

LAKE MEAD COMMERCIAL CENTER

1180 E SUNSET RD | HENDERSON, NV 89011



CLASS A OFFICE WITHIN CADENCE MASTER-PLANNED COMMUNITY
OWNER-USER with income · INVESTOR · OFFICE CONDOS

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EXECUTIVE SUMMARY

KW Commercial presents a rare opportunity to own and/or occupy a new Class A office building with income from a national medical tenant in Henderson's Cadence Master-Planned Community.

Located at the entrance of Cadence—ranked the **#3 top-selling master-planned community in the U.S. (2024, RCLCO)**—the project benefits from 12,500 homes planned/built by 9+ homebuilders, plus proximity to Lake Las Vegas, Tuscany, and a new 3,000+ home master plan.

Project Highlights:

- Under Contract:** ±7,109 SF preschool (opening Fall 2025, up to 170 students).
- For Sale:** 11,573 SF two-story office (shell delivery Q3 2025), available as a whole or subdivided into office condos.

Ownership Options: Owner-user with income, investment property, lease-to-own, or office condos. The building is also available for lease, with strong demand for healthcare users.

Community Amenities: Cadence Central Park, Valley Health ER, Cadence Village Center Phase I (Smith's Marketplace, Wells Fargo, Starbucks, UPS, Café Rio) and Phase II under construction (EOS Fitness, Dutch Bros, PT's, Salad & Go), near Henderson City Hall.

[ARTICLE: The Top-Selling Master-Planned Communities of 2024](#)

HIGHLIGHTS - MEDICAL/PROFESSIONAL OFFICE

GENERAL AREA Cadence Master-Planned Community

ADDRESS 1180 E Sunset Rd
Henderson, NV 89011

APN Portion of 179-05-422-014

ZONING Planned Community (PC)

BUILT YEAR 2025

BUILDING SIZE 12,061 SF (11,573 USF)

BUILDING PRICE **\$5,441,650**

OFFICE CONDO
(Can be subdivided into condos) HVAC units included in shell price

Leased	1,908 sf	6% cap	\$1,240,200
Grey Shell	1st Floor		\$450.00/sf
Grey Shell	2nd Floor		\$425.00/sf

