

FOR LEASE

1,254 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





LEASING DETAILS

| | |
|-----------------|---|
| SPACE AVAILABLE | 1,254 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

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





ascaya



1,254 SF
AVAILABLE

LESLIE'S POOL SUPPLIES
SERVICE & REPAIR

TAN
REPUBLIC

MATHNASIUM
The Math Learning Center

AT YOUR SERVICE
OPEN 7 DAYS A WEEK

Smith's

KOHL'S



VALLE VERDE



PASEO VERDE

PEARLE
EST. 1990
VISION

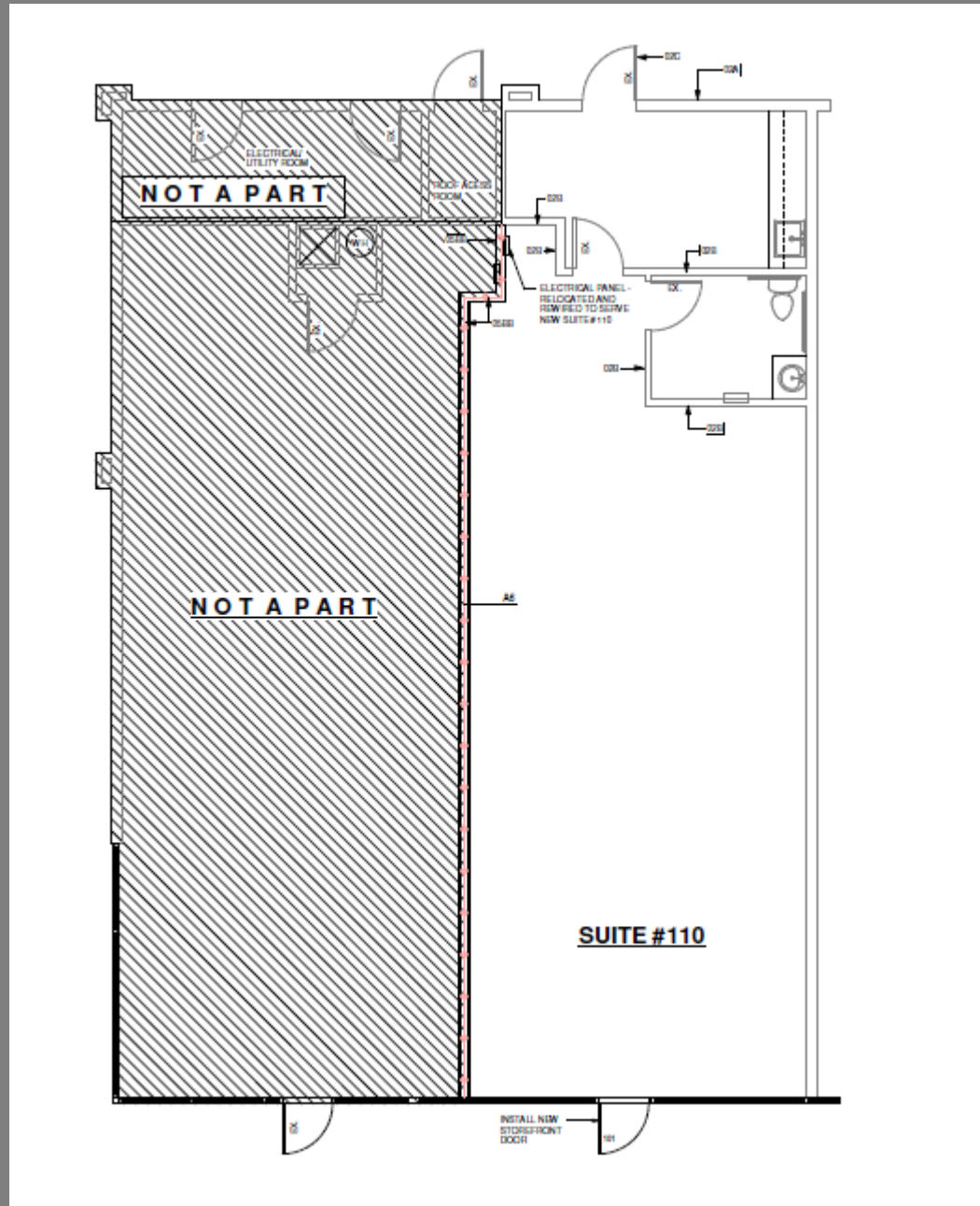
BOOMBANG
Fine Foods & Cocktails

TACOTARIAN
plant-based Mexican eatery



SUITE 110

1,254 SF



55-75 S Valle Verde
Henderson, NV 89012

