

AVAILABLE FOR LEASE

Lease Rate: \$2.00/SF NNN
(2024 estimated CAMs are \$0.78 PSF)

BLACK MOUNTAIN MARKETPLACE

ONLY 1 SPACE LEFT!



RETAIL • 72 & 76 W Horizon Ridge Pkwy | Henderson, NV 89012

PROPERTY DESCRIPTION

BLACK MOUNTAIN MARKETPLACE is a ±44,373 sf Neighborhood Center located at the Northwest corner of West Horizon Drive and West Horizon Ridge Parkway. Situated on the Horizon Drive I-515 freeway exit/entrance, the property enjoys both tremendous visibility as well as easy instant freeway access to the surrounding Henderson areas. Turn-key, second generation spaces with quality buildouts are available at very competitive lease rates. Join tenants: Roberto's Taco Shop, Wahoo's Fish Taco, Tropical Smoothie, and more.

PROPERTY HIGHLIGHTS

- Upscale street presence with terrific visibility from the frontage road and freeway. Just one block from the I-515 on/off ramp.
- **FREE RENT and/or TI INCENTIVES** (Available for qualified concepts, leases, and applicants. Conditions apply).
- \$85,000 avg. surrounding household incomes.
- Huge 94,500 freeway traffic count.



FOR MORE INFORMATION CONTACT:

GERI JAMESON | NV Lic # S.0190514

o: 702.787.0123 | c: 702.907.0767 | leasing@virtusco.com

2470 Paseo Verde Pkwy, Ste 140, Henderson, NV 89074 | 702.787.0123 ph | 702.463.0123 fax

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.

virtus
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AVAILABLE SUITE(S)

| SUITE | SIZE | TENANT |
|---------------|--------------|------------------------------|
| 72-100 | 2,000 | Il Chianti Italian |
| 72-105 | 2,000 | Teriyaki Madness |
| 72-110 | 4,000 | Ignite Dance |
| 72-120 | 1,600 | Hella's Bakery & Street Food |
| 72-125 | 1,600 | AVAILABLE |
| 72-130 | 1,600 | Nails With Love |
| 72-135 | 1,600 | Sin City Liquor |
| 72-140 | 1,200 | Rosati's Pizza |
| 72-145 | 1,200 | Vape Shop |
| 72-150/155 | 2,397 | Roberto's Taco Shop |
| 76-100 | 4,752 | Wahoo's Fish Taco |
| 76-120 | 1,600 | Tropical Smoothie Cafe |
| 76-125 | 1,600 | Dog Groomer |
| 76-130 | 1,600 | Lotus Massage |
| 76-135 | 1,600 | Broadway Kids Academy |
| 76-140 | 2,500 | HotWorx Yoga |
| 76-145 | 1,500 | Merle Norman Cosmetics |
| 76-150 | 2,000 | Pho4Real |
| 76-155 | 2,024 | Island Frozen Yogurt Bar |



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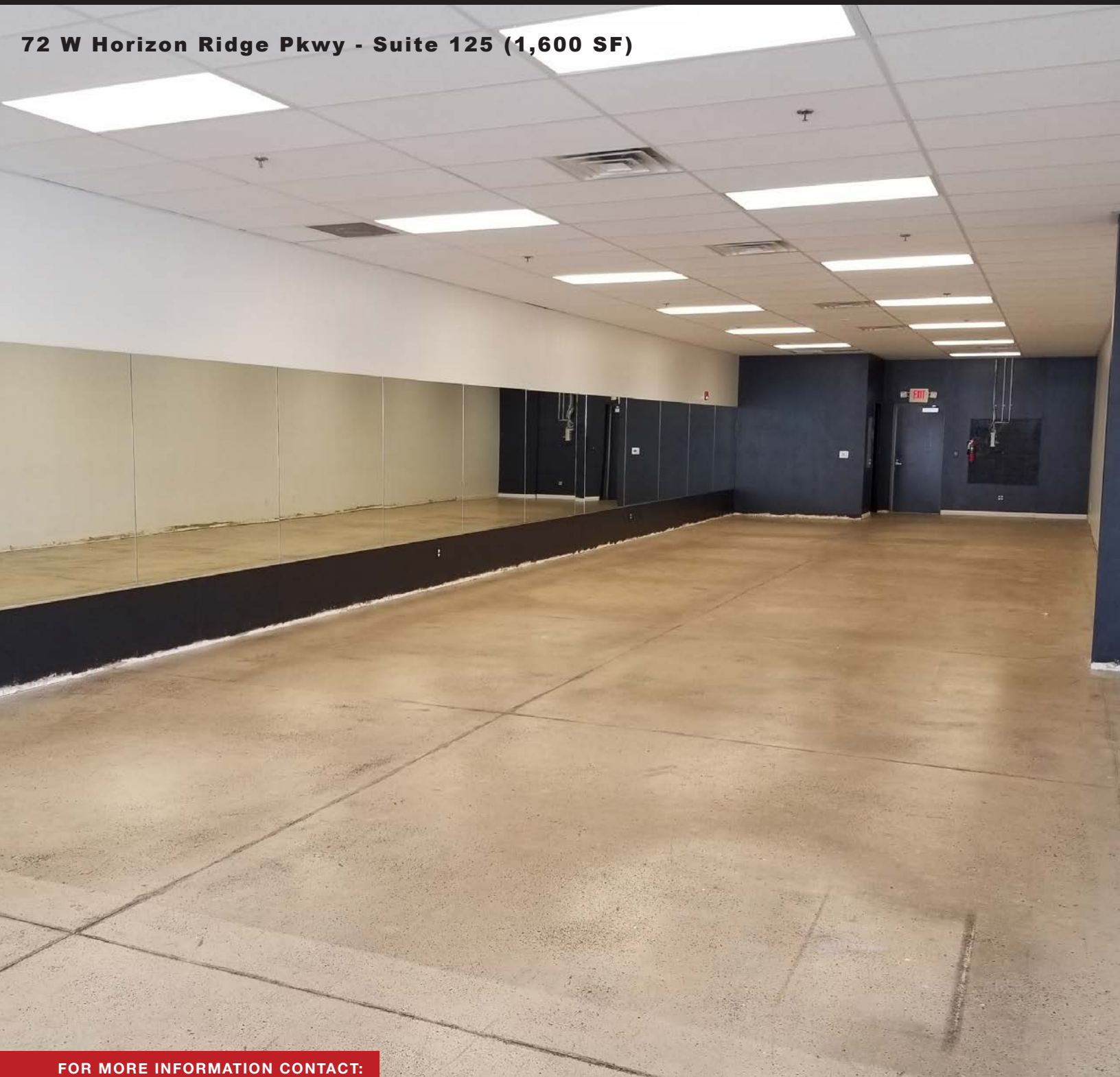
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72 W Horizon Ridge Pkwy - Suite 125 (1,600 SF)



