

Available For Lease

MONUMENT @ CALICO RIDGE

1461-1477 E. Lake Mead Parkway, Henderson, NV 89015

Listed By:

Colliers



MONUMENT @ CALICO RIDGE

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LISTING SNAPSHOT

Lease Rate

\$3.00+ PSF NNN

Space Available

±1,233 SF – ±2,789 SF



PROPERTY HIGHLIGHTS

- 2nd Generation Turn-Key Restaurant with Patio
- Tenant improvements and free rent available for qualified tenants
- Class A retail suites demisable to ±1,500 SF and ready for buildout
- Upscale retail center servicing the Cadence and Lake Las Vegas master planned communities
- Join Giuseppe's Bar & Grill, Chip Shots, New Era Performance & Recovery, Toasted & Roasted, State Farm, Barber Central and more!
- Property is surrounded by tremendous growth with over ±49,400 households within a 5-mile radius

Trade Area Demographics

	1-Mile	3-Mile	5-Mile
2025 Population	6,555	49,604	126,869
2025 Average Household Income	\$166,544	\$134,109	\$120,002
2025 Households	2,609	18,891	49,401

Leasing Experts

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VICINITY MAP

The trade area consists of ±126,869 residents with an average household income of ±\$120,002 within a 5-mile radius.



Daytime Population

109,295



Median Age

41.0

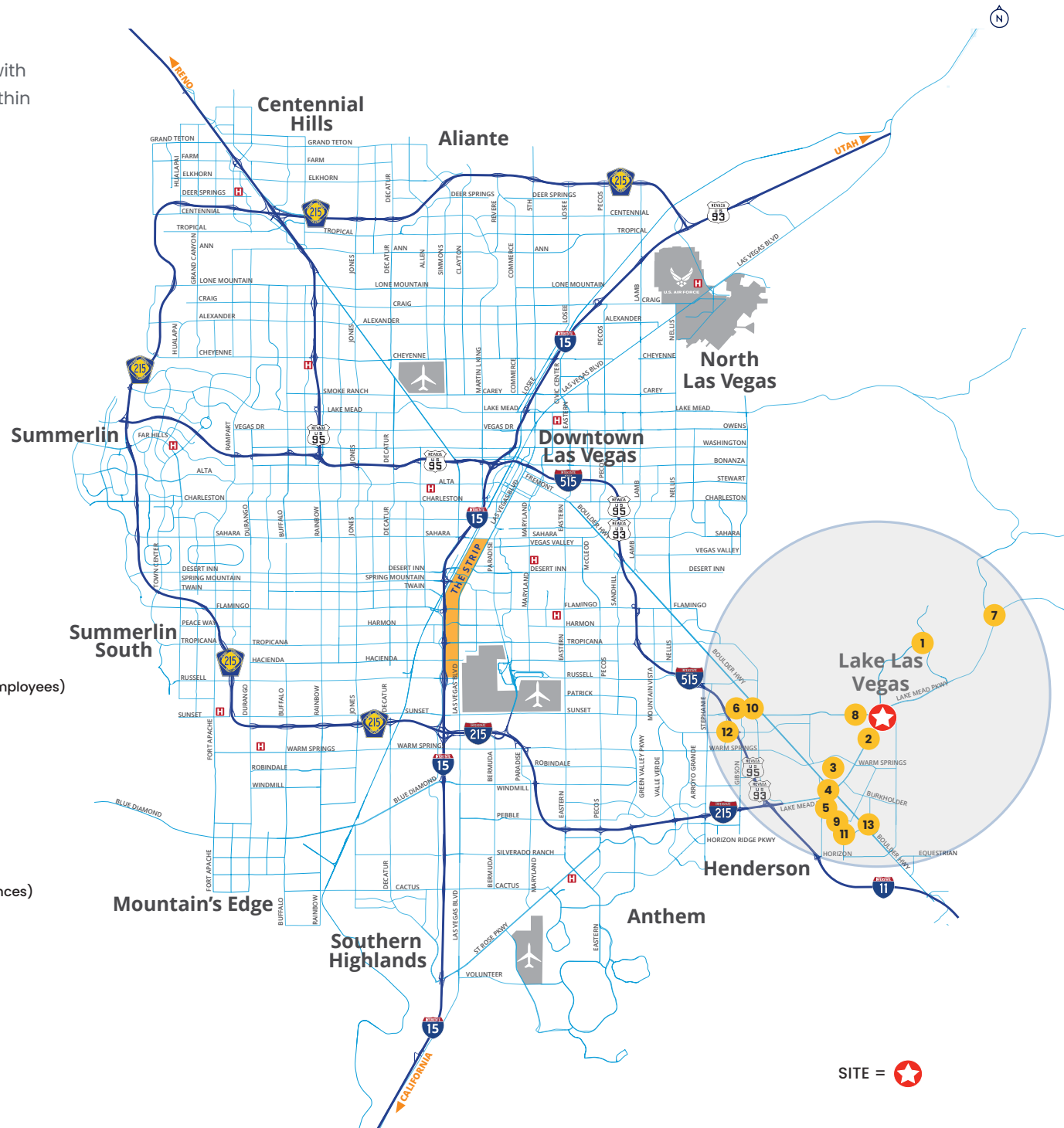


Medium Home Value

\$459,973

Nearby Amenities ±5-Mile Radius

- 1 Lake Las Vegas
- 2.3 miles
- 2 Legacy Traditional School (±1,332 students)
- 1.3 miles
- 3 Pinecrest Academy (±2,209 students)
- 0.8 miles
