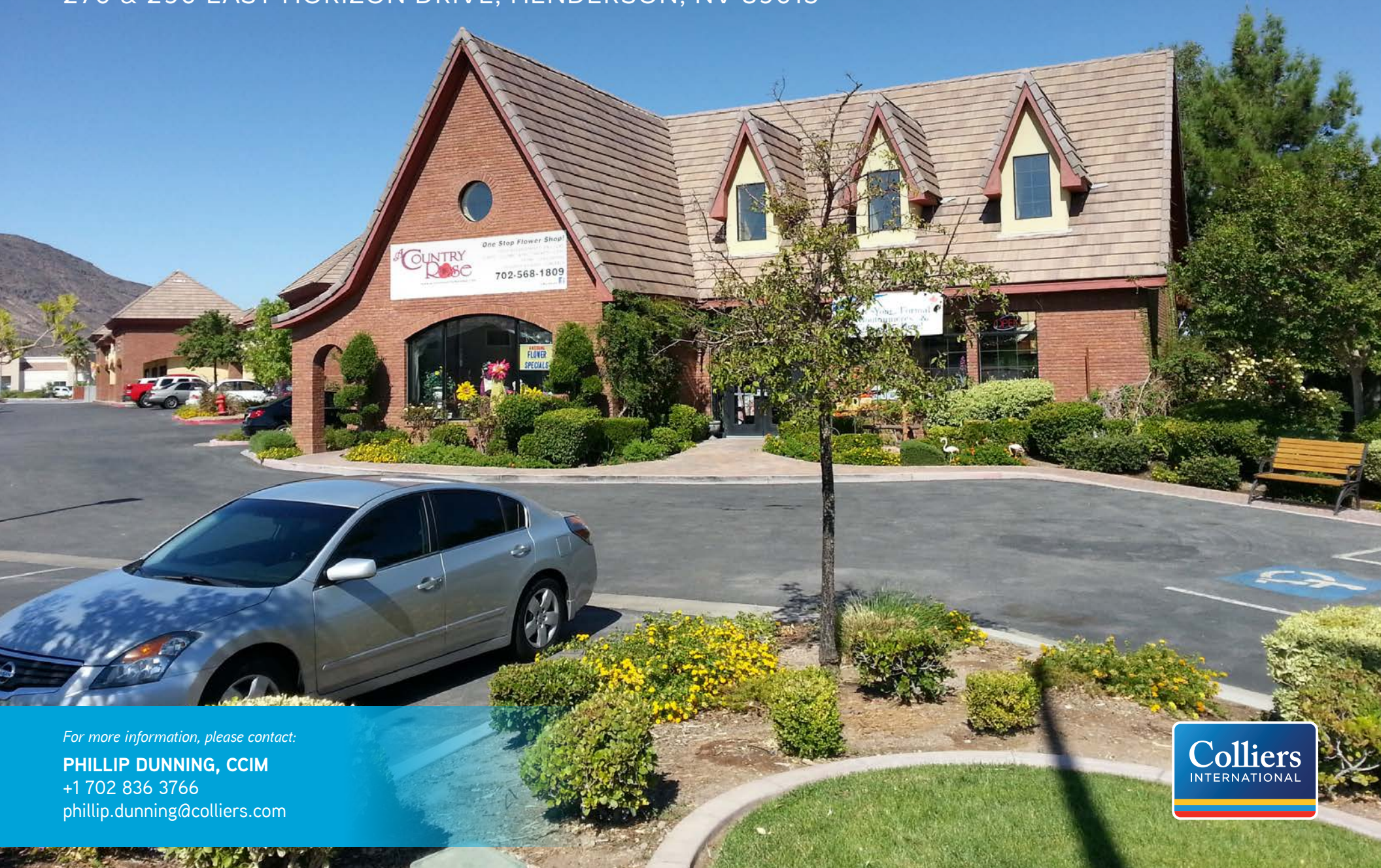


FOR LEASE *RETAIL/OFFICE SPACE AVAILABLE*

GOLDEN HORIZON CENTER

270 & 290 EAST HORIZON DRIVE, HENDERSON, NV 89015



For more information, please contact:

PHILLIP DUNNING, CCIM

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Colliers
INTERNATIONAL

FOR LEASE RETAIL/OFFICE SPACE AVAILABLE

GOLDEN HORIZON CENTER

270 & 290 EAST HORIZON DRIVE, HENDERSON, NV 89015



GOLDEN HORIZON CENTER IS LOCATED ALONG HORIZON DRIVE EAST OF HIGHWAY 95 IN HENDERSON, NEVADA. THIS RETAIL STRIP CENTER OFFERS TENANTS GREAT VISIBILITY AND EASY ACCESS.

