

# For Lease Racetrack Plaza

732 S. Racetrack Road, Henderson, NV 89015



## Large Anchor Space, Endcap & Inline Available

**Building Type:** Anchored Retail Center

**Space Available:** 2,000 - 108,660 SF

**Lease Rate:** Please contact Broker for details

**NNN:** \$0.30/SF/mo. (estimated)

**Zoning:** MC Corridor/Community Mixed Use  
(City of Henderson)

**Cross Streets:** Boulder Hwy. & Racetrack Rd.  
Blvd.

### Demographics

#### Population

1 mile radius	15,282	people
3 mile radius	76,809	people
5 mile radius	104,548	people

#### Annual HH Income

1 mile radius	\$72,466
3 mile radius	\$72,735
5 mile radius	\$77,837

\*2016 Estimated Demographics

Racetrack Plaza is an established retail center at the corner of two busy roads, Boulder Highway and Racetrack Road, with combined daily traffic counts of 36,500 cars per day. The center currently offers endcap space, inline, and the Kmart box up to 108,660 square feet. The anchor space can be demised into three or four spaces to accommodate new tenants. Ample parking at the property with approximately 500 parking stalls.

Surrounding national retailers include Lowes, Walgreens, Camping World, Albertson's, Goodwill, Big 5 Sporting Goods, IHOP, Bank of America, 7-Eleven, McDonalds, Starbucks and many more.

- ◆ Multiple configurations available from shop space to large anchor space
- ◆ 2,000 SF former salon and day spa now available
- ◆ Great traffic counts in front of the center
- ◆ Located less than two miles from US-95 at the College Dr. exit.
- ◆ Pinecrest Academy charter school is located directly in front of the center drawing many potential customers daily

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**Nelson Tressler** Executive Managing Director 702.405.1706 [ntressler@ngkf.com](mailto:ntressler@ngkf.com)

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**Newmark Grubb  
Knight Frank**

