

# VICTORY VILLAGE

MW

FOR LEASE

5,946 SF  
AVAILABLE

Lake Mead Parkway  
40,500 ADT

## PROPERTY DETAILS

200-300 EAST LAKE MEAD PARKWAY  
HENDERSON, NV 89015

- Available Space: 2,973 SF or 5,946 SF
- Lease Rates: \$1.50–\$2.25/SF Plus NNN
- Shadow Anchored by Walmart Supercenter
- Ingress/Egress on Lake Mead Parkway
- Less Than Two Miles From the I-11 Lake Mead or 215 Freeway
- Surrounded by Established Neighborhoods Like Lake Las Vegas, Tuscany, and Ever-Growing Cadence

## SURROUNDING TENANTS



## 2025 DEMOS

### EST. POPULATION



1 MILE » 13,203  
3 MILE » 95,025  
5 MILE » 204,138

### EST. HOUSEHOLDS



1 MILE » 5,187  
3 MILE » 37,205  
5 MILE » 80,011

### EST. AVERAGE HH INCOME



1 MILE » \$77,464  
3 MILE » \$118,347  
5 MILE » \$122,000



MOUNTAIN WEST  
COMMERCIAL REAL ESTATE

## JAKKE FARLEY, CCIM

jfarley@mwcre.com  
direct 702.340.0907  
BS.2802  
[View Profile](#)

## FULL SERVICE COMMERCIAL REAL ESTATE

241 West Charleston Blvd, Suite 103  
Las Vegas, NV 89102  
Office 801.456.8800  
[www.mwcre.com](http://www.mwcre.com)

# VICTORY VILLAGE



**MOUNTAIN WEST**  
COMMERCIAL REAL ESTATE

**JAKKE FARLEY, CCIM**

jfarley@mwcre.com  
direct 702.340.0907  
BS.2802  
[View Profile](#)