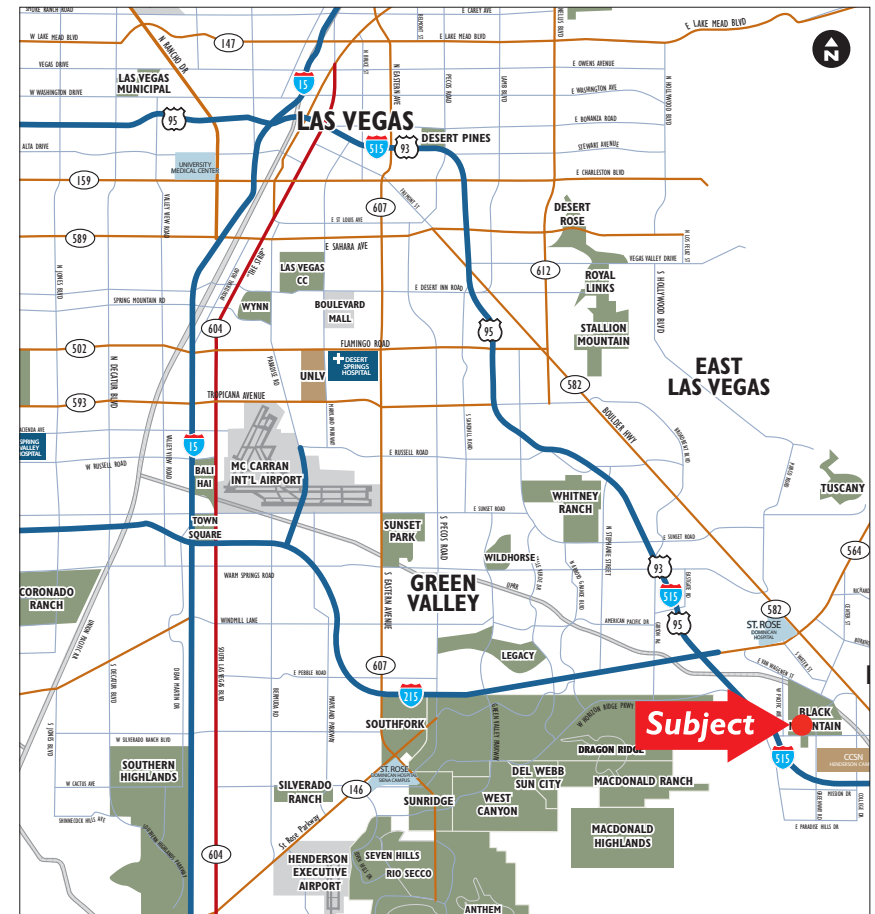
The building offers a high end image with convenient parking allowing professional office users retail exposure. Golden Horizon Center was built with a red brick façade and glass store fronts giving the building a distinct feel.

PROPERTY HIGHLIGHTS

- Retail or Office
- Less than 1 mile east of Highway 95
- Great Visibility
- Outstanding location for Eye Doctor, Chiropractor, Tax Preparer, Insurance, Gym, Cellular Phones, Computer Repair, Dry Cleaner Drop Off, Clothing, Hair Salon, Dentist, Etc.

DEMOGRAPHICS 2017 ESRI

	1 MILE	3 MILES	5 MILES
POPULATION	12,035	78,313	141,146
EST. AVERAGE HH INCOME	\$87,161	\$74,101	\$76,571



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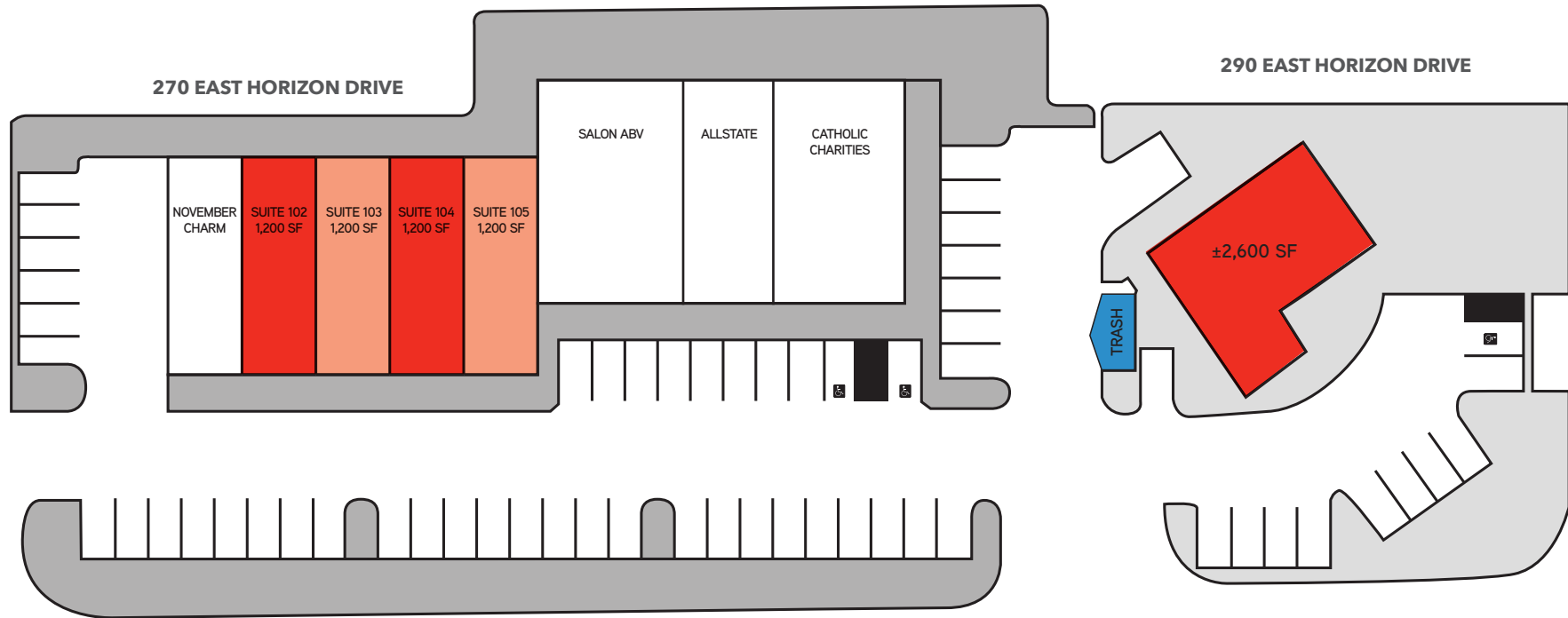
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290 E. HORIZON DR.	±2,600 SF	Former Florist
SUITE 102-105	±1,200 SF – ±4,800 SF	Can Be Combined

 = AVAILABLE

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