

VALLE VERDE PLAZA

693 N Valle Verde
Suite 8/9
(2,400 sf)




N Valle Verde Dr

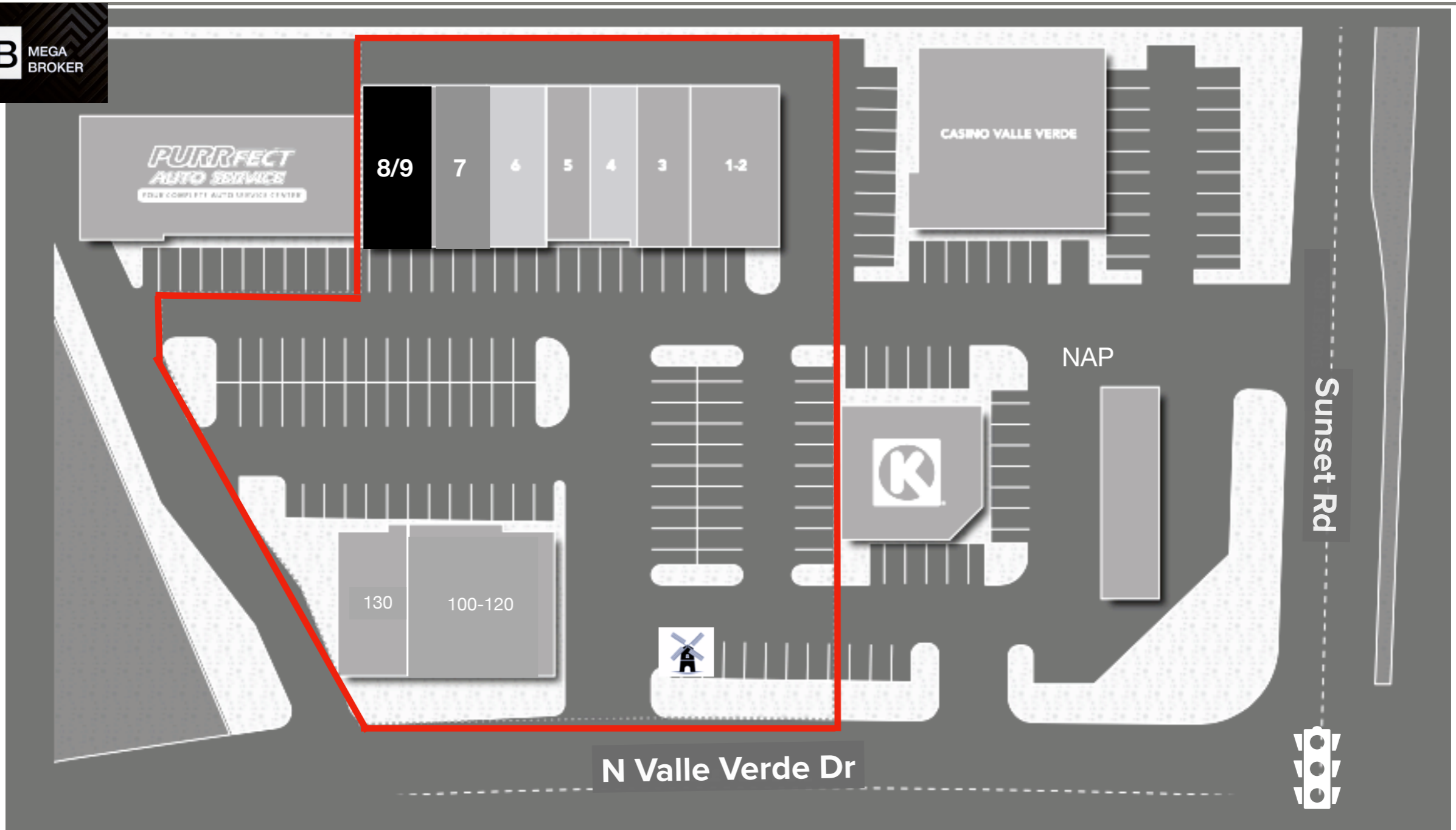
693 N VALLE VERDE DR HENDERSON, NV 89014

LEASING DETAILS

- Lease Rate: \$1.60 - \$1.65 PSF NNN
- CAM: \$0.49 PSF
- Lease Term: 5-10 years
- Square Feet: Suite 8/9 - 2,400 sf
- Zoned: Community Commercial (CC)
- Parking: +/- 4:1000
- Yr Built: 1988 / Renovated 2020
- Traffic: 43,000 CPD (Sunset Rd)



