

GREEN VALLEY PLAZA

HENDERSON, NV



SIZE

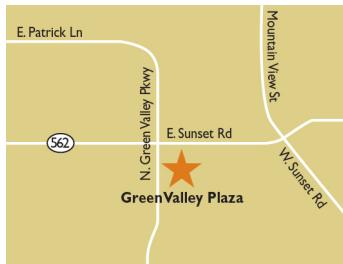
89,332 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
Population		
16,985	151,561	390,821
Households		
7,454	59,522	156,799
Median HH Income (\$)		
74,264	74,685	70,391

MAJOR TENANT(S)

Trader Joe's
Big 5 Sporting Goods
Dollar Tree



LOCATION

2716 North Green Valley Parkway | Henderson, NV 89014



PROPERTY HIGHLIGHTS

- Anchored by a Trader Joe's grocery store, a leading grocer in the fresh format category
- Located in Henderson, a suburb 15 miles south of downtown Las Vegas
- Additional national and regional tenants include Big 5, Bank of America, The UPS Store, U.S. Post Office, Dollar Tree and Subway
- The center is situated at the high-traffic intersection of North Green Valley Parkway and E Sunset Road, which benefits from over 52,200 vehicles per day

LEASING CONTACT

Marissa Visconti
Mobile (303) 547-4386
mvisconti@phillipsedison.com



MORE INFO

www.phillipsedison.com



PHILLIPS EDISON & COMPANY®

GREEN VALLEY PLAZA

2716 North Green Valley Parkway | Henderson, NV 89014

Space	Tenant	SQ. FT.
A1	Smoke and Vapes	800
A2	Subway	1,600
A3	Green Valley Grocery	2,400
B1	Ramen Ebisu	1,000
B3	IM=X Pilates	2,300
B4	Mothership Coffee Roasters	1,300
B6	Big 5 Sporting Goods	11,929
B7	Dog Supplies Outlet	7,935
B8	Trader Joe's	12,412
B9	Dollar Tree	12,012
C1	Green Valley Chiropractic	1,875
C2	U.S. Post Office	1,750
C3	The Connection	2,300
C5	COMING AVAILABLE	900
C6	AVAILABLE	900
C8	Exclamations! Salon	2,825
C10	Kriti Eyebrow Threading	825
C11	Dylan's Gaming Lounge	3,842
C13	Fisher's Deli or Weiss Deli	3,127
C16	Desert Art Supplies	3,870
D2	Cat Hospital	2,934
D4	Nevada Nails and Lashes	1,400
D5	The UPS Store	1,400
G1	Bank of America	5,000
HO	Nevada Cleaners	1,779
H2	Heavy Barbershop	309
H4	AB Jewelers	608
SHAD1	Sunset Covenant Group	N/A
SHAD2	Bennett Family Trust	N/A
Total SQ. FT.		89,332



Available Occupied Coming Available Non-Owned Site Boundary

DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

 **PHILLIPS EDISON & COMPANY**

GREEN VALLEY PLAZA

2716 North Green Valley Parkway | Henderson, NV 89014



Demographic Summary Report

1990 - 2000 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval Retrieval

Jun 2, 2025



Latitude: 36.069526

Longitude: -115.081319

Green Valley Plaza Henderson, NV		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2024 Estimated Population	16,979	151,368	390,938
	2029 Projected Population	16,341	148,309	388,157
	2010 Census Population	15,976	140,245	354,309
	2000 Census Population	15,130	127,942	295,776
	1990 Census Population	13,220	71,402	161,505
	Historical Annual Growth 1990 to 2000	1.36%	6.01%	6.24%
	Historical Annual Growth 2000 to 2010	0.55%	0.92%	1.82%
	Estimated Annual Growth 2010 to 2024	0.41%	0.52%	0.67%
	Projected Annual Growth 2024 to 2029	-0.76%	-0.41%	-0.14%
	Median Age	39.1	40.6	40.8
Households	Q4 2024 Estimated Households	7,451	59,455	156,832
	2029 Projected Households	7,167	58,365	155,735
	2010 Census Households	7,034	54,620	140,515
	2000 Census Households	6,412	49,162	118,071
	1990 Census Households	5,312	26,610	67,329
	Historical Annual Growth 1990 to 2000	1.90%	6.33%	5.78%
	Historical Annual Growth 2000 to 2010	0.93%	1.06%	1.76%
	Estimated Annual Growth 2010 to 2024	0.39%	0.58%	0.75%
	Projected Annual Growth 2024 to 2029	-0.77%	-0.37%	-0.14%
	Population per Household	2.28	2.53	2.48
Population by Race	White	47.0%	44.5%	42.7%
	Black or African American	12.6%	8.6%	10.1%
	Asian & Pacific Islander	6.9%	8.0%	9.4%
	Other Races	10.0%	8.4%	7.8%
	Hispanic Population	23.5%	30.4%	30.1%
Income	Average Household Income	\$97,435	\$96,724	\$94,358
	Median Household Income	\$74,264	\$74,694	\$70,395
	Per Capita Income	\$42,756	\$38,153	\$38,006
Education (Age 25+)	Elementary	3.9%	4.9%	4.8%
	Some High School	3.3%	6.4%	7.2%
	High School Graduate	30.4%	28.0%	28.3%
	Some College	27.1%	24.2%	23.6%
	Associates Degree Only	8.7%	9.0%	8.7%
	Bachelors Degree Only	16.4%	17.6%	17.7%
	Graduate Degree	10.2%	9.9%	9.6%
Business	Number of Businesses	897	5,999	14,280
	Total Number of Employees	11,799	89,649	248,151
	Employees per Business	13.15	14.94	17.38
	Residential Population per Business	18.92	25.23	27.38

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.