PARKING Cross access easement throughout Lake Mead Commercial Center

STORIES 2

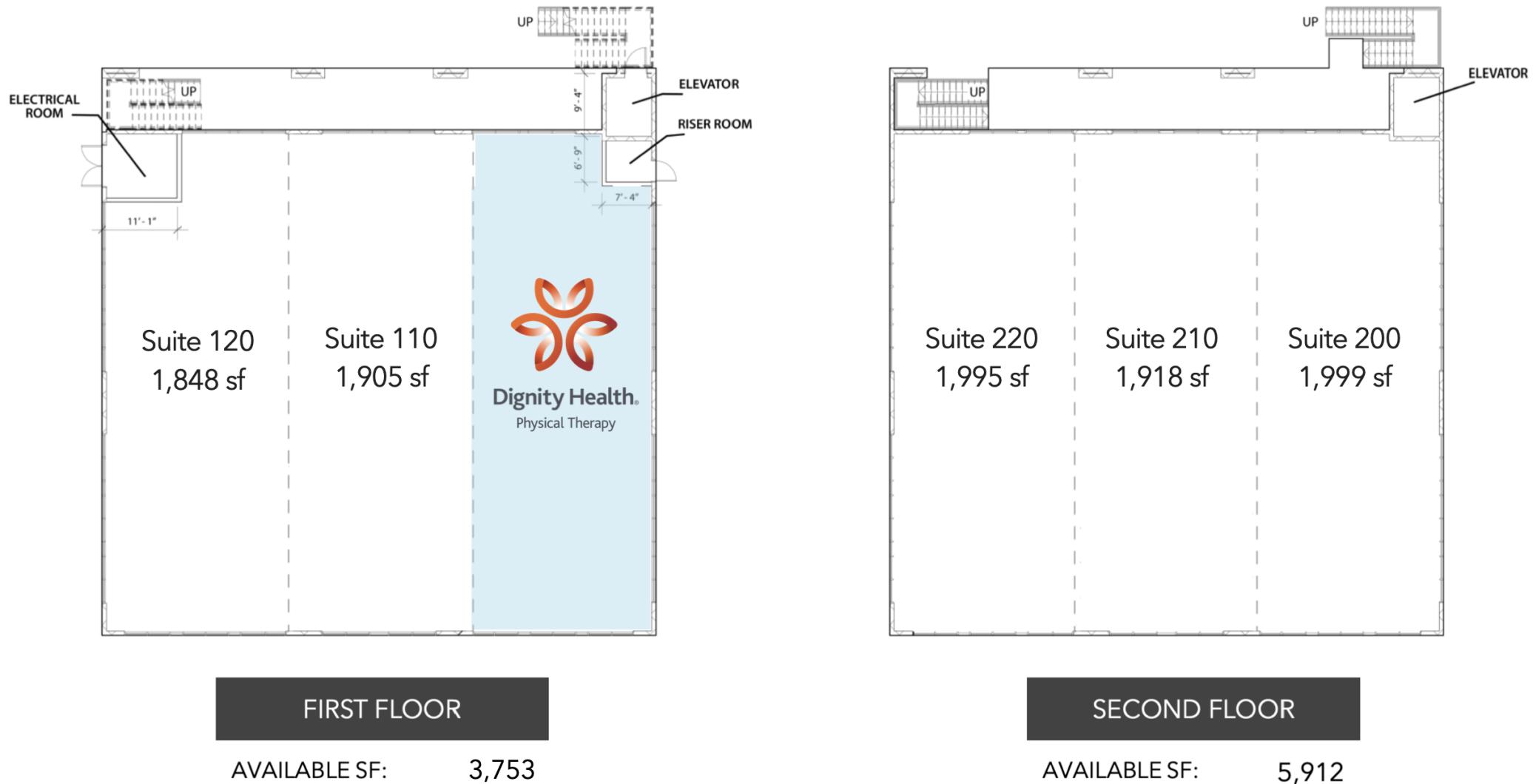
TYPE

- Owner-User / Owner-User with Income
- Investment

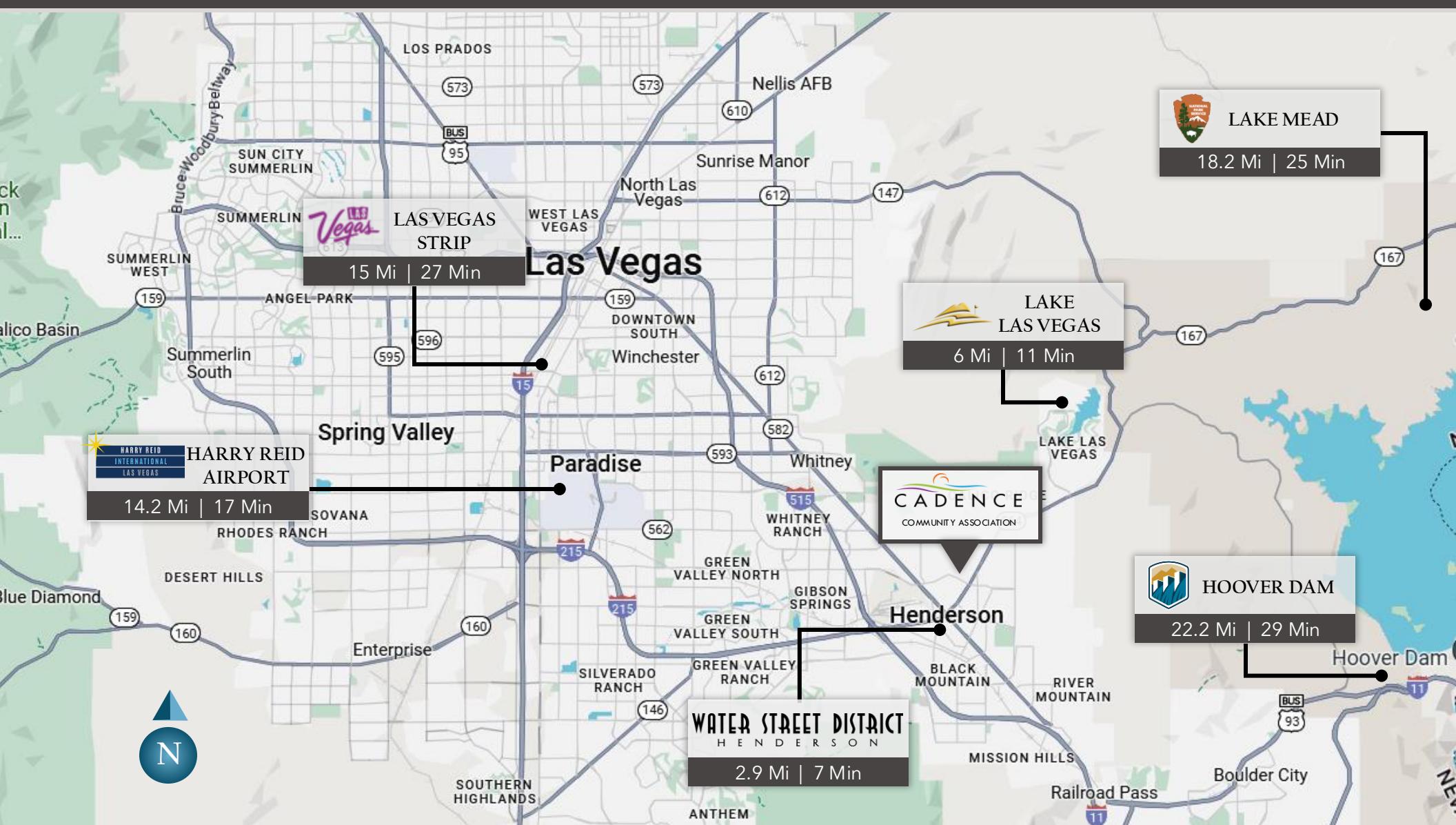
SALE OPTIONS

- Grey shell office building with income
- Grey shell/Investment office condos

MEDICAL/PROFESSIONAL OFFICE OFFICE FLOOR PLAN & SIZE



LOCATION MAP



NEARBY AMENITIES



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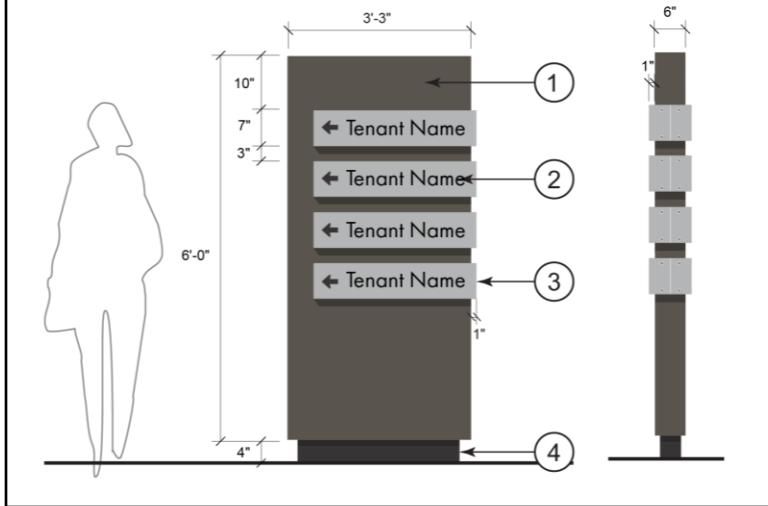
