future on site food court activation by Avatar Natural Foods will add a new public amenity and additional traffic driver to the center.
- Strong co tenancy with IHOP, Big 5 Sporting Goods, PT's Pub, Bank of America, US Marines, Avatar Natural Foods, RTP Physical Therapy, Dance Addiction, and SinCity CrossFit.
- Located along the Reimagine Boulder Highway corridor, a major roadway and BRT project designed to improve transit access and long term corridor redevelopment.



The Opportunity

Horizon Town Center is an established retail center located at **1211-1331 S Boulder Highway in Henderson, Nevada**, positioned at the high visibility intersection of Boulder Highway and E. Horizon Drive. The property sits within one of Henderson's most active growth corridors, **surrounded by expanding residential communities, new home development, established neighborhoods, daily needs traffic, and major infrastructure investment** along Boulder Highway. The center benefits from **strong accessibility to I-215 and I-95, shadow anchoring by Lowe's, and a diverse tenant mix including IHOP, Big 5 Sporting Goods, PT's Pub, Bank of America, US Marines, Avatar Natural Foods, RTP Physical Therapy, Dance Addiction, and SinCity CrossFit**. Available suites range from approximately 1,437 SF to 4,318 SF, offering flexible opportunities for retail, restaurant, service, wellness, fitness, medical, office, and specialty users seeking to capture both existing demand and future growth in the Henderson trade area.

