



GOODWILL RETAIL STORE

1390 American Pacific, Henderson, NV 89074

FOR SALE | \$7,460,000

A Retail Investment Opportunity



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RON OPFER, CCIM

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GOODWILL RETAIL STORE | HENDERSON, NV

EXECUTIVE SUMMARY

FOR SALE



OFFERING SUMMARY

Sale Price:	\$7,460,000
Building Size:	16,000 SF
Lot Size:	1.73 Acres
Price / SF:	\$466.25
Year Built:	2015
Zoning:	CC, Community Commercial with the City of Henderson
Traffic Count:	40,000

PROPERTY OVERVIEW

1390 American Pacific is a 16,000 sq. ft. single tenant NNN Goodwill corporate store located on the Stephanie retail corridor in Henderson, Nevada.

The property is located directly across from the Henderson DMV where everyone has to visit every 4 years. Stephanie has over 40,000 cars per day and the property is located 0.7 miles from Interstate 215. Both Stephanie and American Pacific are 6 lane roads with a median. The property has a covered drive through drop station as well as a truck well. This is one of Goodwill's best locations in the valley.

PROPERTY HIGHLIGHTS

- 20 Year Lease with 4 Options
- Excellent Hard Corner Location
- Strong Retail Demand
- Strong Demographics
- Easy Access from Freeway

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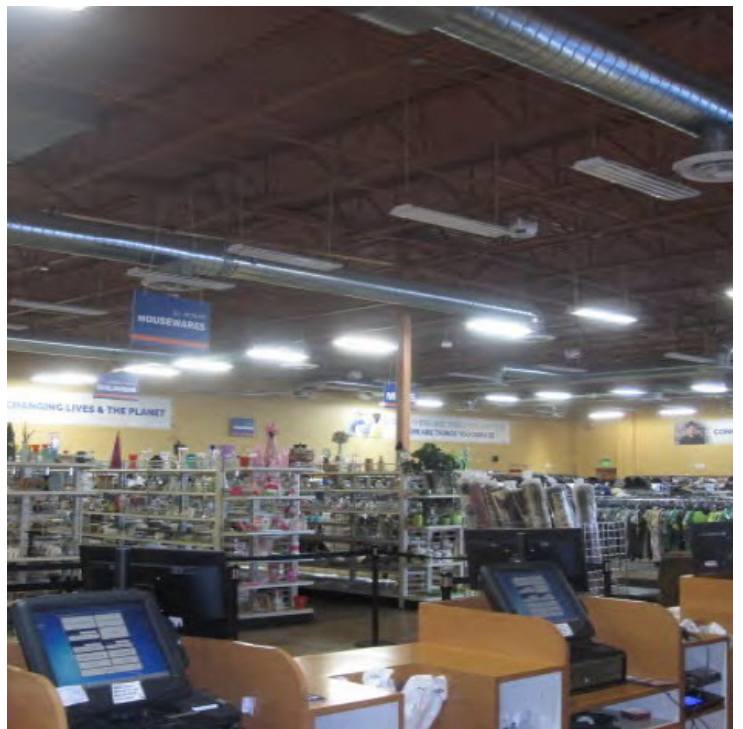
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ADDITIONAL PHOTOS

