

Colliers



NWC of College Dr. and E Horizon Dr., Henderson, NV 89015 | For Lease

# College Square

## Anchored by: Albertsons with Starbucks

### Property Details

- Join AT&T, H&R Block, and CareNow Urgent Care
- Restaurants include Panda Express, Subway, Fausto's Mexican Grill, Baskin-Robbins, and Boba King
- Excellent Access and Visibility
- City of Henderson CN - Zoning
- Constructed in 2001
- ±1,200 SF Available

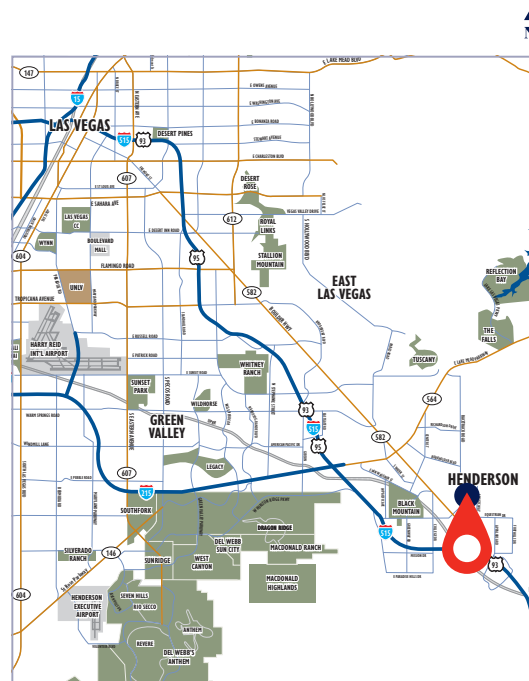
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### Demographics

2024

|                | 1 Mile   | 2 Mile    | 3 Mile    |
|----------------|----------|-----------|-----------|
| Population     | 15,009   | 51,099    | 82,774    |
| Avg. HH Income | \$98,763 | \$107,441 | \$106,851 |

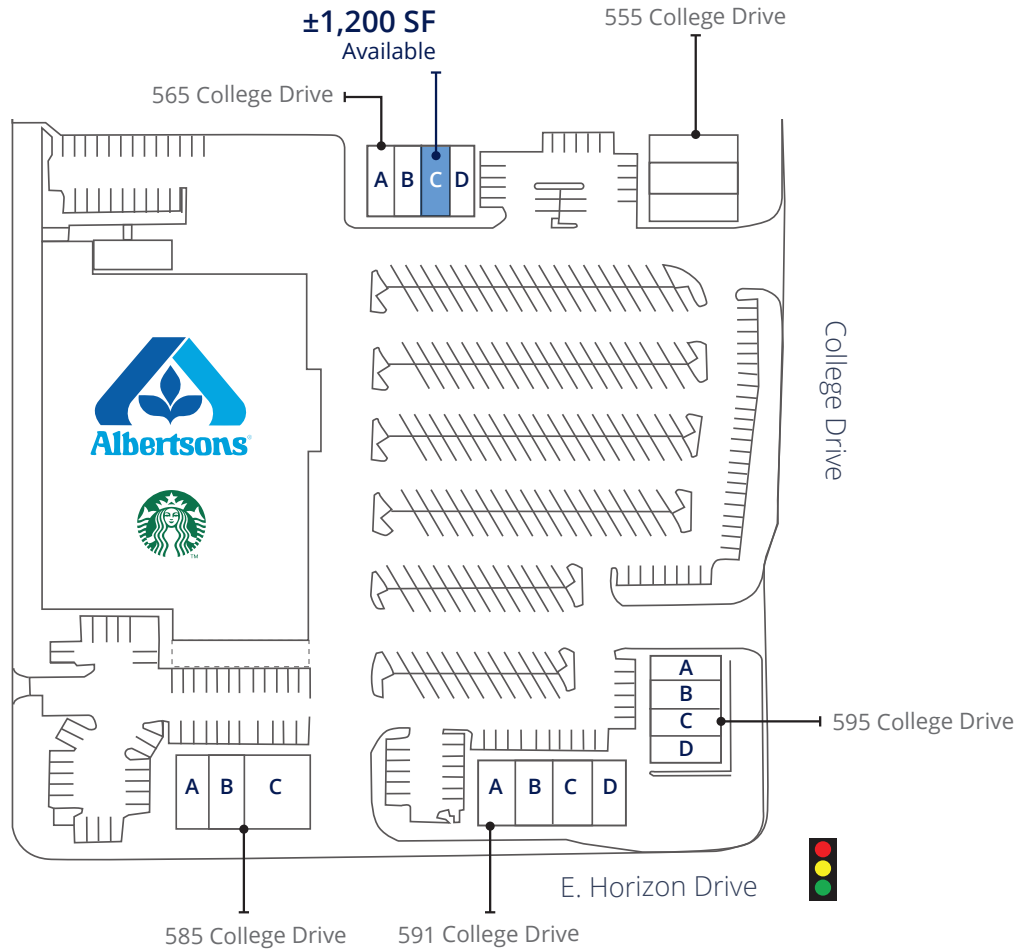
Accelerating success.

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## Site Plan

Drawings Not Exact/Not to Scale

 = Available



## Available Suites

| Suite   | Tenant                          | SF           |
|---------|---------------------------------|--------------|
| 555 - A | South Valley Dental             | 1,294        |
| 555 - B | Dignity Health Physical Therapy | 1,429        |
| 555 - C | Dignity Health Physical Therapy | 1,625        |
| 565 - A | Happy Tails Pet Grooming        | 1,200        |
| 565 - B | Palm Smokes & Gifts             | 900          |
| 565 - C | <b>AVAILABLE</b>                | <b>1,200</b> |
| 565 - D | Baskin-Robbins                  | 1,200        |
| 585 - A | Four Seasons Cleaners           | 1,080        |
| 585 - B | Nail Corner                     | 1,080        |

| Suite   | Tenant                 | SF    |
|---------|------------------------|-------|
| 585 - C | CareNow Urgent Care    | 4,136 |
| 591 - A | Subway                 | 1,400 |
| 591 - B | Boba King              | 1,200 |
| 591 - C | AT&T                   | 1,200 |
| 591 - D | Panda Express          | 1,800 |
| 595 - A | Fausto's Mexican Grill | 1,200 |
| 595 - B | TBD                    | 900   |
| 595 - C | H&R Block              | 1,200 |
| 595 - D | Body Heat Tanning      | 1,200 |

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