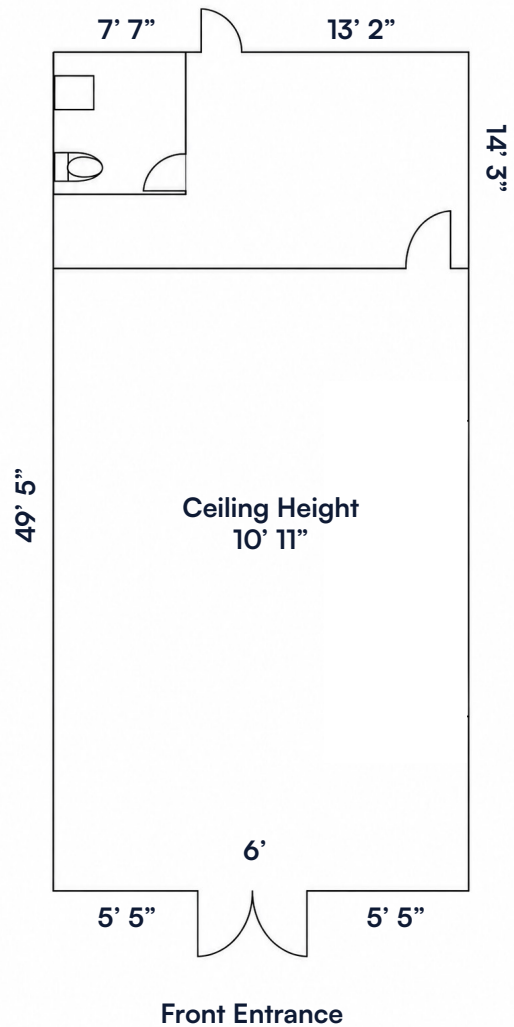
Building 1221 | Suite 120

Space Available

±1,437 SF
Suite Size

Open Floorplan
Retail Space

Available
Immediately



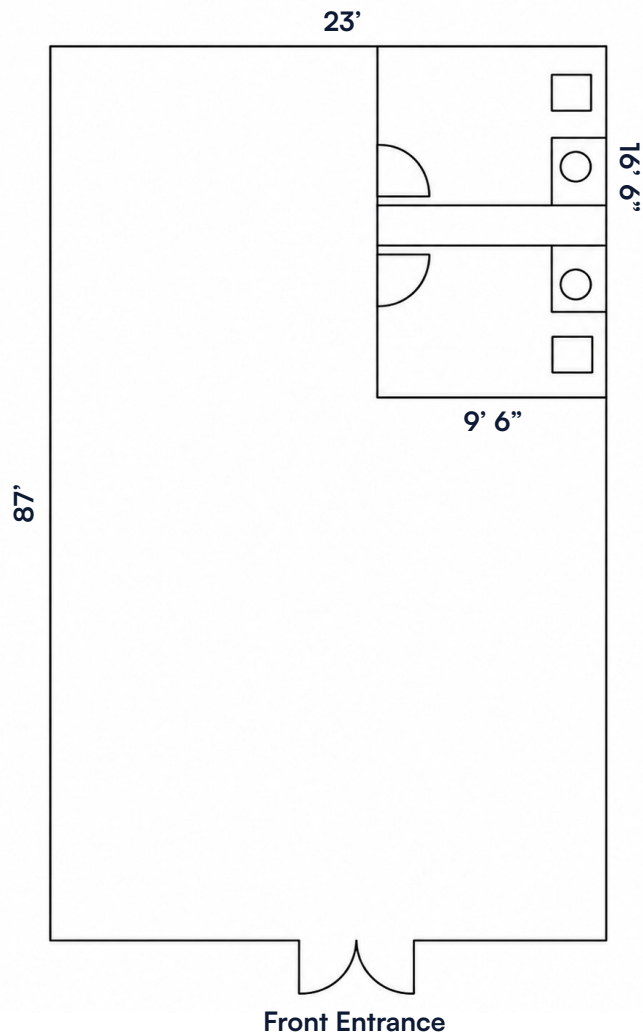
Building 1331 | Suite 120

Space Available

±2,286 SF
Suite Size

Available
Immediately

Open Floorplan
With High Ceilings



Building 1331 | Suite 130

Space Available

±4,318 SF
Suite Size

Available
Immediately

Modern Turnkey
Office Space Available

Space Highlights

- Modern turnkey office space available
- Spacious reception area
- Executive offices
- Full kitchen & dining area
- Private conference room w/ A/V setup
- Open workspace & showroom
- High-end finishes
- Stylish flooring
- Rear roll-up door
- Move-in ready



Consumer Spending Patterns & Target Tenants

Established Spending Power. Underserved Retail Categories. Repeat Visit Demand | **Within 5 Miles of the Subject Property**

\$74.9M

In Grocery
Spending

\$26.7M

In Food Eaten
Away from Home

\$50.3M

In Healthcare
Spending

\$26.8M

In Entertainment &
Recreation Spending

\$6.8M

In Pet Care
Spending

\$3.9M

In Personal
Care Spending

Underserved Categories Supported by Local Expenditure Habits

Restaurant Demand Is Already Proven

- 91.5% of adults visited a fast food or drive in restaurant within the last 6 months
- 73.3% visited a family restaurant or steakhouse within the last 6 months
- 71 existing establishments vs. 135 in demand

Target Tenants: Quick service, drive thru, coffee, breakfast, dessert, casual dining, family dining, healthy fast casual.

Medical Demand Is Highly Active

- 81.5% of adults visited a doctor within the last 12 months
- 45.7% visited a dentist
- 23.1% visited an eye doctor
- 13.2% visited a dermatologist
- 8 existing physicians and surgeons vs. 53 in demand
- 17 existing dental offices vs. 43 in demand
- 10 existing pharmacies vs. 15 in demand

Target Tenants: Primary care, dental, orthodontics, vision, dermatology, chiropractic, pharmacy, supplements, medical supplies.

Fitness and Wellness Are Repeat Visit Categories

- 47.4% of adults exercise at home 2 or more times per week
- 13.9% exercise at a club 2 or more times per week
- \$2.1M spent annually on club memberships
- \$1.1M spent annually on recreational lessons

Target Tenants: Pilates, yoga, recovery, spin, martial arts, modern wellness/high tech fitness.

Pet Ownership Creates Recurring Service Demand

- 52.6% of households own a pet
- 2,699 dog owning households within 1 mile
- 17.6% of households used a professional pet service within the last 12 months
- \$6.8M in annual pet spending and strong pet ownership

Target Tenants: Grooming, veterinary, pet wellness, pet supply, daycare, boarding.

Boulder Hwy ± 23,000 VPD



Smoke Shop

Nail Salon



Avatar Foods
ENJOY THE TASTE OF EATING RIGHT.

Physical Therapy

US Marines


Hair Fairy Extensions



PT's Pub



Legend

 Available



Warm Springs & Boulder Highway Plaza
Coming Soon

Cadence Master Planned Community
±13,250 Residential Units

CADENCE CROSSING CASINO
Cadence Crossing Casino
Opened March 2026

Lake Mead Gateway Plaza
Albertsons
Capriotti's Sandwich Shop
MARCO'S
DEL TACO
Quest Diagnostics

Victory Village
Walmart Supercenter
planet fitness
Jack in the box
PANDA EXPRESS CHINESE KITCHEN

VALLEY AUTOMALL

Victory Village
Auto Zone
BR bakery & robbins
BURGER KING
enterprise

Heritage Park

W Lake Mead Pkwy ± 57,000 VPD

Dignity Health
St. Rose Dominican Hospital
Rose de Lima Campus
±20 Beds | ±100 Employees

Reimagine Boulder Highway Bus Rapid Transit (BRT) Line

Lake Mead Crossing
target
SPROUTS FARMERS MARKET
ROSS DRESS FOR LESS
BIG! LOTS
PETSMART
Marshall's
Chick-fil &
Olive Garden
ULTRA BEAUTY

Henderson Plaza
Smith's FOOD & DRUG STORES
O'Reilly AUTO PARTS
DEL TACO
DOLLAR TREE

Boulder Horizon Center
Lee's Discount Liquor
NSB NEVADA STATE BANK
Chevron
TERRIBLE'S

± 100,000 VPD

Albertsons
Starbucks
Papa Murphy's TAKE N' BAKE PIZZA

Subject Property

VONS

LOWE'S
BANK OF AMERICA
goodwill



Anchor Tenant Space | Opening Soon!



