

# 2.14 AC PAD OPPORTUNITY

ATHENIAN DR. & OLYMPIC AVE. | HENDERSON, NV 89014







# PROPERTY HIGHLIGHTS

## PROPERTY DETAILS

PARCEL #	161-32-412-002
LOT SIZE	2.14 AC
RENT	INQUIRE WITH BROKER
ZONING	CC

## OPPORTUNITY BENEFITS



GROUND LEASE OR JOINT VENTURE OPPORTUNITY, ADJACENT TO GREEN VALLEY TOWN CENTER III, LOCATED IN THE HEART OF GREEN VALLEY ON SUNSET ROAD



THE SITE OFFERS AMPLE PARKING AND VISIBILITY ALONG SUNSET ROAD



NEIGHBORING TENANTS INCLUDE BANK OF AMERICA, TGI FRIDAY'S, OLIVE GARDEN, WENDY'S, GALAXY LUXURY THEATER, BARLEY'S CASINO AND BREWING COMPANY, TRADER JOE'S, SMITH'S, AND MORE

# SITE PLAN





# AMENITIES & TRANSIT





# DRIVE TIME & DEMOGRAPHICS

## POPULATION

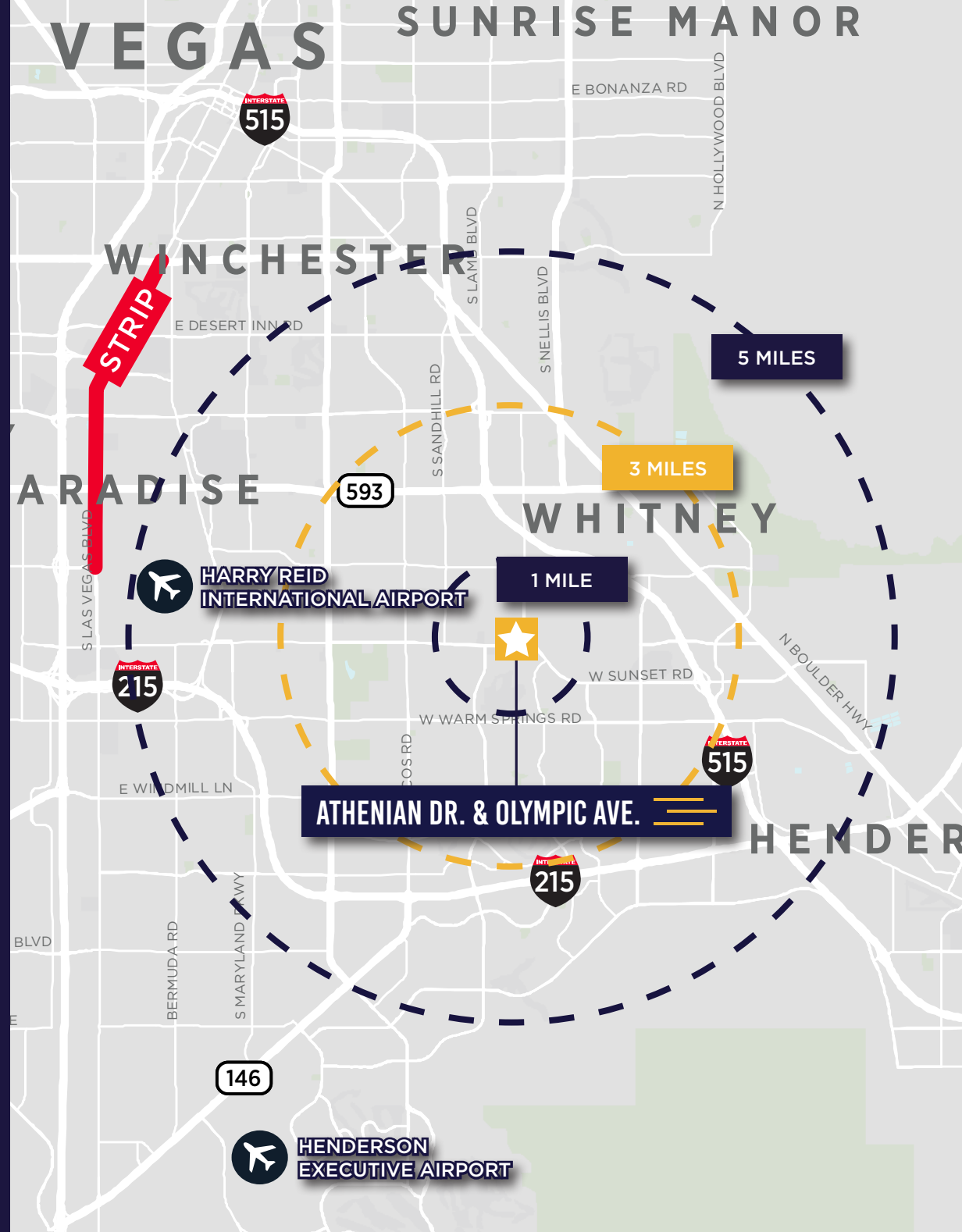
1 MILE	13,955
3 MILES	116,520
5 MILES	274,333

## AVG HH INCOME

1 MILE	\$124,240
3 MILES	\$115,128
5 MILES	\$104,589

## # OF HOUSEHOLDS

1 MILE	5,369
3 MILES	38,880
5 MILES	93,051





# LEASING

PLEASE CONTACT US FOR MORE INFORMATION:

**DAN HUBBARD**

**Managing Director | Retail**

+1 702 796 7900

dan.hubbard@cushwake.com

LIC #S.0013713.LLC

**FERNANDO MARTINEZ-REDING**

**Associate | Retail**

+1 702 605 1746

fernando.martinezreding@cushwake.com

LIC #S.0200151

10845 Griffith Peak Dr., Suite 160

Las Vegas, NV 89135

+1 702 796 7900



ATHENIAN DR. & OLYMPIC AVE. 

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

