

FOR LEASE

1,155 - 2,378 SF Retail Space Available

SMITHS ANCHORED 55-75 S. VALLE VERDE DR.

MILES SANSONE

Phone: (702) 768-1930 (702) 914-9500 x107
Email: Leasing@SansoneCompanies.com

Corporate Address: 2580 St. Rose Pkwy. Ste. 125 Henderson, Nevada 89074
www.SansoneCompanies.com



55-75 S Valle Verde
Henderson, NV 89012



LEASING DETAILS

SPACE AVAILABLE 1,155 -2,378 SF

LEASE PRICE \$3.25 PSF

NNN \$0.64 PSF

TIA LANDLORD WILL CONTRIBUTE FOR
GREASE INTERCEPTOR

PROPERTY HIGHLIGHTS

- Smiths Grocery anchored with strong Tenant Mix
- Located off of I-215
- Affluent area with great demographics
- Huge Open parking field
- National Tenants: Smith's, Mc Donald's, and more!

DEMOGRAPHICS

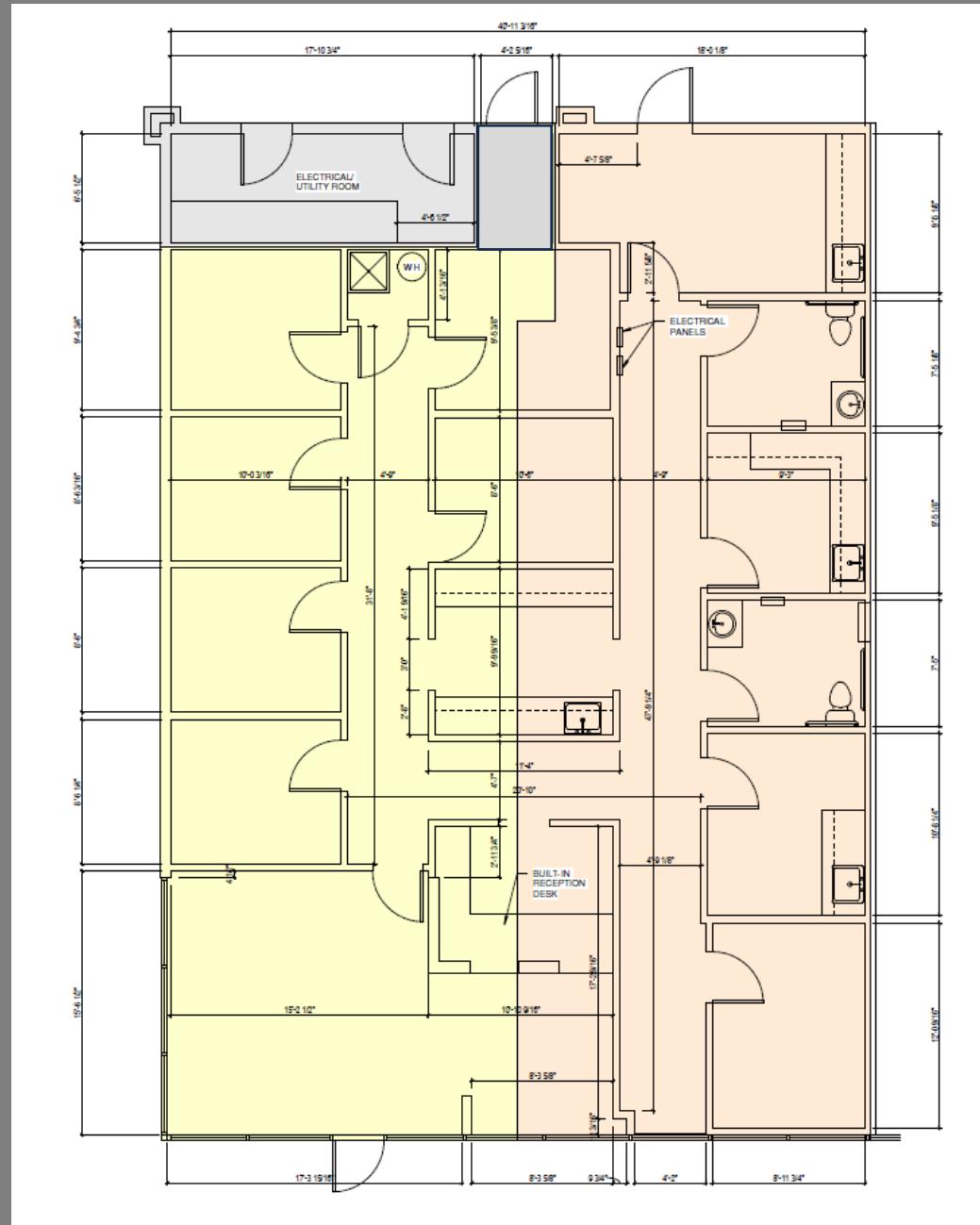
	2-mile	5-mile	10-mile
POPULATION			
2024 Population	18,814	130,638	312,021
HOUSEHOLDS			
2024 Households	7,545	53,283	124,196
INCOME			
2024 Average	\$117,299	\$109,176	\$99,806