The anchor tenant space, currently occupied by Avatar Natural Foods, is preparing for an exciting transformation. As a leading manufacturer and distributor of premium gourmet products, Avatar Natural Foods is expanding its presence with the addition of a brand-new food court within its manufacturing facility.

Designed to create a welcoming destination for employees, visitors, and the surrounding community, this new food court will enhance the overall experience while showcasing the innovation and quality that define the Avatar brand.

As a key anchor tenant, Avatar Natural Foods continues to invest in the growth and vitality of the property, creating a dynamic gathering place that will soon be open to the public.

This exciting new addition reflects Avatar Natural Foods' ongoing commitment to excellence, innovation, and community engagement—bringing a fresh dining experience to the campus and beyond.



HENDERSON, NV

MARKET OVERVIEW

±17 Miles From the Las Vegas Strip

Henderson is one of the most desirable and fastest-growing communities in Southern Nevada, known for its strong demographics, high quality of life, and affluent residential base. As Nevada's second-largest city, Henderson continues to attract new residents through ongoing residential development, excellent schools, and a diverse employment base that supports long-term economic growth.

The property benefits from excellent regional accessibility via Interstate 215, Interstate 11/U.S. 95, and major arterial corridors, providing convenient connectivity throughout the Las Vegas Valley. This strategic location allows businesses to serve a large and growing consumer population while benefiting from strong commuter traffic and surrounding residential density.

Supported by above-average household incomes, continued population growth, and significant consumer spending, Henderson offers a stable foundation for retail, dining, and service-oriented businesses. Ongoing commercial investment and community development continue to strengthen the market, reinforcing Henderson's position as one of the premier retail and investment destinations in Southern Nevada.



\$108,461 HH INCOME
WITHIN 3-MILES OF SUBJECT PROPERTY

32,027 HOUSEHOLDS
WITHIN 3-MILES OF SUBJECT PROPERTY

86,667 RESIDENTS
WITHIN 3-MILES OF SUBJECT PROPERTY

\$1.1B CONSUMER SPENDING
WITHIN 3-MILES OF SUBJECT PROPERTY

LAS VEGAS, NV

Las Vegas is a dynamic, fast-growing city that combines modern infrastructure with a vibrant, year-round lifestyle. Backed by a diverse and evolving economy that includes tourism, entertainment, technology, and hospitality, the region continues to attract businesses and new residents alike. Its strategic location in the Southwest, world-class amenities, and nonstop energy

make it an appealing place to live, work, and visit. With ongoing development, expanding cultural offerings, and steady population growth, Las Vegas has solidified its position as one of the most competitive and influential metropolitan areas in the western United States.

METRO STATISTICS:

Total Population
±3.04 Million

Annual Visitors
41.7 Million (2024)

Tourism Economic Impact
\$55+ Billion Annually

GDP
\$160+ Billion

Total Employment
1.15 Million Jobs



ECONOMIC DRIVERS

Economic Drivers

Las Vegas remains one of the country's most recognized consumer destinations, but its economic profile has widened materially through distribution, advanced logistics, healthcare systems growth, higher education, sports and entertainment, and regional corporate operations. The market's scale is supported by resort employment, freight access via Interstate 15 and regional beltway links, and a deep pipeline of tourism, mixed-use, and civic reinvestment projects. This diversification supports retail fundamentals by expanding both resident purchasing power and nonresident spending, while sustaining traffic counts across major commercial corridors.

Primary Industries

- Tourism, gaming, and hospitality
- Healthcare and medical services
- Logistics and warehousing
- Construction and real estate development
- Professional and business services
- Higher education and public sector employment

Development Trends

Southern Nevada's economy remains highly consumer-facing, but its scale, labor pool, airport throughput, and development pipeline provide resilience beyond a single sector. The region continues to benefit from population growth, tourism recovery, public infrastructure investment, and expanding institutional anchors, all of which reinforce retail demand across both destination and neighborhood formats.



NEARBY TOURISM

Formula 1 Las Vegas Grand Prix

Held each November, the Formula 1 Las Vegas Grand Prix is one of the city's biggest modern tourism drivers. The race runs directly along the Las Vegas Strip at night, attracting *hundreds of thousands of visitors* and generating massive economic impact. It brings in a high-spending international crowd and positions Vegas as a global luxury sports destination.



Electric Daisy Carnival (EDC)

Taking place in May, EDC Las Vegas is the largest electronic dance music festival in North America, drawing *over half a million attendees* across three days. Known for its massive stages, art installations, and all-night experience, it attracts a younger, global audience and is a major driver of festival tourism.

CES (Consumer Electronics Show)

CES, held every January, is one of the world's largest and most influential tech conventions. It brings *over 100,000 attendees* including executives, investors, and media, making it one of the most important business tourism events in Las Vegas each year.



Convention Events

Las Vegas *hosts millions of convention attendees annually*, making conventions one of the most consistent drivers of tourism. Events run year-round and help fill hotels during weekdays, supporting steady economic activity beyond peak travel seasons.

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X NORTHCAP 

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