- 4 Dignity Health St. Rose Hospital (±326 beds / ±3,400 employees)
- 3.5 miles
- 5 Water Street Historical District
- 4.0 miles
- 6 Henderson Hospital (±303 beds, 2,000 employees)
- 1.3 miles
- 7 Wetlands Trail / Lake Mead
- 4.6 miles
- 8 Cadence Master Planned Community (±13,000 residences)
- 1.2 miles
- 9 America First Center (±5,300 capacity)
- 4.1 miles
- 10 Cowabunga Bay Water Park
- 5.4 miles
- 11 Henderson City Hall (±1,900 employees)
- 4.4 miles
- 12 Sunset Station (457 rooms)
- 6.7 miles
- 13 Nevada State College (±7,600 students)
- 8.1 miles



SITE = [red star icon]

MONUMENT @ CALICO RIDGE

TRADE AREA MAP



= Power Centers
 = Casinos/Hotels
 = Hospitals
 = Parks
 = Residential
 = Schools

MONUMENT @ CALICO RIDGE

NORTHEAST FACING AERIAL



■ = Subject ■ = Hotels ■ = Residential ■ = Golf Courses ■ = Storage

SITE PLAN



PLANS & AERIALS

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BUILDING 1477 - Fully Leased

Tenant	Suite	Size
Sunrise Suites	#140	±5,127 SF
Primary Care	#130	±2,034 SF
Nail Salon	#120	±2,040 SF
Toasted & Roasted	#100 - 110	±3,764 SF

BUILDING 1473 - Fully Leased

Tenant	Suite	Size
New Era Performance and Recovery	#100	±1,912 SF
Chip Shots	#110 - 130	±3,780 SF

BUILDING 1469

Tenant	Suite	Size
Power Soul Café	#100	±1,243 SF
Available	#110	±2,547 SF
Barber Central	#120	±1,171 SF

BUILDING 1465

Tenant	Suite	Size
2ND GEN TURN-KEY RESTAURANT	#100	±2,789 SF
PT Liquor	#110-120	±3,031 SF
Available	#130	±1,233 SF
Orthodontist	#140	±1,983 SF
State Farm Insurance	#150	±1,671 SF