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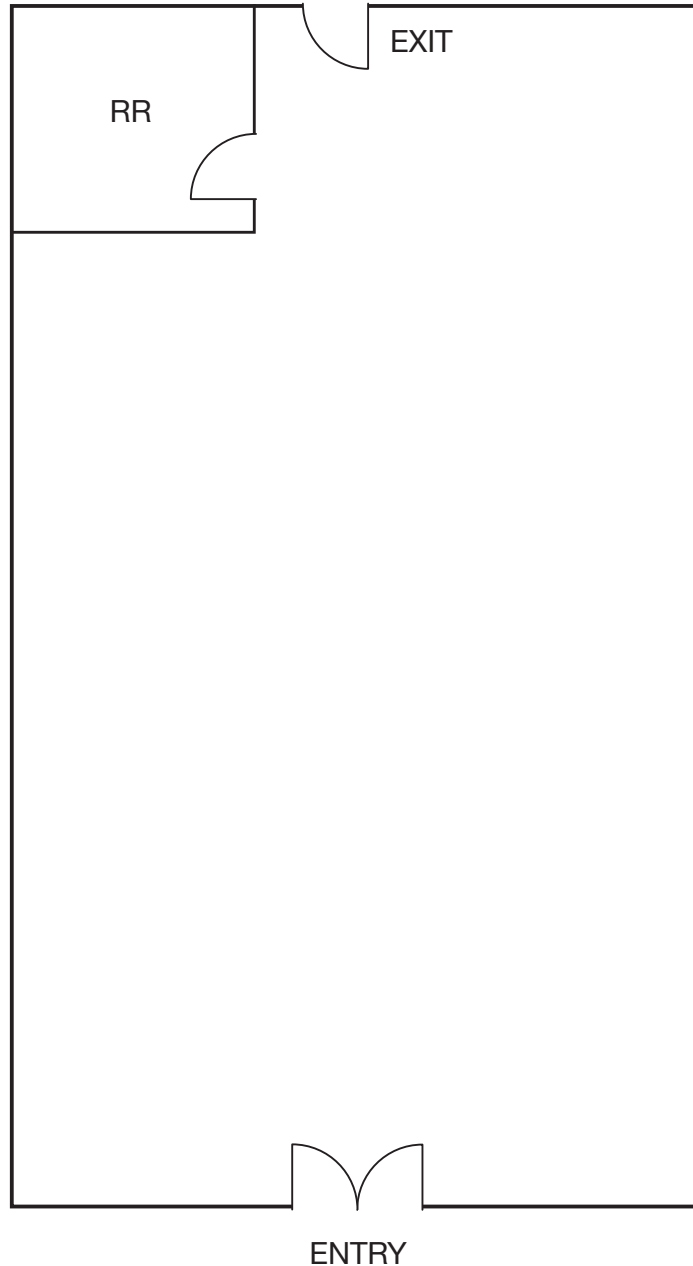
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FLOOR PLAN

SUITE 72-125 (1,600 SF)



Floor plan is not to exact scale. It is intended for general information purposes only.

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These maps are intended for general information purposes only. It is not to exact scale, and exact boundaries of areas may differ.

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