



# PROVISIONS at Henderson West



Architecture.  
Design.  
Relationships.



SADBERRY  
PROPERTIES

SAUVAGE  
Companies



newmarket  
COMMERCIAL REAL ESTATE ADVISORS

Contact: Laurie Norkus o: 702.221.2500 ext. 304  
Kyle Wilcox o: 702.954.3903  
Charles Creigh o: 702.221.2500 ext.3305

lnorkus@newmarketadvisors.com  
kwilcox@newmarketadvisors.com  
ccreigh@newmarketadvisors.com



# Henderson West Demographics

2021 Estimates

	1 mi radius	3 mi radius	5 mi radius
Population	<b>9,410</b>	<b>92,774</b>	<b>225,526</b>
Households	<b>3,192</b>	<b>35,528</b>	<b>91,115</b>
Average Household Income	<b>\$127,423</b>	<b>\$106,334</b>	<b>\$108,271</b>

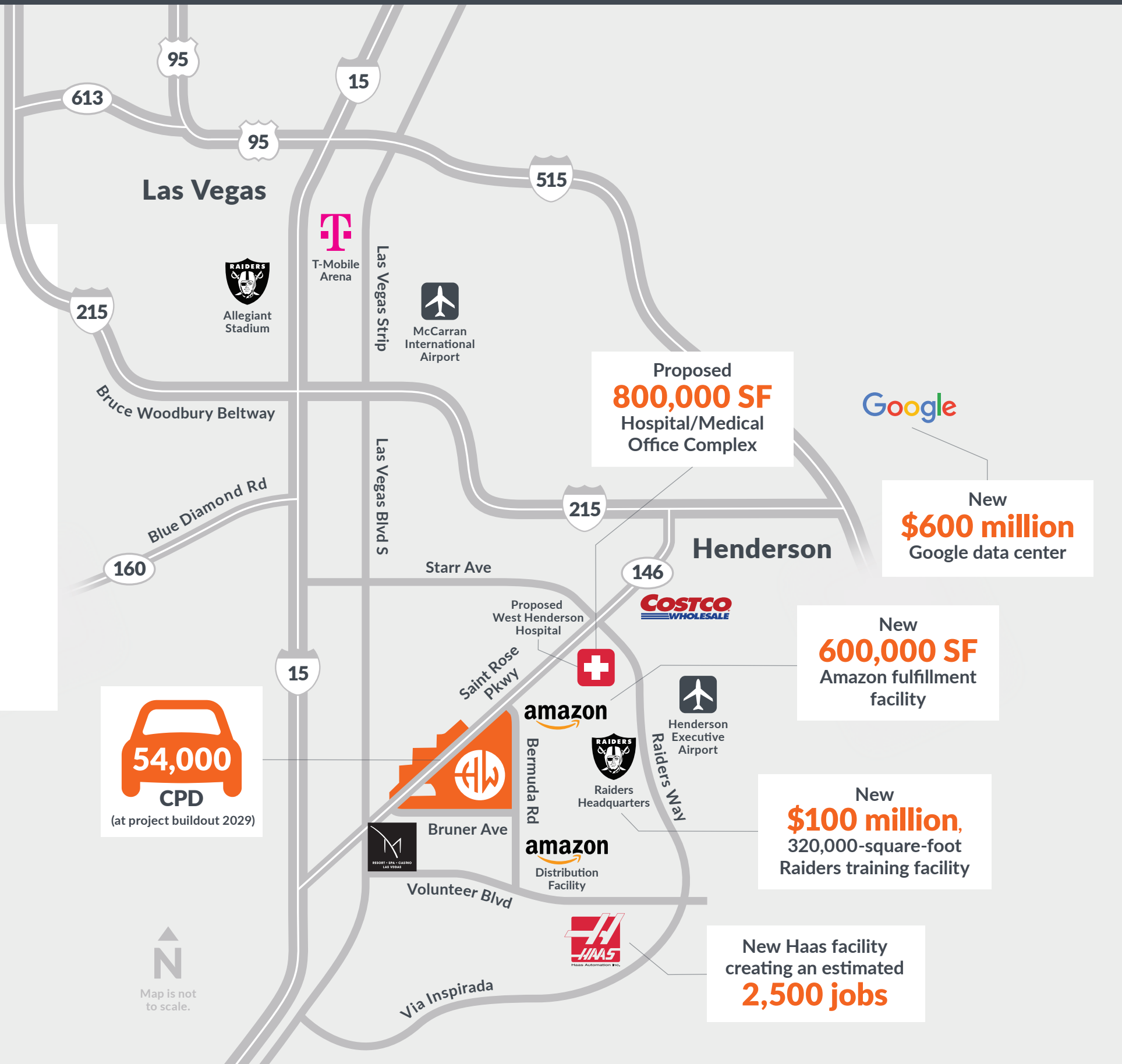


Entitled up to **3,000** Residential Units

239 units north side of St. Rose Parkway starting construction September 2022



(at project buildout 2029)