Not to Scale: For illustrative purposes only.
Last updated September 3, 2025

SUBJECT PROPERTY MAP



ELEVATION & SIGNAGE

SIGNAGE DETAIL

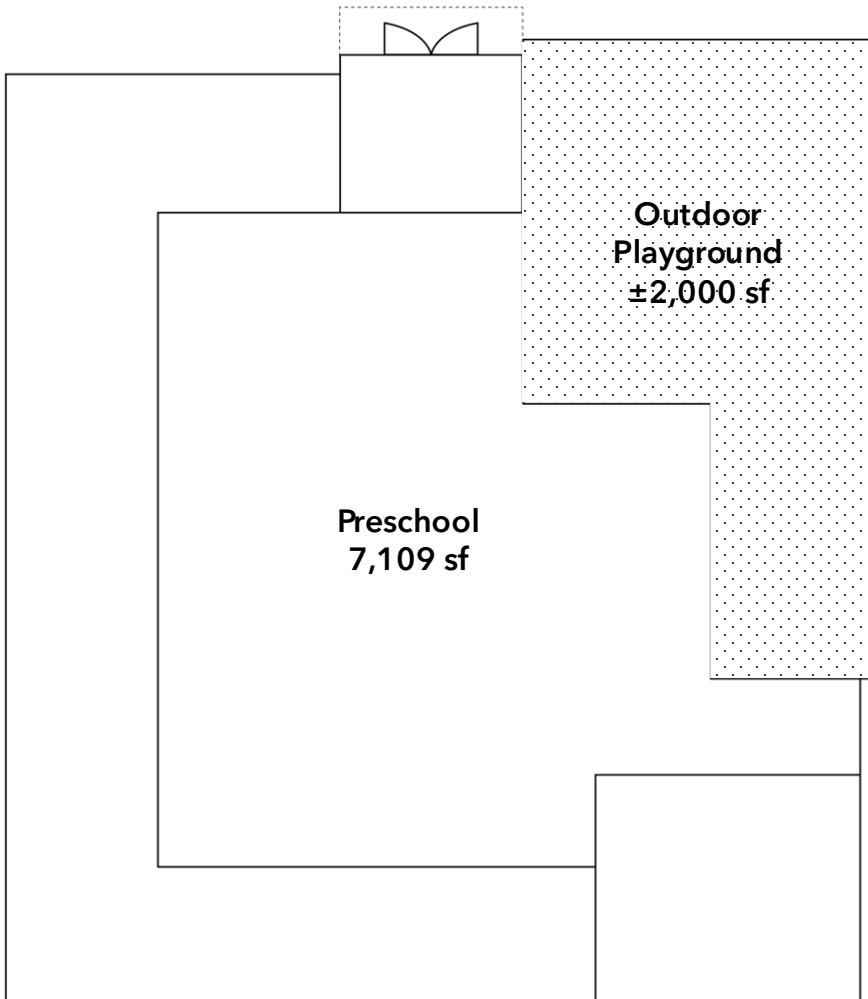


ELEVATION - E LAKE MEAD PKWY



PRESCHOOL & MEDICAL OFFICE FRONT

*Stairway and railing design is subject to change to match the existing stairway within the center.



FLOORPLAN



CO-TENANT (NOT A PART, UNDER CONTRACT)

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

www.AngelFacePreschool.com

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