BUILDING 1461

Tenant	Suite	Size
Giuseppe's Bar & Grill	#100	±4,663 SF
Available	#110	±2,510 SF



MARKET OVERVIEW

A GLIMPSE AT Henderson

Henderson, Nevada, is the state's second-largest city, home to over 354,000 residents. Recognized for its exceptional quality of life, Henderson has been named one of the best places to live in the U.S. by Money Magazine and ranked among the safest cities in America. The city boasts a thriving economy, strong job market, and diverse housing options, from master-planned communities to urban living spaces. With more than 70 parks, extensive trail systems, premier shopping and dining destinations, and top-rated schools, Henderson offers a balanced lifestyle for families, professionals, and retirees alike. The city continues to grow with strategic commercial and residential developments, including revitalization efforts in the Water Street District and expansion in West Henderson. As a hub for business, innovation, and outdoor recreation, Henderson remains a premier destination to live, work, and play in Southern Nevada.

Henderson offers over 27 million square feet of available space, encompassing prime office spaces across all classifications, industrial sites, business parks, speculative buildings, and land.

RECENT RECOGNITIONS

Henderson has consistently been acknowledged for its safety and quality of life. In 2023, it ranked 3rd among the 15 Safest Large Cities in America. Additionally, Money Magazine included Henderson in its top 50 Best Places to Live in America in 2021.

A GLIMPSE AT Henderson

THE CITY OF HENDERSON WAS NAMED ONE OF THE COUNTRY'S BEST PLACES TO LIVE BY MONEY MAGAZINE IN 2012, 2008, AND 2006, AND THE #3 SAFEST CITY IN AMERICA AMONGT 297 OTHERS ACCORDING TO MONEYGEEK.COM.

NEW RETAIL ADDED

Smith's Marketplace opened in 2021 in Cadence. The store spans ±125,000 SF and added 230 jobs to the area. The Smith's Marketplace is the second Nevada Marketplace store and includes a fuel station. Nine retailers will occupy a 16-acre space located near Smith's Marketplace. Planned businesses include EOS Fitness, PT's Pub, Starbucks, Domino's, Jersey Mike's, Einstein Bros. Bagels, Wells Fargo, Providence Dental, UPS and more!

LAKE LAS VEGAS

Lake Las Vegas is a spectacular residential and resort destination situated on a privately-owned 320-acre lake, home to 11,000 rooms at picturesque luxury resorts, each just minutes away from on-the-water fun, championship golf courses, fantastic dining, and more.

CADENCE MASTER-PLANNED COMMUNITY

Cadence is a 2,200-acre master-planned community in Henderson and is ranked as the 3rd best-selling Master-Planned community in the U.S. Beyond national recognitions and strong sales, the Cadence community continues to blossom. The community features ±15,000 homes, a 50-acre central park and a variety of schools, bike trails, dog parks, pools, and a community amphitheater.



RANKED TOP 10 IN THE NATION

Henderson, Nevada, is the second largest city in Nevada, with a population of over 337,000. Henderson, NV ranked 3rd on the 15 Safest Large Cities list in 2023. The city is considered to be one of the best places to live in Nevada and ranked among the top 50 Best Places to Live in America by Money Magazine (2021).

STRONG RESIDENTIAL DEVELOPMENT

There are currently five homebuilders developing within Cadence that include Toll Brothers, StoryBook Homes, Lennar, Richmond American, and Woodside Homes, with several others expected to also build in the coming years.

CADENCE'S CONTINUED DEVELOPMENT

- ±15,000 residential units
- ±1.1MM SF of commercial/retail
- Gaming resort with 1,500 rooms and convention space
- 3 new elementary schools
- 1 middle school, 1 private school and 1 charter school
- A new fire station
- 450-acres of public spaces:
 - 4 full-sized baseball fields
 - 5 little league fields
 - 5 softball fields
 - 6 soccer fields
 - 4 multi-purpose fields
 - 30-acres of trails

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Malan + Marcello Investment Team

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