

FOR LEASE

977 SF - 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	977 SF - 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



977 SF
AVAILABLE

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

PEARL & VISION

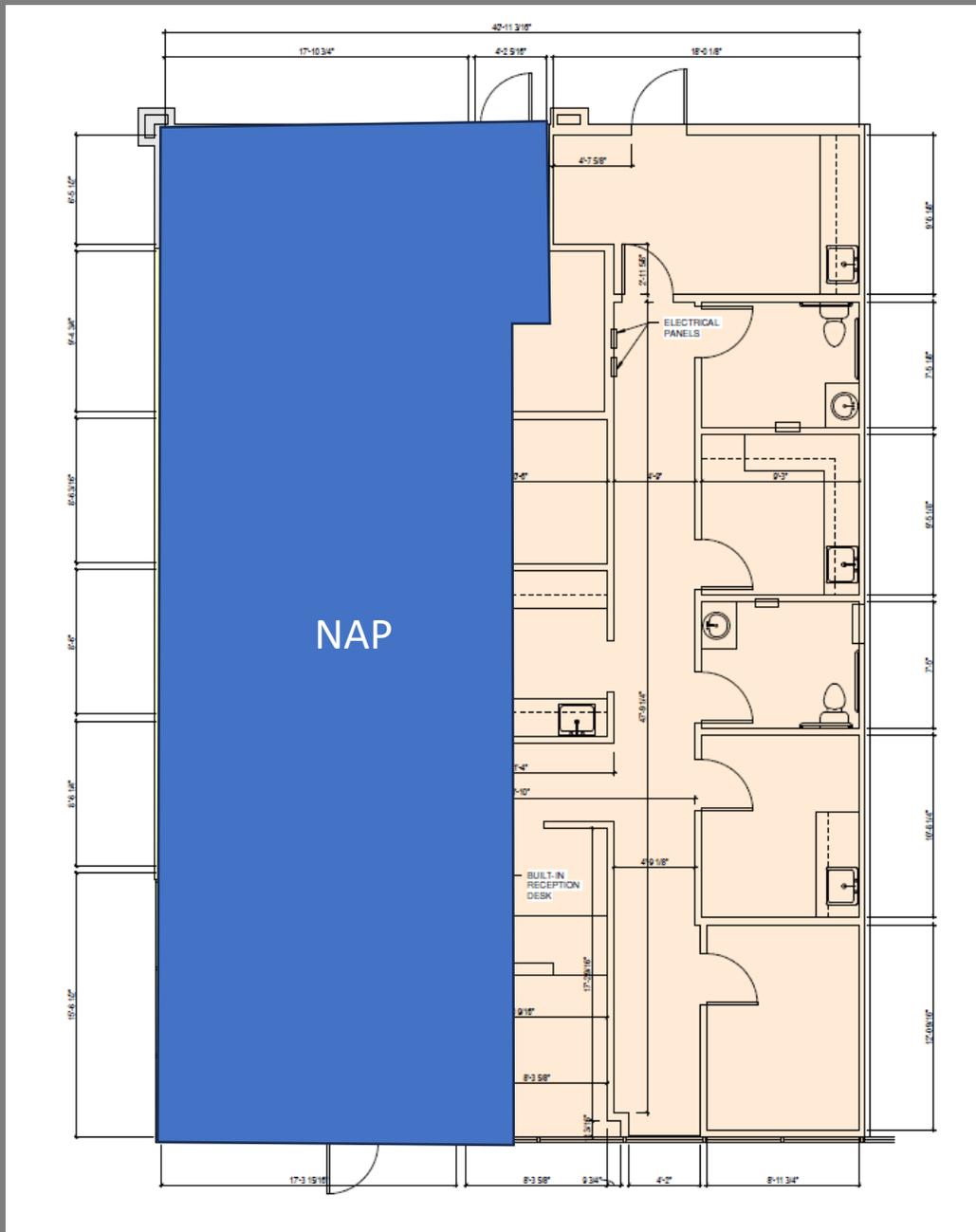
BOOMBANG
Fine Foods & Cocktails

TACOTARIAN
plant-based Mexican eatery



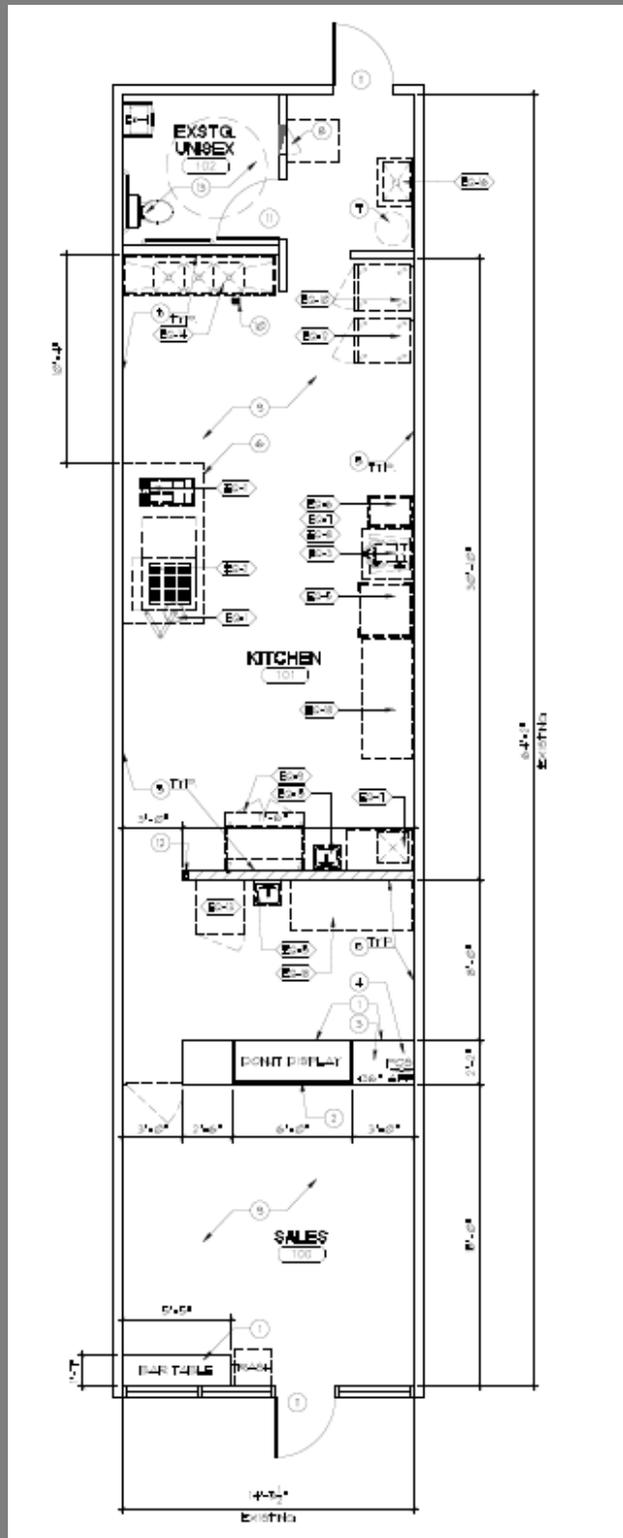
SUITE 110

1,254 SF



55-75 S Valle Verde
Henderson, NV 89012

55 S. Valle Verde Suite #410 – 977 SF



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