**FULL SERVICE  
COMMERCIAL REAL ESTATE**

241 West Charleston Blvd, Suite 103  
Las Vegas, NV 89102  
Office 801.456.8800  
[www.mwcre.com](http://www.mwcre.com)



# VICTORY VILLAGE

MW



Victory Village had 3.5 million visits last year



Walmart Super Center had 2.3 million visits in 2024



Third ranked Planet Fitness out of 22 with 411,000 visits



First Drive-thru Chipotle in Henderson ranks 9 out of 32 with 191,800 visits



**MOUNTAIN WEST**  
COMMERCIAL REAL ESTATE

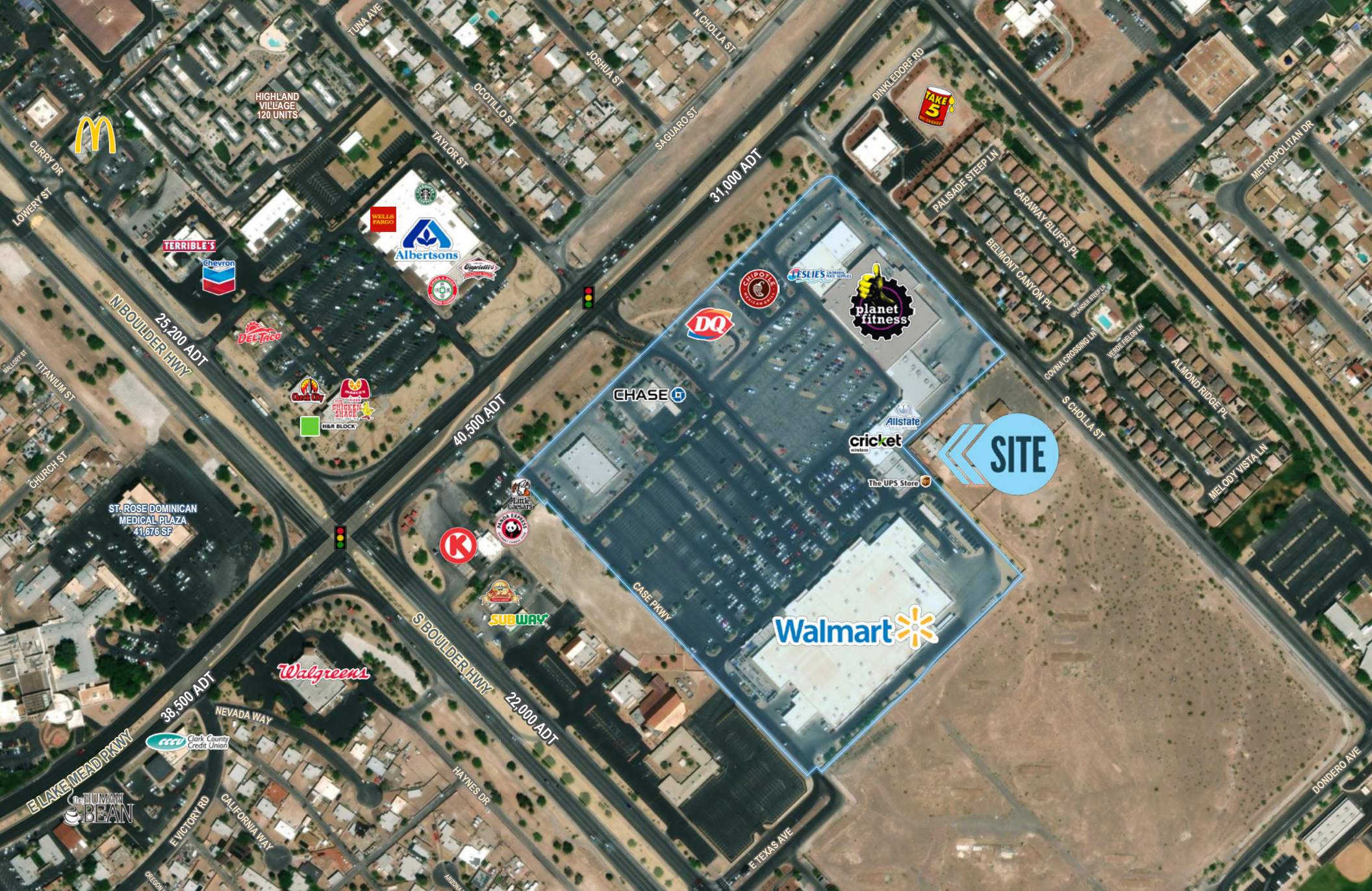
**JAKKE FARLEY, CCIM**

jfarley@mwcre.com  
direct 702.340.0907  
BS.2802  
[View Profile](#)

**FULL SERVICE  
COMMERCIAL REAL ESTATE**

241 West Charleston Blvd, Suite 103  
Las Vegas, NV 89102  
Office 801.456.8800  
[www.mwcre.com](http://www.mwcre.com)





**MOUNTAIN WEST**  
COMMERCIAL REAL ESTATE

**JAKKE FARLEY, CCIM**

jfarley@mwcre.com

direct 702.340.0907

BS.2802

[View Profile](#)