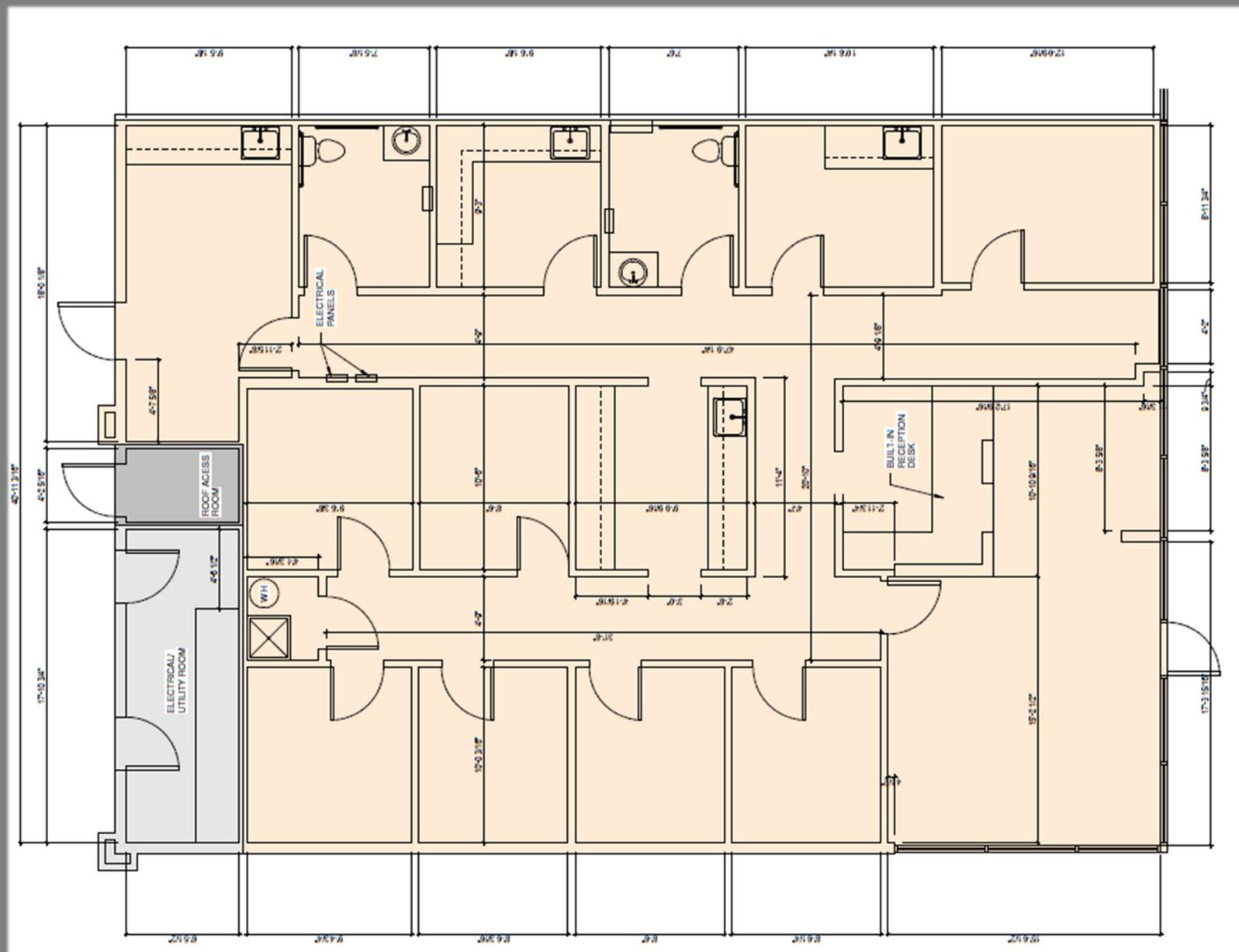




SIDE A	1,124 SF
SIDE B	1,254 SF
COMBINED	2,378 SF



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SANSONE COMPANIES

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