**Retail**

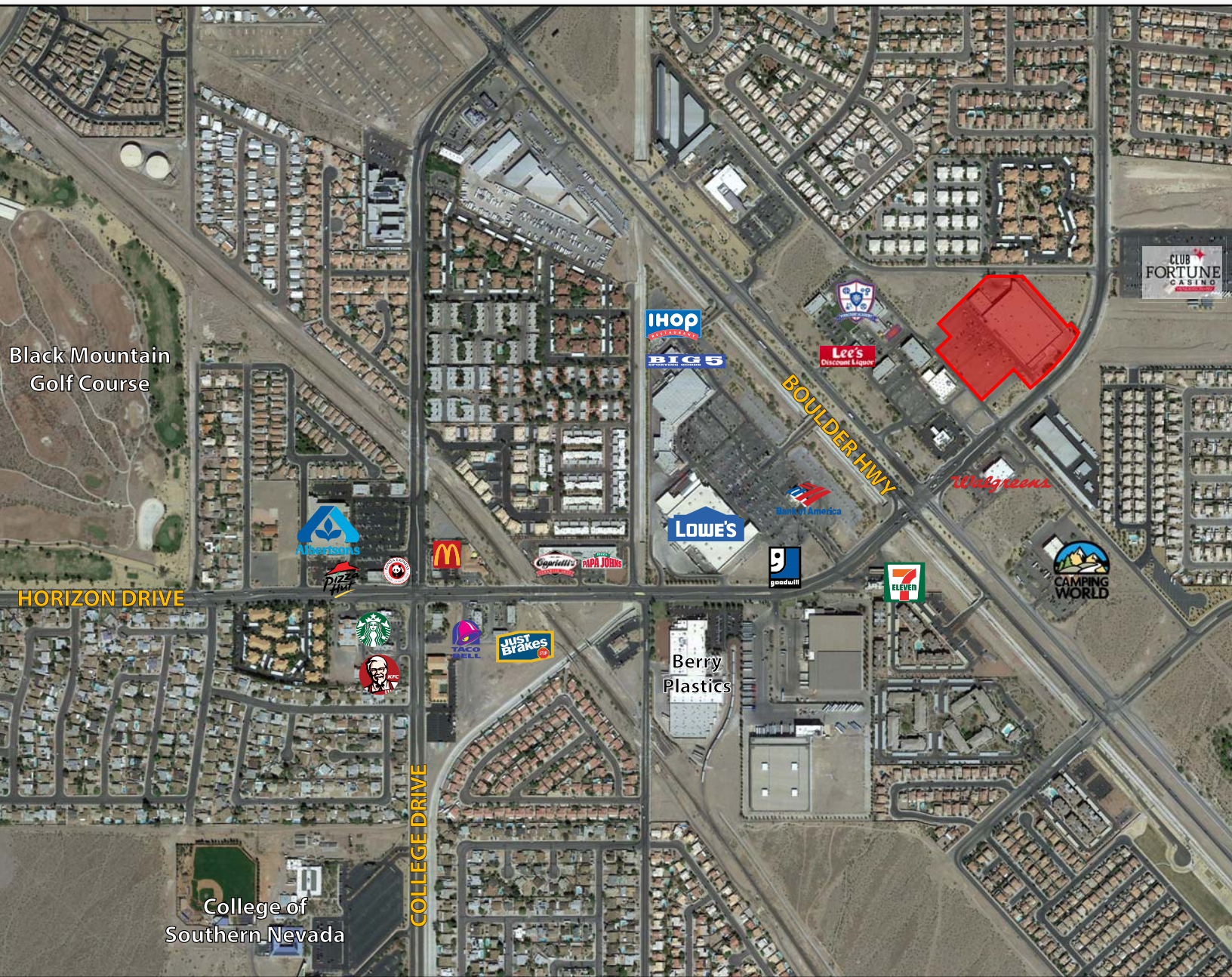


[www.ngkf.com/retail](http://www.ngkf.com/retail)



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Procuring broker shall be entitled to a commission calculated in accordance with the rates approved by our principal only if such procuring broker executed a brokerage agreement acceptable to us and our principle and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

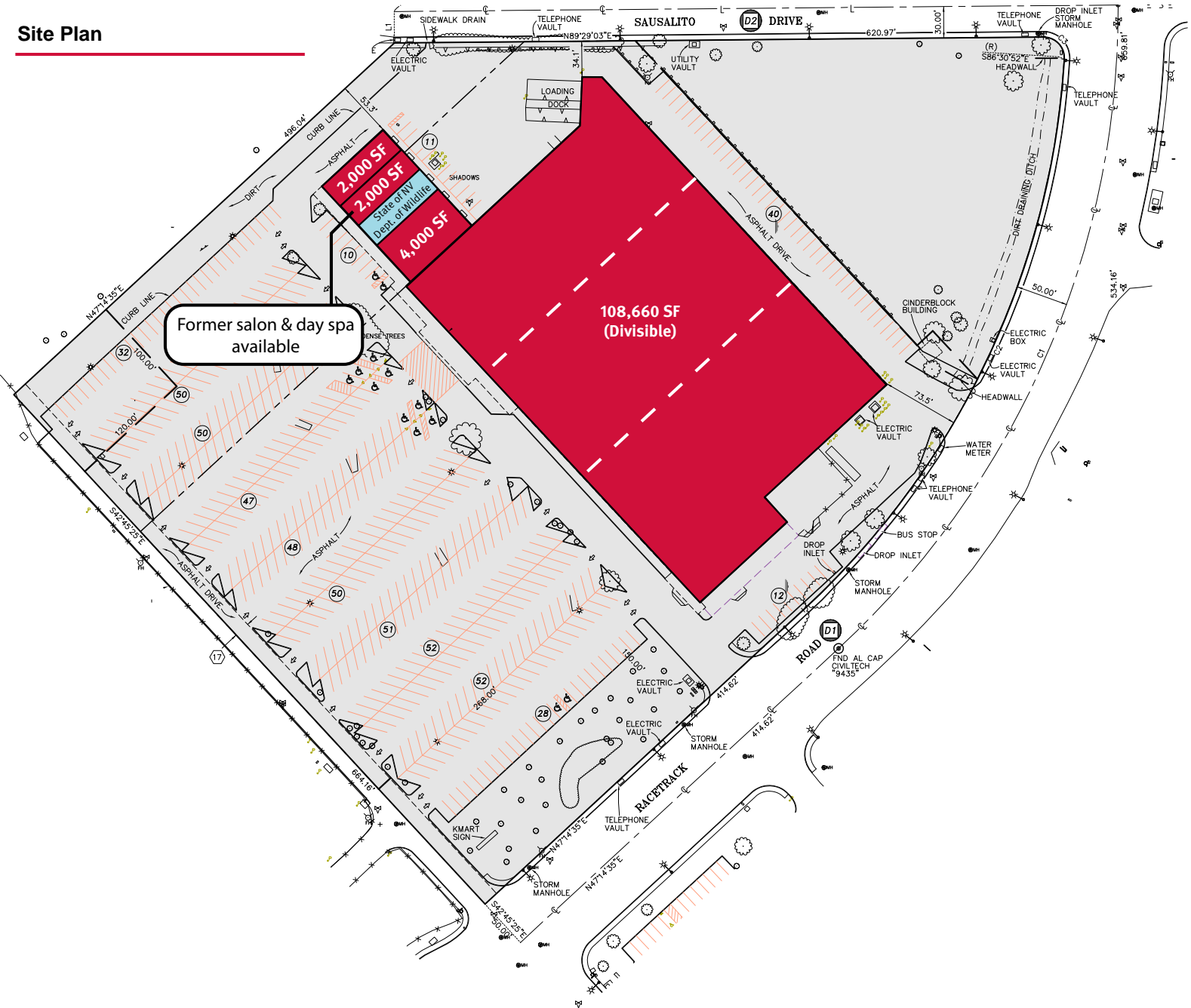


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## Site Plan



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