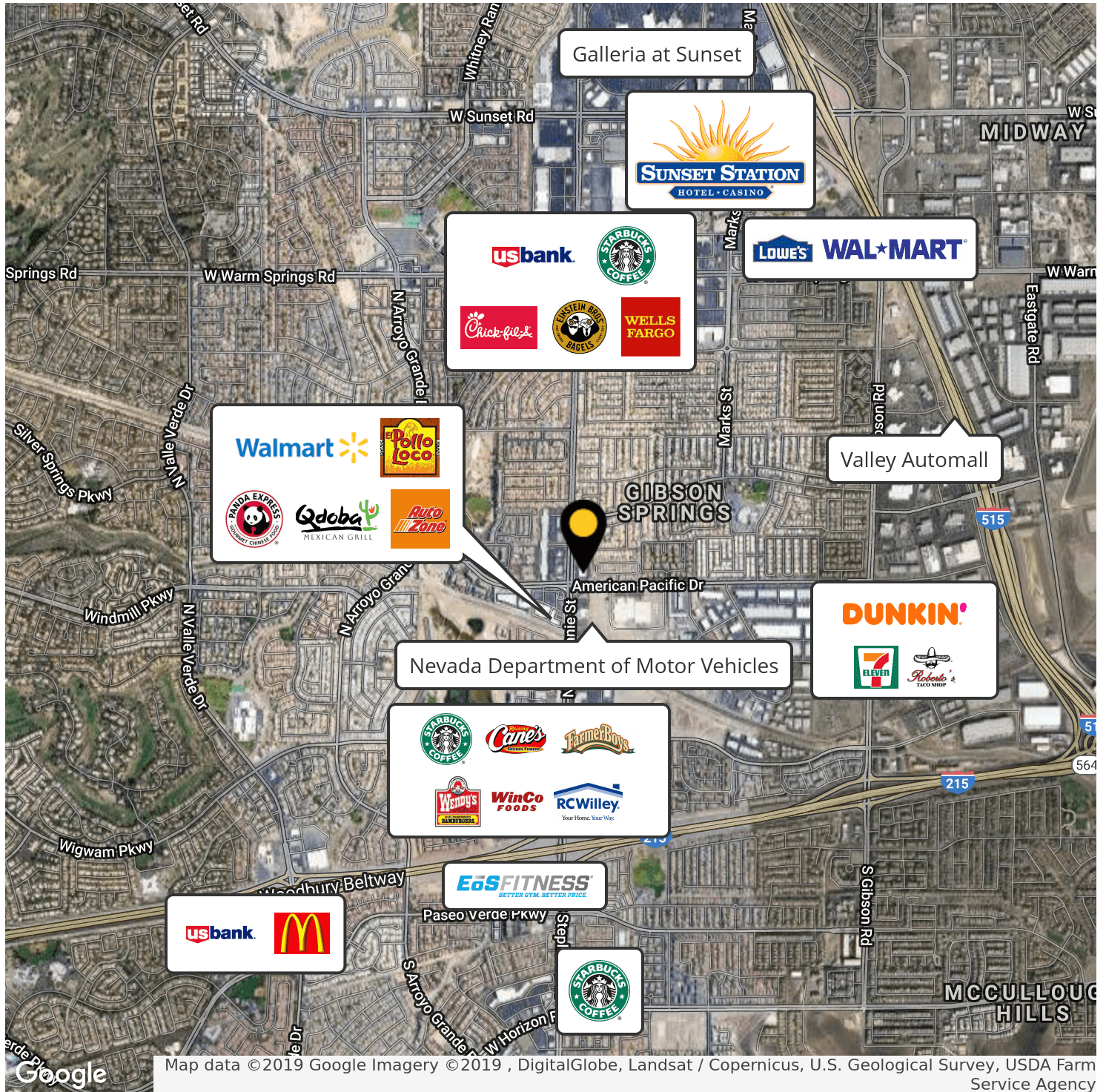
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RETAILER MAP

FOR SALE



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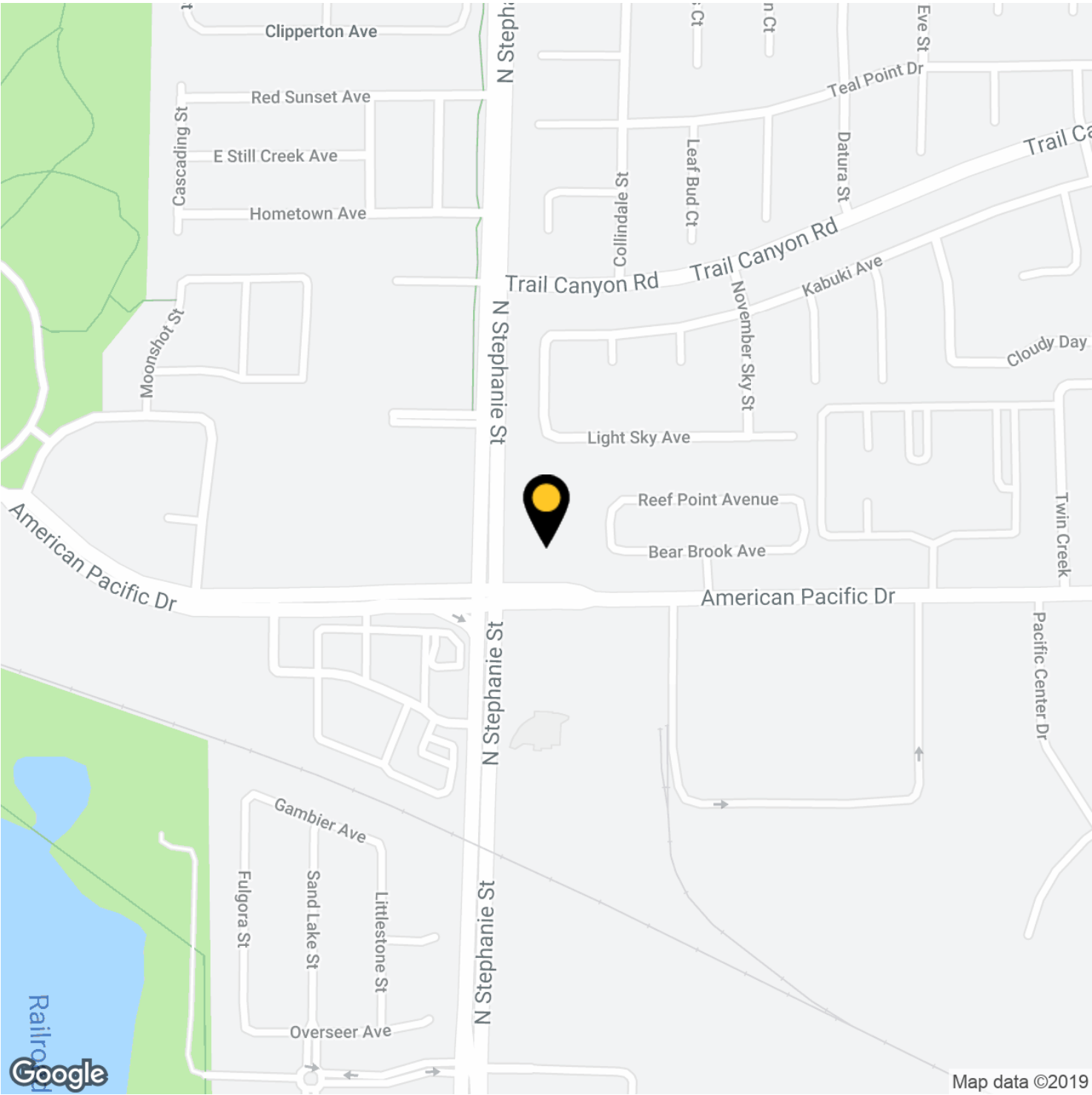
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LOCATION MAPS