Map is not to scale.





Las Vegas Strip



Raiders HQ  
Proposed West Henderson Hospital

Amazon Delivery Station

St. Rose Pkwy.

Bermuda Rd.

NAP

Bruner Ave.



**Entitled up to 3,000 Residential Units**

239 units north side of St. Rose Parkway starting construction September 2022

Aerial August 2021







ST. ROSE PARKWAY

POTENTIAL PHASE 2

POTENTIAL PHASE 2

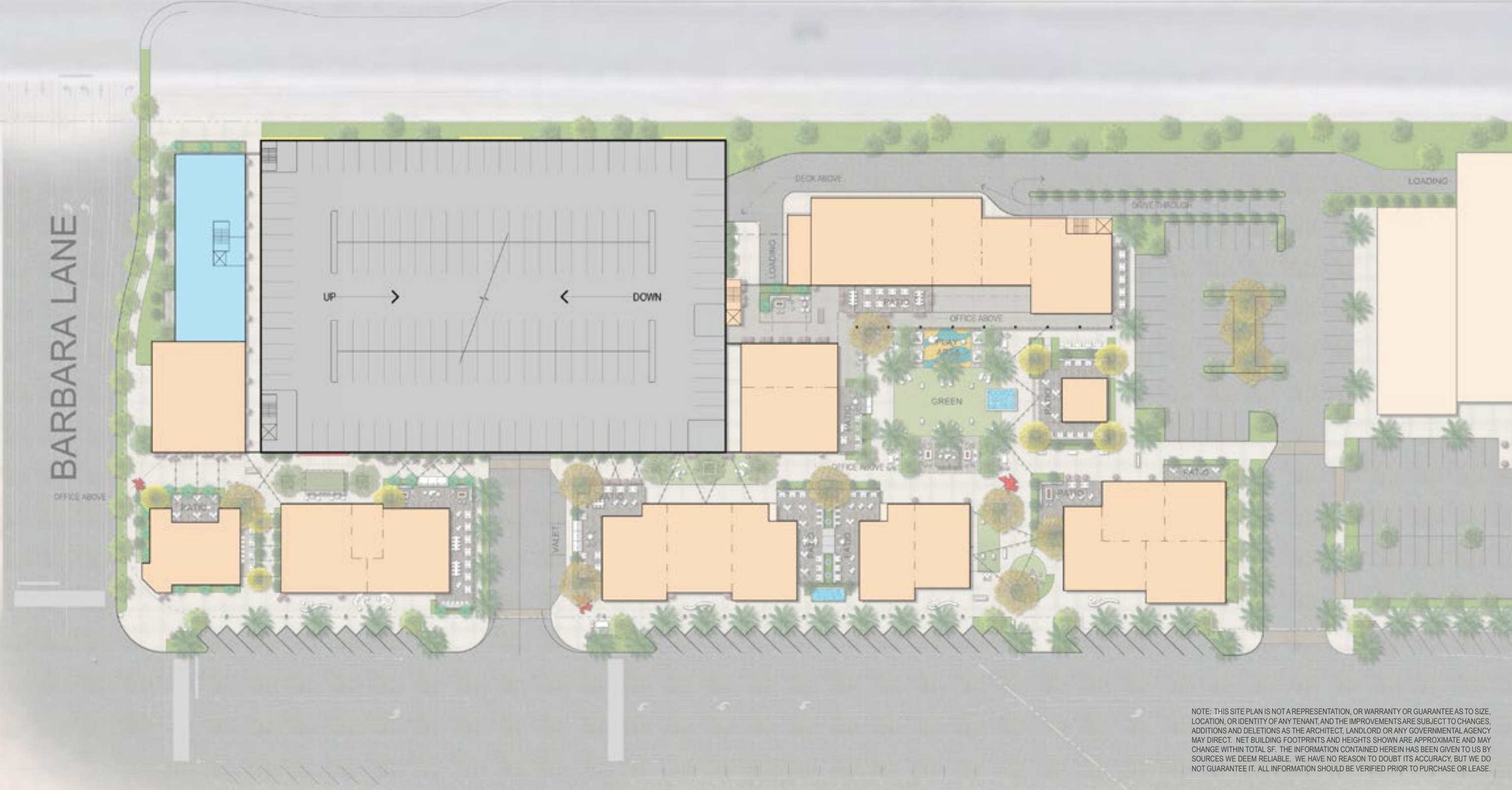
BARBARA LANE

BERMUDA ROAD



NOTE: THIS SITE PLAN IS NOT A REPRESENTATION, OR WARRANTY OR GUARANTEE AS TO SIZE, LOCATION, OR IDENTITY OF ANY TENANT, AND THE IMPROVEMENTS ARE SUBJECT TO CHANGES, ADDITIONS AND DELETIONS AS THE ARCHITECT, LANDLORD OR ANY GOVERNMENTAL AGENCY MAY DIRECT. NET BUILDING FOOTPRINTS AND HEIGHTS SHOWN ARE APPROXIMATE AND MAY CHANGE WITHIN TOTAL SF. THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY SOURCES WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE.





NOTE: THIS SITE PLAN IS NOT A REPRESENTATION, OR WARRANTY OR GUARANTEE AS TO SIZE, LOCATION, OR IDENTITY OF ANY TENANT, AND THE IMPROVEMENTS ARE SUBJECT TO CHANGES, ADDITIONS AND DELETIONS AS THE ARCHITECT, LANDLORD OR ANY GOVERNMENTAL AGENCY MAY DIRECT. NET BUILDING FOOTPRINTS AND HEIGHTS SHOWN ARE APPROXIMATE AND MAY CHANGE WITHIN TOTAL SF. THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY SOURCES WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE.



