

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

PROPERTY DETAILS



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

- Smith's 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

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







1,155 - 2,378 SF
AVAILABLE

LESLIE'S POOL SUPPLIES
SERVICE & REPAIR

TAN
REPUBLIC

MATHNASIUM
The Math Learning Center

AT YOUR SERVICE
POOL SUPPLIES & REPAIR

Smith's

McDonald's

INTERSTATE
215

KOHL'S

VALLE VERDE

PASEO VERDE

PEARL
& VISION

BOOM BANG
Fine Foods & Cocktails

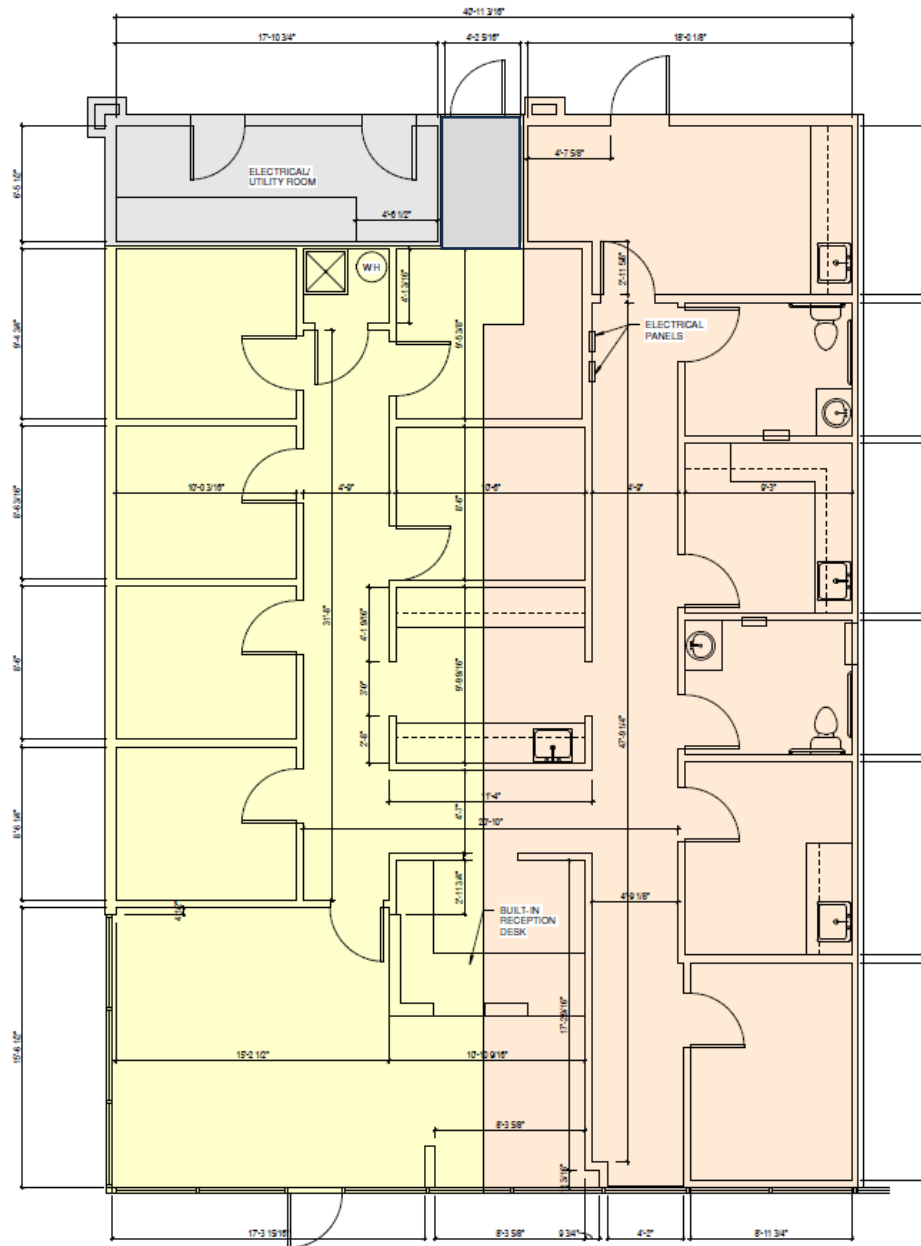
TACOTARIAN
plant-based Mexican eatery

SANSONE
COMPANIES

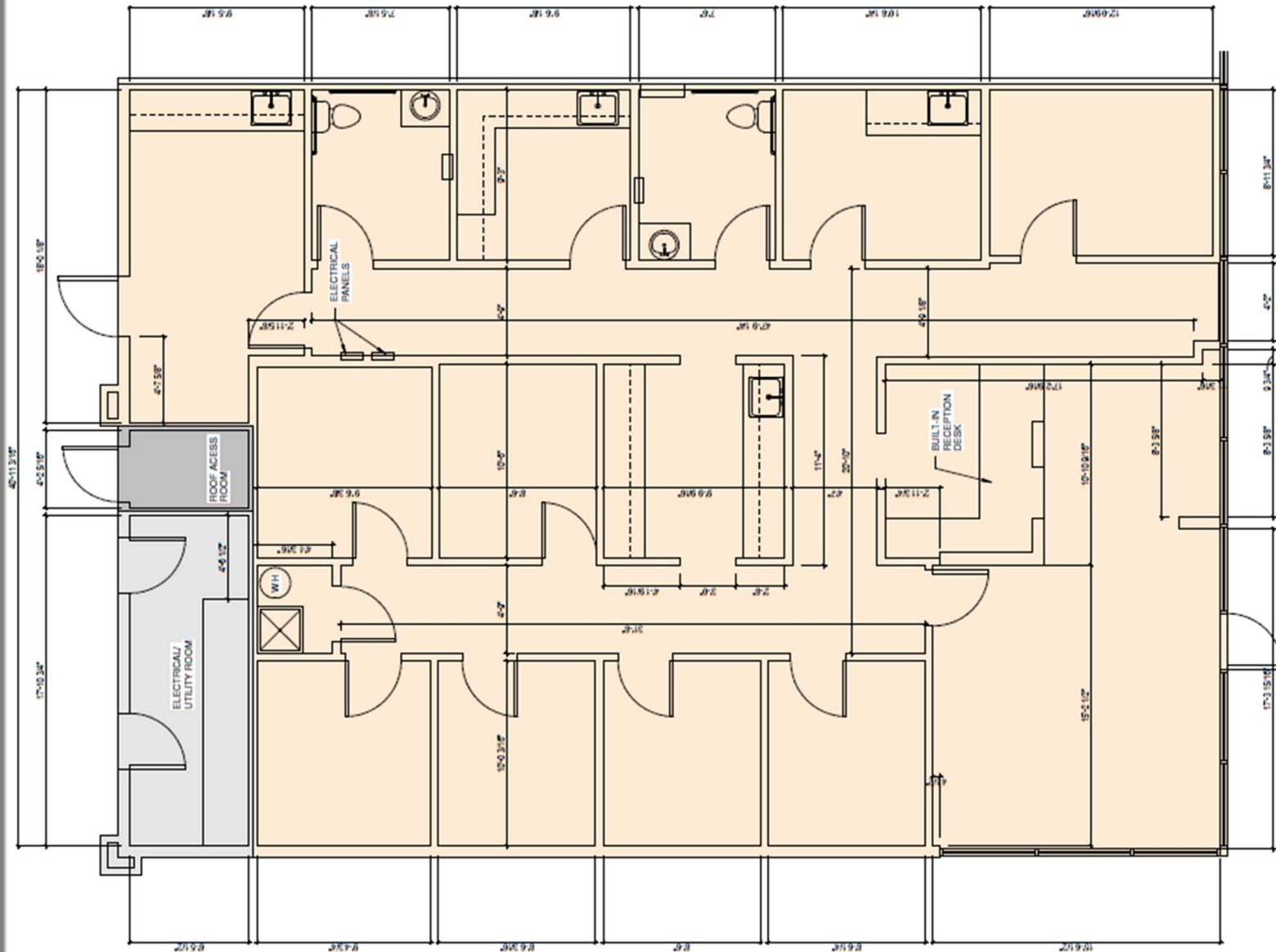
SIDE A 1,124 SF

SIDE B 1,254 SF

COMBINED 2,378 SF



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