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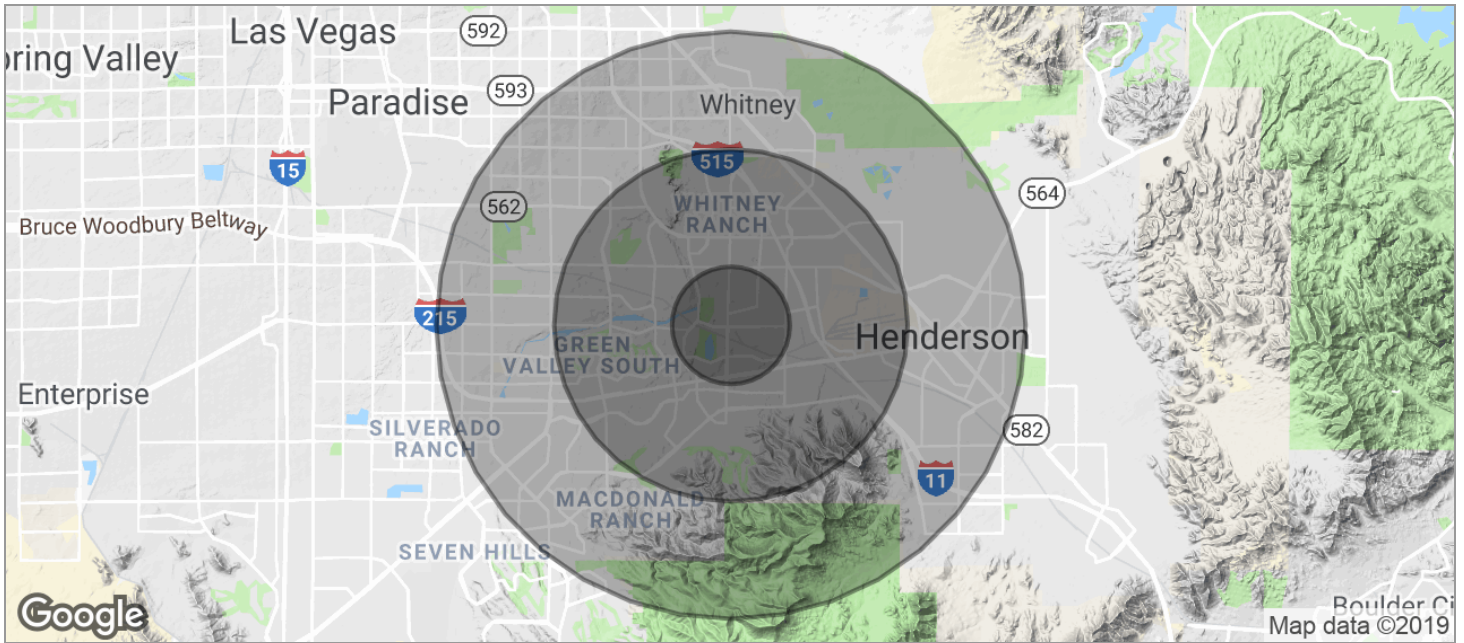
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DEMOGRAPHICS MAP

FOR SALE



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	14,942	98,042	248,546
MEDIAN AGE	39.6	38.5	37.7
MEDIAN AGE (MALE)	37.9	37.5	37.0
MEDIAN AGE (FEMALE)	41.9	39.2	38.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	6,300	39,092	96,544
# OF PERSONS PER HH	2.4	2.5	2.6
AVERAGE HH INCOME	\$74,643	\$83,157	\$77,686
AVERAGE HOUSE VALUE	\$274,985	\$343,605	\$312,947
RACE	1 MILE	3 MILES	5 MILES
% WHITE	74.3%	76.7%	76.1%
% BLACK	7.7%	5.4%	6.6%
% ASIAN	8.9%	8.0%	7.2%
% HAWAIIAN	1.0%	0.7%	0.8%
% INDIAN	0.4%	0.6%	0.5%
% OTHER	4.9%	5.0%	5.5%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	10.5%	14.5%	20.4%

* Demographic data derived from 2010 US Census

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