BARBARA LANE

OFFICE

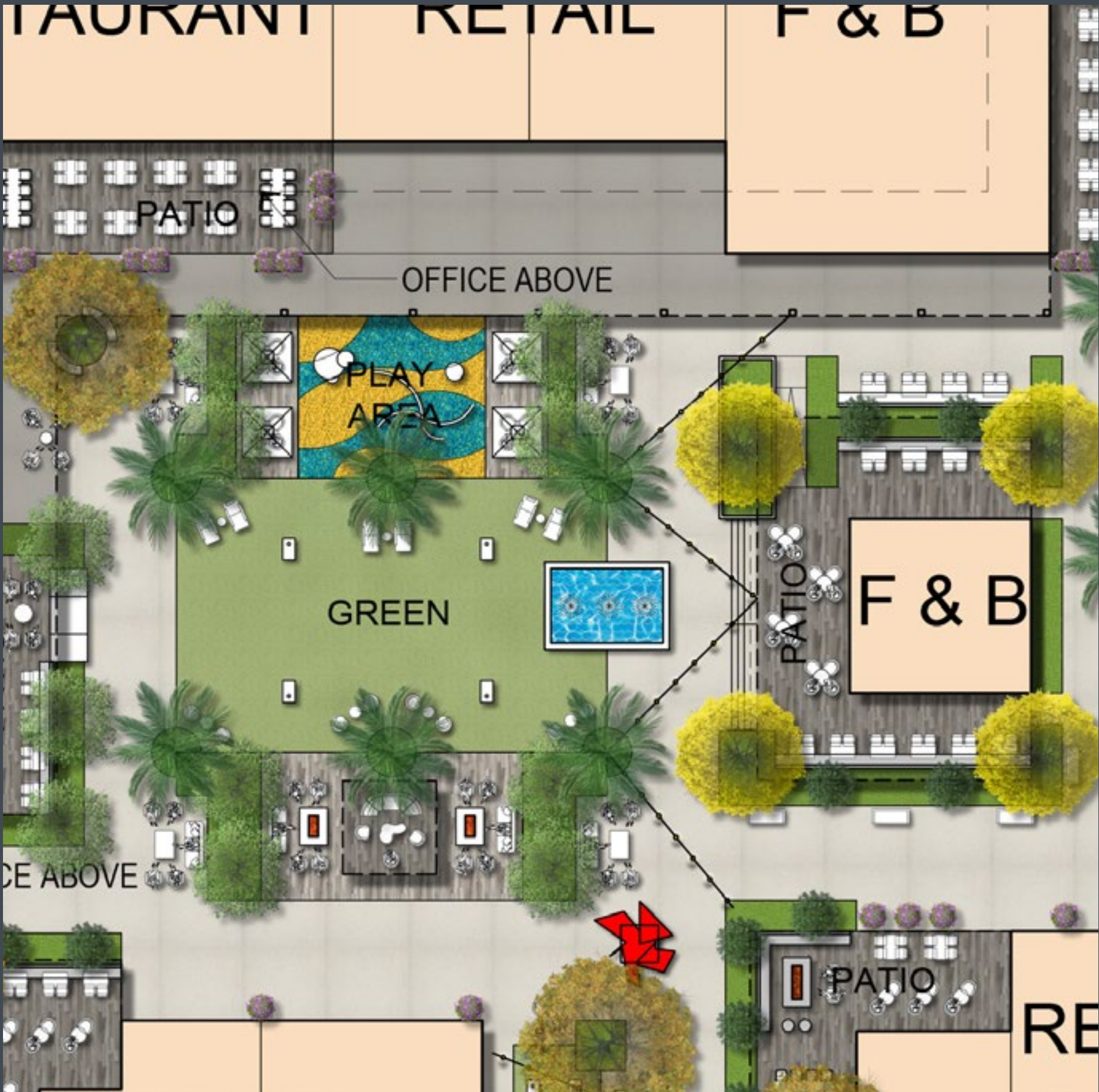
OFFICE /  
2ND LEVEL RESTAURANT

OFFICE

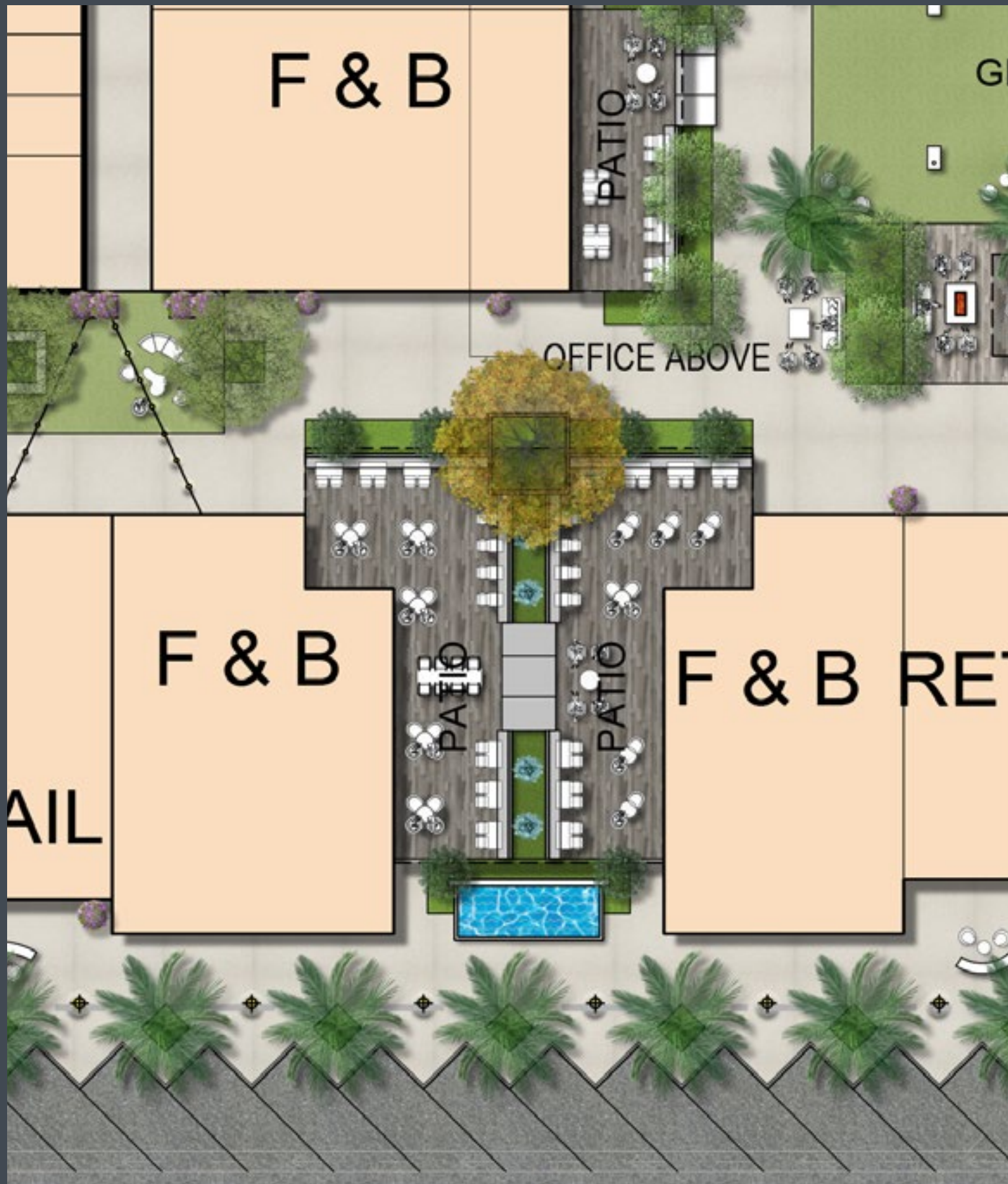
GREEN

NOTE: THIS SITE PLAN IS NOT A REPRESENTATION, OR WARRANTY OR GUARANTEE AS TO SIZE, LOCATION, OR IDENTITY OF ANY TENANT, AND THE IMPROVEMENTS ARE SUBJECT