

# GAMING BAR/RESTAURANT

2920 North Green Valley Parkway, Building #6, Henderson, NV 89014

AVAILABLE  
For Sale | Lease



 MDL Group

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## Leasing Details



**\$1.00- \$1.85 PSF NNN**

Lease Rate



**±6,000 - ±12,000**

Square Footage



**Henderson**

Submarket

## Property Highlights

- ±12,000 SF building divided into ±6,000 SF of 2nd floor office and ±6,000 SF of first floor bar/restaurant with gaming
- For Sale and For Lease opportunity
- Operating bar and restaurant with gaming
- 2nd Floor office space with tremendous natural light and well appointed space
- Exceptional opportunity to have restaurant / bar / gaming operations on the first floor with corporate headquarters on the second floor
- Benefit from potential owner - user with income!
- Fantastic Green Valley Pkwy. / Henderson location
- Ample surface and covered parking available
- Close proximity to the Harry Reid International Airport (Formerly McCarran International Airport)



## Demographics

	1 mile	3 miles	5 miles
<b>Population</b>			
2024 Population	13,646	159,074	403,920
<b>Average Household Income</b>			
2024 Average Household Income	\$87,487	\$92,662	\$90,234

## Sale Details



**\$3,500,000**

Sale Price



**\$291.66**

Price Per SF



**±12,000**

Square Footage

## Property Description

Rare, mixed use building in the N. Green Valley Corridor. ±12,000 SF building divided into ±6,000 SF of 2nd floor office and ±6,000 SF of first floor bar / restaurant with gaming. For Sale and For Lease!

## Area Description

Fantastic Green Valley / Henderson location with excellent proximity to Harry Reid International Airport and the I-215 beltway, I-15, and 515 to I-95 via Russell Road.