Available
Suite 8/9 2,400 sf



Suite	Tenant	Square Feet
691 - Suite 100-120	Play it Again Sports	-
691 - Suite 130	State Farm	-
693 - Suite 1-2	The Doggy Dojo	-
693 - Suite 3	Paw Palace Grooming	-
693 - Suite 4	Good Habits Barber Shop	-
693 - Suite 5-7	Pinto Muay Thai	-
693 - Suite 8-9	Available	2,400

DEMOGRAPHICS

Population	2 mile	5 mile	Income	2 mile	5 mile
2023	61,793	356,685	Average	\$87,022	\$85,129
2028 Projection	62,502	361,536	Median	\$66,758	\$64,878

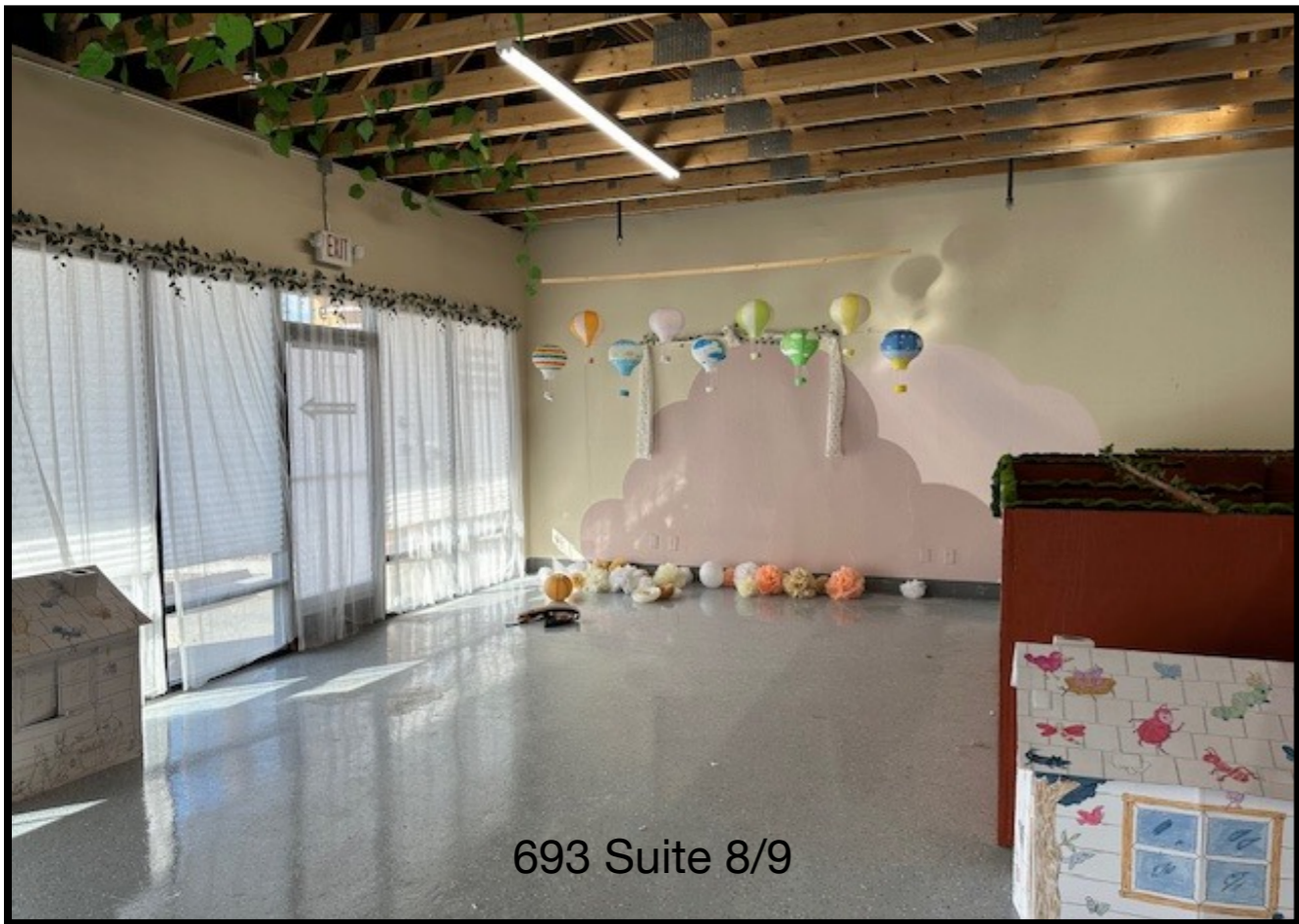




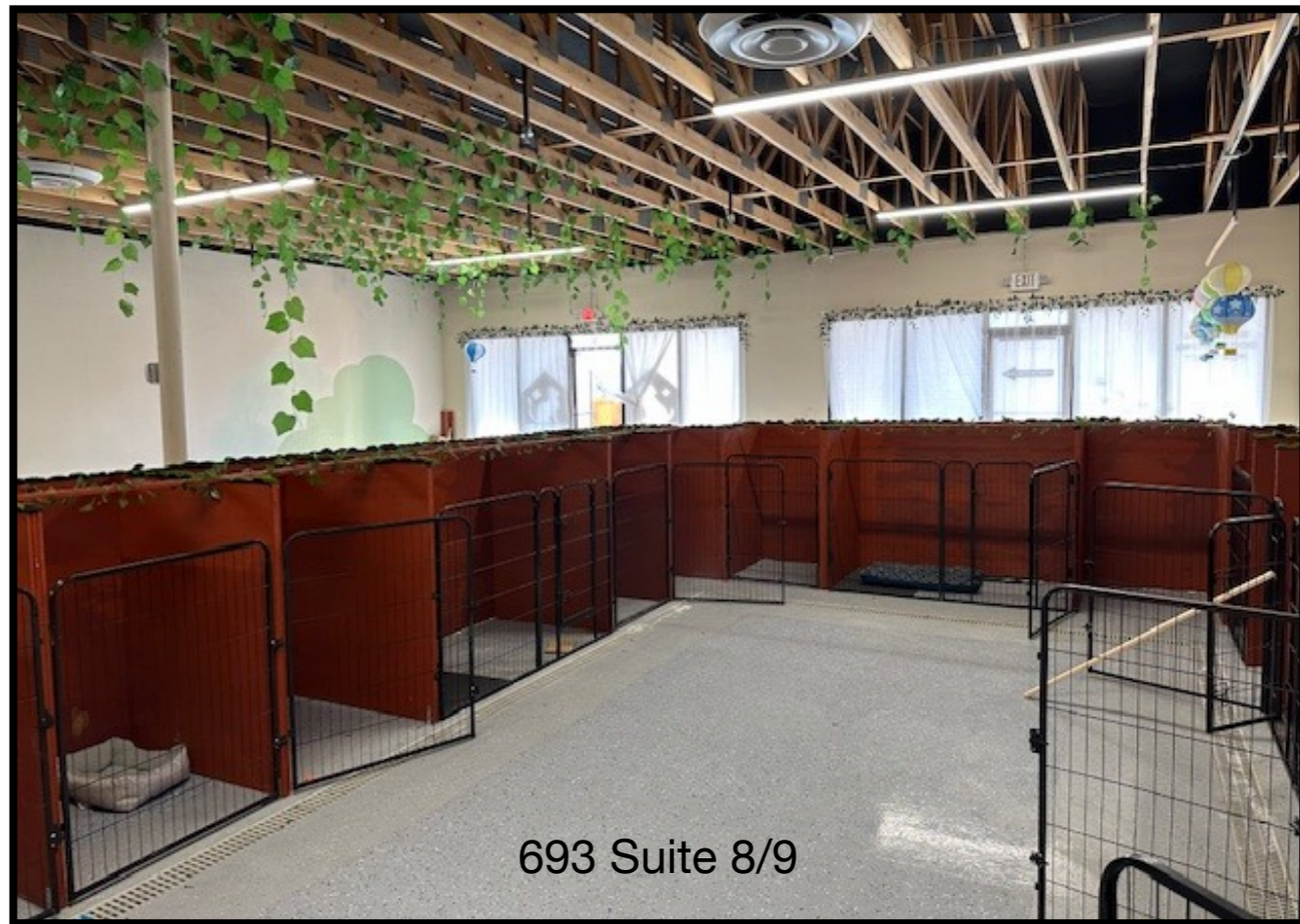
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