TO CHANGES, ADDITIONS AND DELETIONS AS THE ARCHITECT, LANDLORD OR ANY GOVERNMENTAL AGENCY MAY DIRECT. NET BUILDING FOOTPRINTS AND HEIGHTS SHOWN ARE APPROXIMATE AND MAY CHANGE WITHIN TOTAL SF. THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY SOURCES WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE.









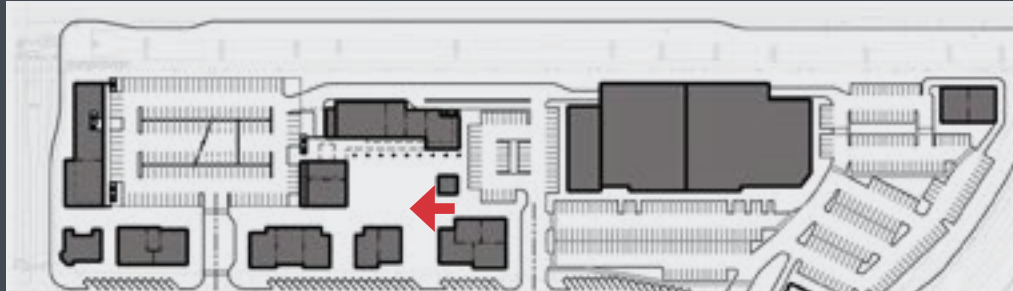




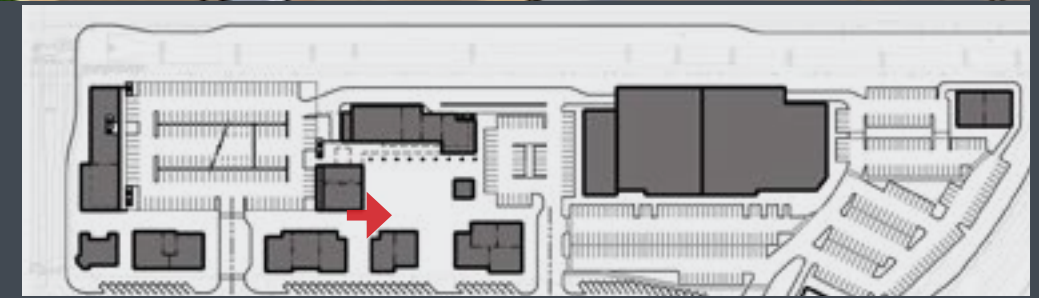




















ONE PASEO

1



2



CARYTOWN CENTER

3



CIRCA 37

4



CARYTOWN CENTER

7



ONE PASEO

6



ONE PASEO

5



DEL MAR HIGHLANDS

8



CIRCA 37

9



DEL MAR HIGHLANDS

10