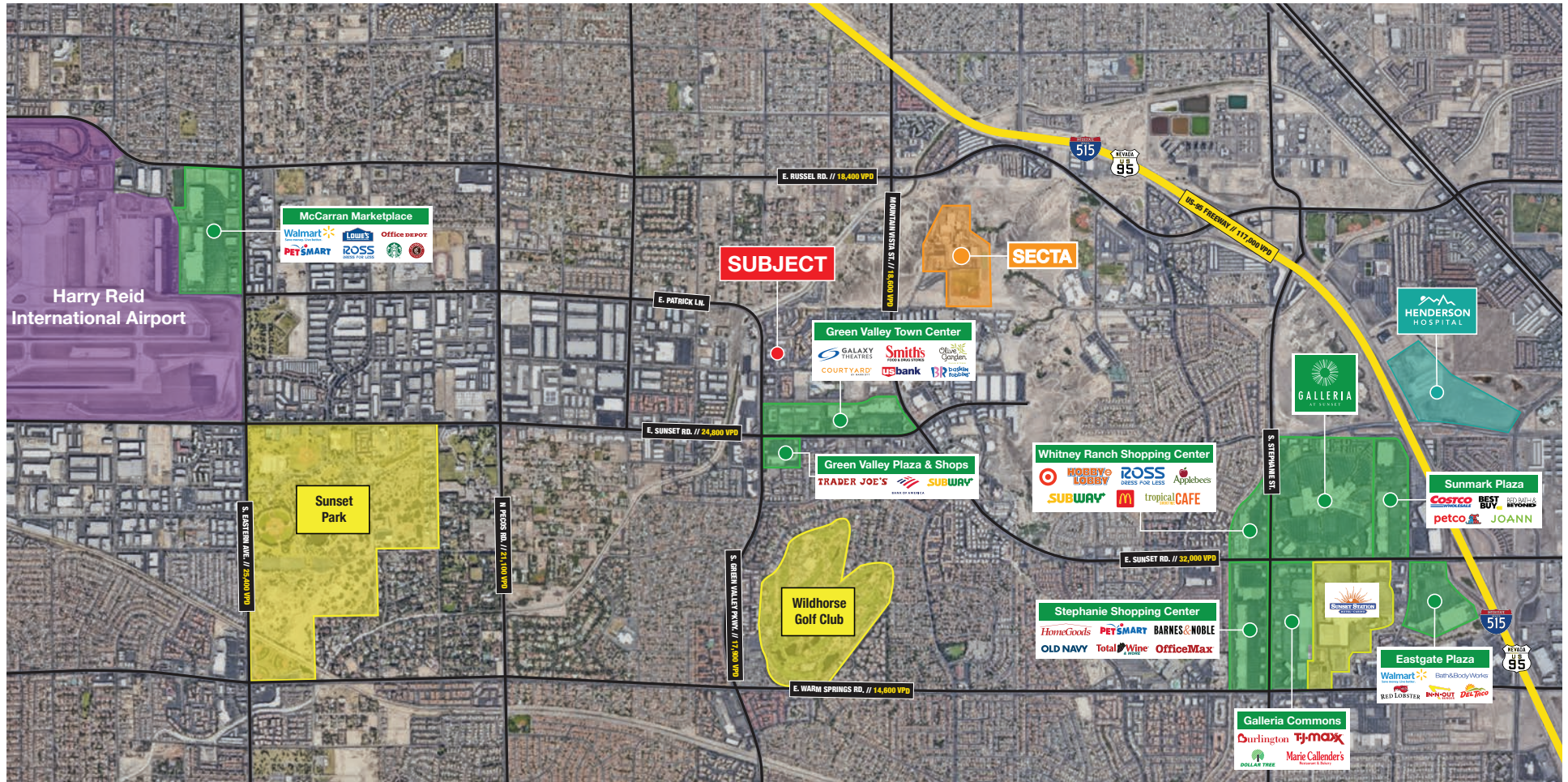
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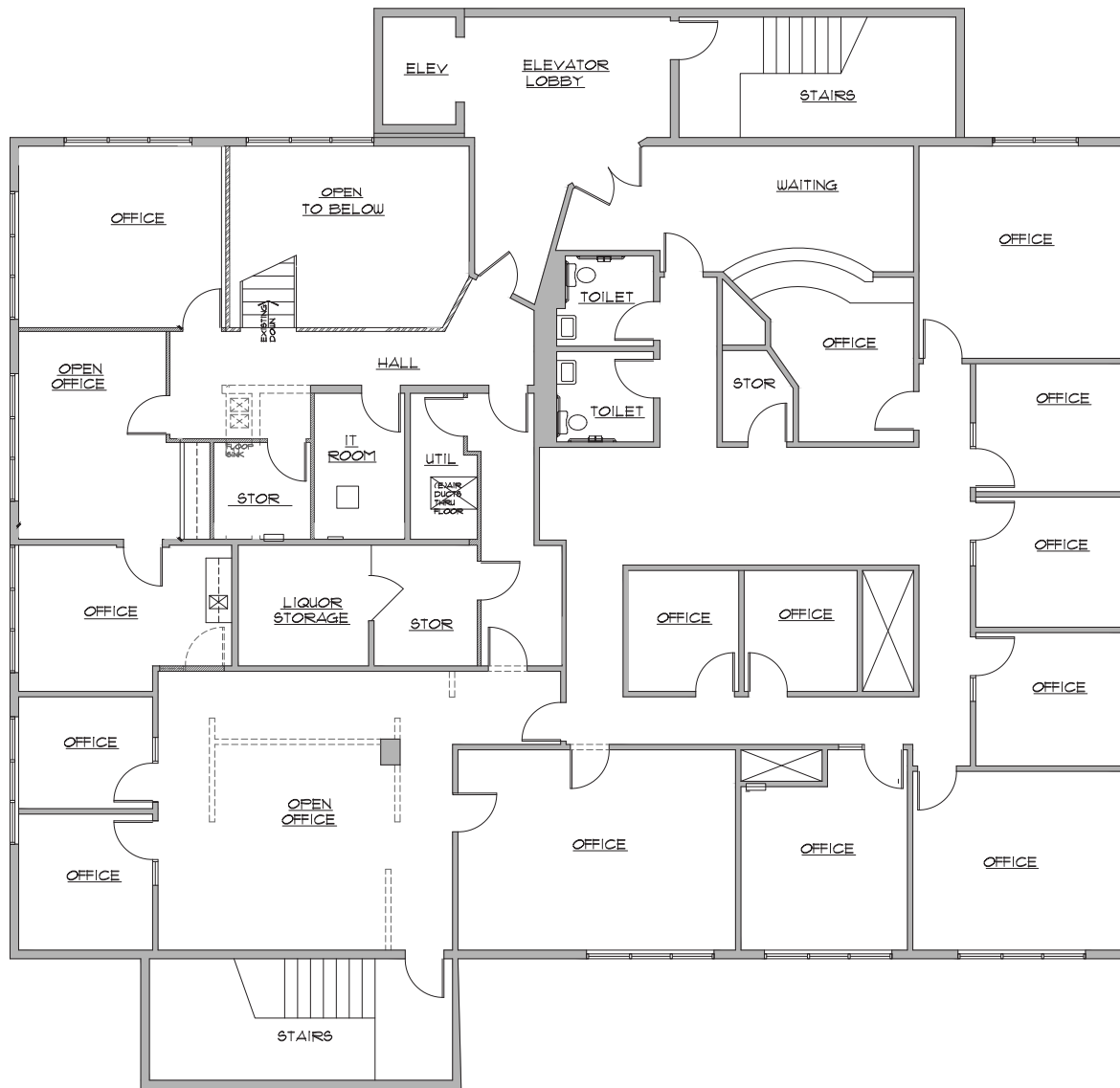
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- Power Centers
- Parks & Golf Courses
- New Development
- Hospitals







### 2920 Building 6 Details

#### Second Floor

- + Total SF: ±6,000
- + Lease Rate: \$1.00 PSF
- + CAM's: TBD
- + Monthly Rent: TBD

\*Drawings and plans are not to scale. Any measurements are approximate and are for illustrative purposes only. There is no guarantee, warranty or representation as to the accuracy or completeness of any plans or designs.



Second Floor



Second Floor



First Floor



First Floor



First Floor



## Synopsis

The City of Henderson is nestled among three of the most renowned man-made attractions – the neon of Vegas, the engineering marvel of the Hoover Dam and the tranquil beauty of Lake Mead. As a vibrant and inviting residential and business community, Henderson offers an abundance of cultural events, special attractions, miles of trails and open spaces, and outstanding recreational facilities, as well as renowned resorts, restaurants and shopping.

Discover a wealth of advantages in Henderson, beginning with a culture of opportunity fueling your success with faster access. Lower cost. Higher skills. Greater quality.

Henderson is one of the fastest growing cities in Nevada, offering a nationally acclaimed quality of life, Henderson continually attracts young energetic talent to the region, while a robust training ecosystem develops and delivers workforce skills aligned to industry needs.

## Quick Facts

 ±106

Size (Sq. Mi.)

 317,610

Population

 2,984

Pop. Density (Per Sq. Mi.)

Source: [www.wikipedia.com](http://www.wikipedia.com)

Source: [www.hendersonnow.com](http://www.hendersonnow.com)



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## Sales Team

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