



MOUNTAIN WEST
COMMERCIAL REAL ESTATE

AVAILABLE
SUITE 6

CROSSROADS CENTER

650 EAST HORIZON DRIVE • HENDERSON • NEVADA • 89015

FOR LEASE

PROPERTY SPECS

- 1,040 SF
- \$1.45 PSF plus \$0.40 NNN
- No CCR's with the other properties - most uses considered
- Shares parking lot with KFC, Dollar Loan Center, Pizza Hut, and the busiest Starbucks in the zip code
- Mostly open with one restroom

			
1 MILE	17,133 2023 EST. POPULATION	6,545 2023 EST. HOUSEHOLDS	\$99,383 2023 EST. AVERAGE HH INCOME
3 MILE	82,063 2023 EST. POPULATION	29,888 2023 EST. HOUSEHOLDS	\$102,934 2023 EST. AVERAGE HH INCOME
5 MILE	115,323 2023 EST. POPULATION	43,080 2023 EST. HOUSEHOLDS	\$116,421 2023 EST. AVERAGE HH INCOME

CONTACT:

JAKKE FARLEY, CCIM
jfarley@mtnwest.com
direct 702.340.0907
BS.2802
[View Profile](#)

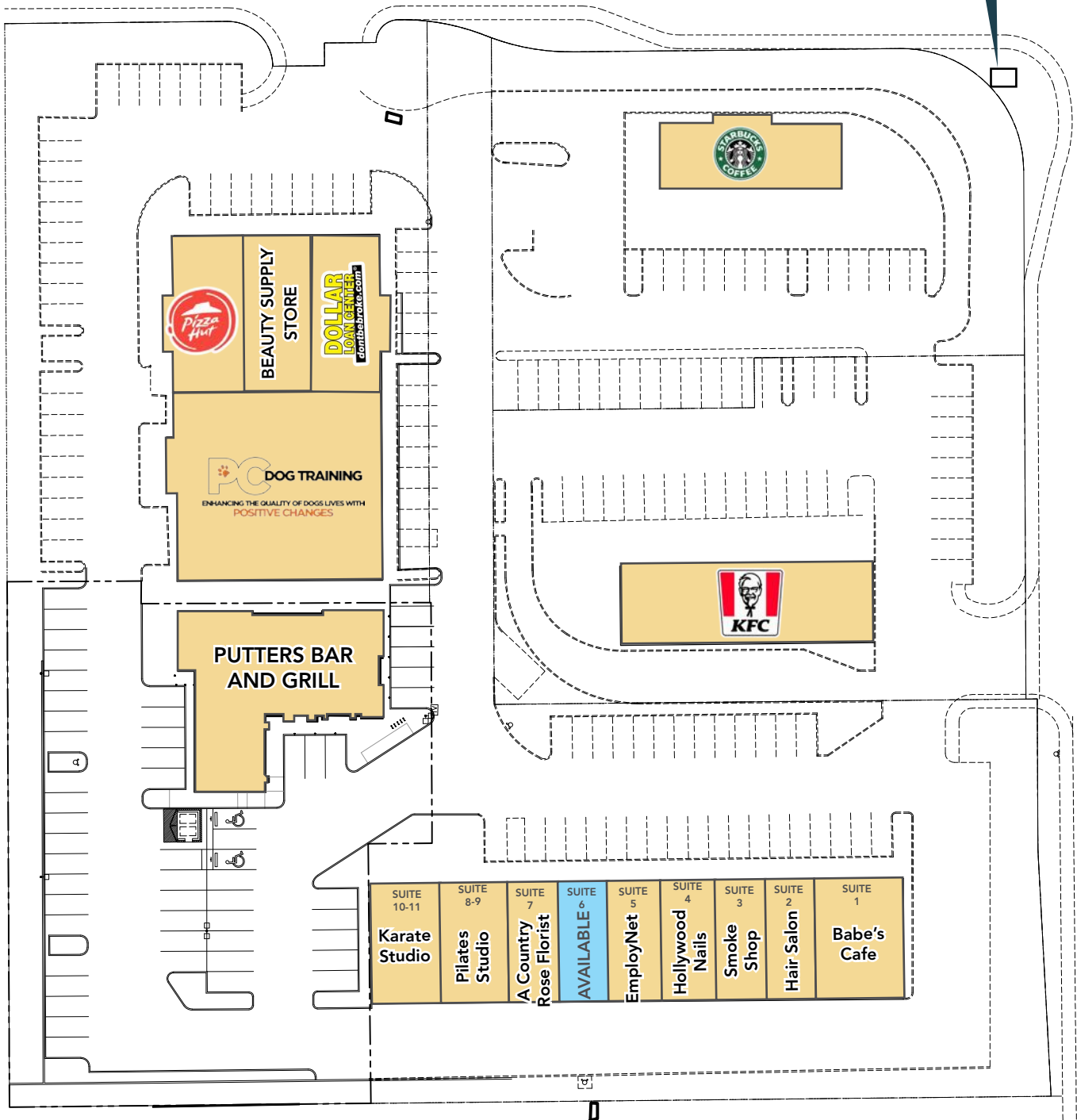
JAKE BABA
jbaba@mtnwest.com
direct 714.365.4880
BS. 146671



FULL SERVICE COMMERCIAL REAL ESTATE

CROSSROADS CENTER

PYLON



CONTACT:

JAKKE FARLEY, CCIM

jfarley@mtnwest.com
direct 702.340.0907
BS.2802

[View Profile](#)

JAKE BABA

jbaba@mtnwest.com
direct 714.365.4880
BS. 146671

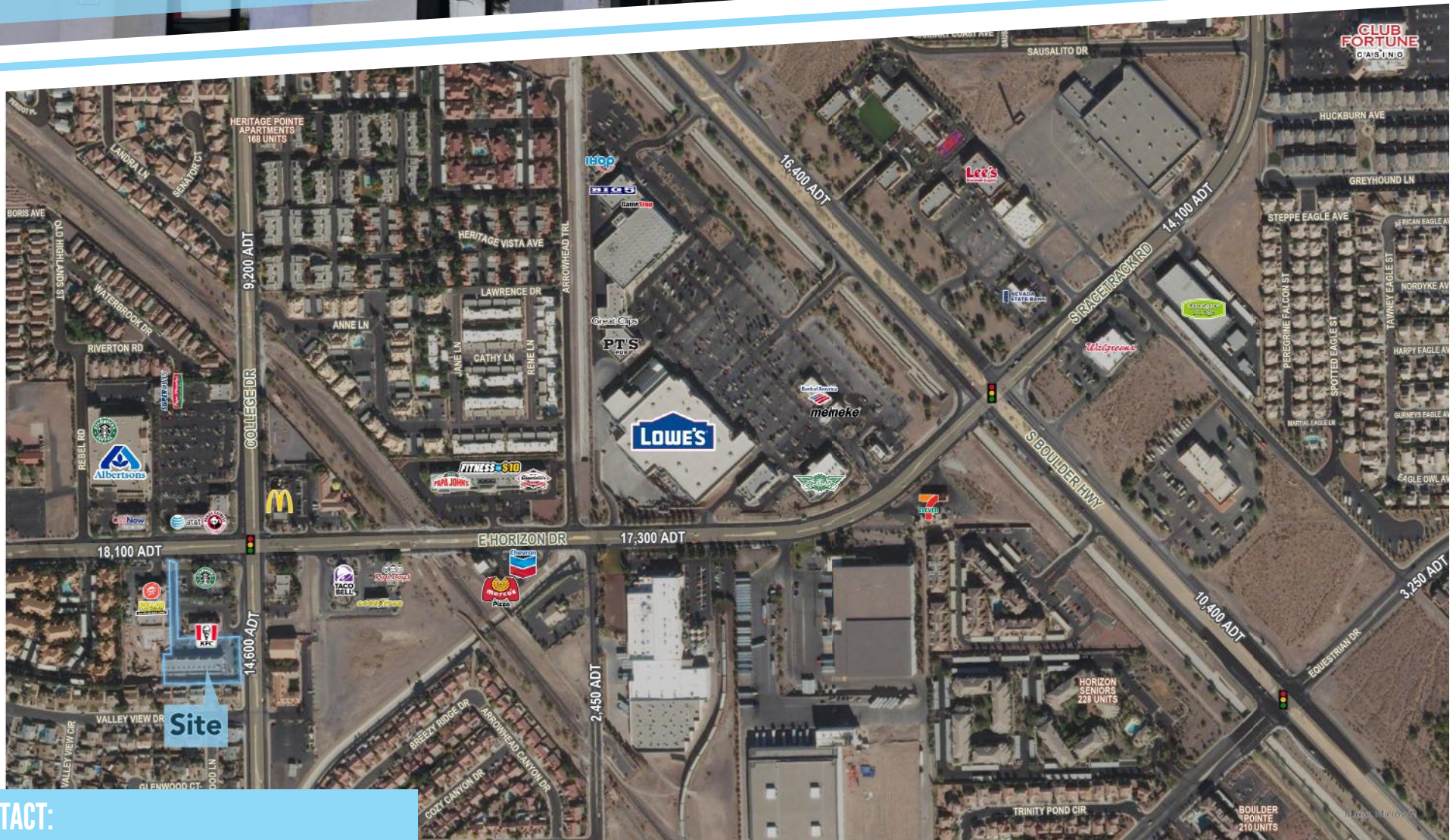
MW

FULL SERVICE COMMERCIAL REAL ESTATE

241 W. Charleston Blvd. Suite 103 | Las Vegas, NV 89102 | Office 702.374.0220 | www.mtnwest.com

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.

CROSSROADS CENTER



CONTACT:

JAKKE FARLEY, CCIM

jfarley@mtnwest.com

direct 702.340.0907

BS.2802

[View Profile](#)

JAKE BABA

jbaba@mtnwest.com

direct 714.365.4880

BS. 146671

MW

FULL SERVICE COMMERCIAL REAL ESTATE

241 W. Charleston Blvd. Suite 103 | Las Vegas, NV 89102 | Office 702.374.0220 | www.mtnwest.com

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.

CROSSROADS CENTER



CONTACT:

JAKKE FARLEY, CCIM

jfarley@mtnwest.com
direct 702.340.0907
BS.2802

[View Profile](#)

JAKE BABA

jbaba@mtnwest.com
direct 714.365.4880
BS. 146671



FULL SERVICE COMMERCIAL REAL ESTATE

241 W. Charleston Blvd. Suite 103 | Las Vegas, NV 89102 | Office 702.374.0220 | www.mtnwest.com

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.