**FULL SERVICE  
COMMERCIAL REAL ESTATE**

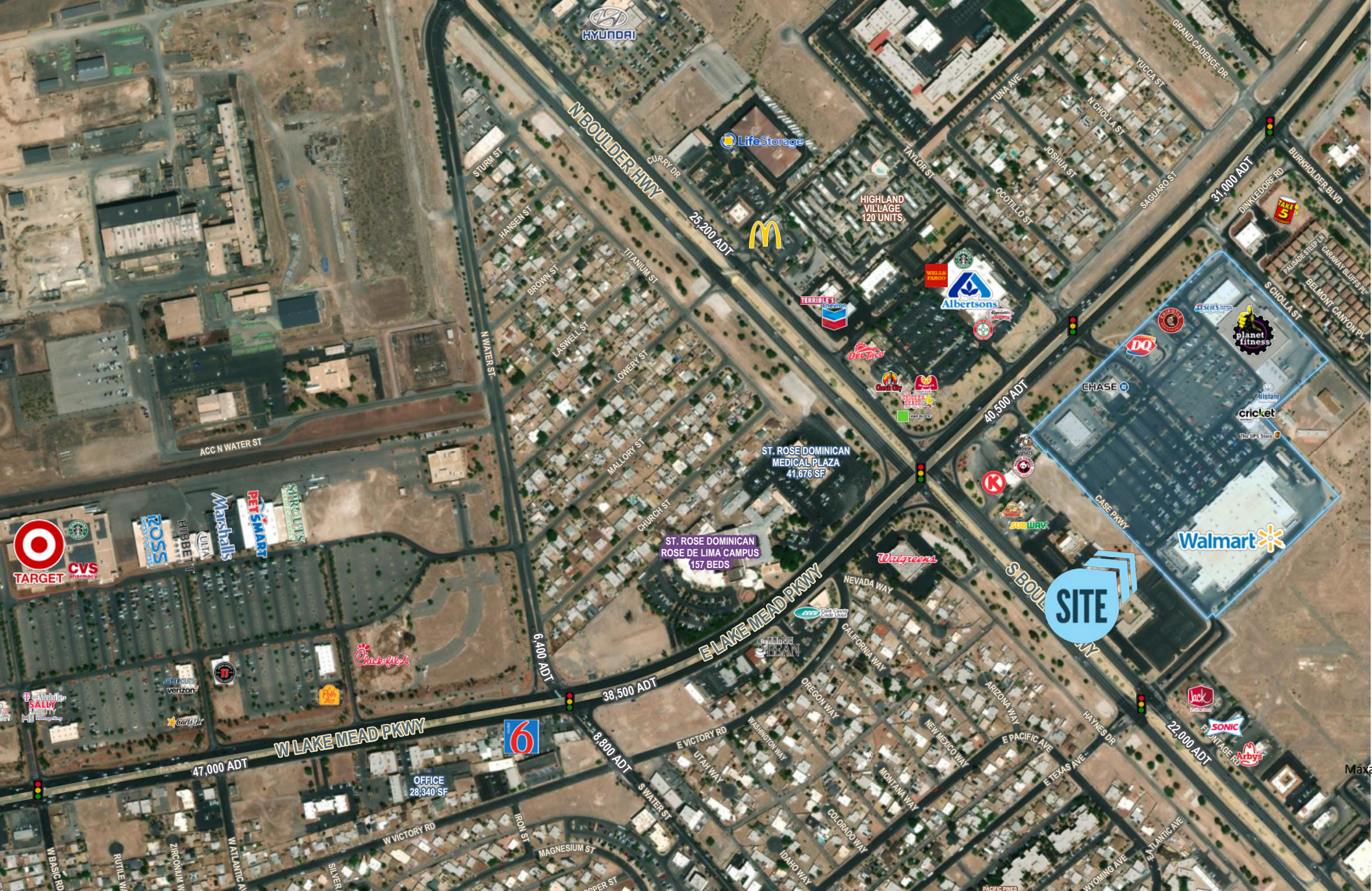
241 West Charleston Blvd, Suite 103

Las Vegas, NV 89102

Office 801.456.8800

[www.mwcre.com](http://www.mwcre.com)





**MOUNTAIN WEST**  
COMMERCIAL REAL ESTATE

**JAKKE FARLEY, CCIM**

jfarley@mwcre.com

direct 702.340.0907

BS.2802

[View Profile](#)

**FULL SERVICE  
COMMERCIAL REAL ESTATE**

241 West Charleston Blvd, Suite 103

Las Vegas, NV 89102

Office 801.456.8800

[www.mwcre.com](http://www.mwcre.com)