

FOR LEASE

MULTI-TENANT RETAIL CENTER

GREEN VALLEY TOWN & COUNTRY

GREEN VALLEY PARKWAY & SUNSET ROAD
HENDERSON, NV 89014



IMMEDIATE OCCUPANCY AVAILABLE



Neighboring tenants include: La Bonita Supermarkets, Allstate, Club Pilates, Thai Chili, H&R Block, Intermountain Health, A - Omega Dental and Dotty's.

2 Established retail center in the Green Valley trade area

4 Zoned - CC (Community Central)

Source: 2022 ESRI



TOTAL POPULATION

1 mile:	14,043
3 miles:	152,822
5 miles:	404,321



AVERAGE HOUSEHOLD INCOME

1 mile:	\$75,907
3 miles:	\$80,844
5 miles:	\$77,047

The map displays the Las Vegas metropolitan area with a focus on a specific route. A blue line starts in the north near North Las Vegas, passes through the city center, and continues south towards the desert. A dark blue box with the word 'SUBJECT' is positioned on this route, near the center of the map. The map includes labels for various locations such as North Las Vegas, Las Vegas, Green Valley, Southfork, and several residential areas like Silverado Ranch and Sunridge. Major highways are shown in orange, including I-15, I-515, and US-93. The map also features a grid of streets and a compass rose in the top right corner.

LOCATION MAP

TRADE AREA MAP

MULTI-TENANT RETAIL CENTER
FOR LEASE



SITE PLAN

MULTI-TENANT RETAIL CENTER FOR LEASE



TENANT INFO

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4130-4140 E SUNSET ROAD

Suite	Tenant	SF
4130	Trinity Massage	1,601
4132	Natural 21 Gaming	1,607
4134	Natural 21 Gaming	1,508
4136	Natural 21 Gaming	1,390
4138	Natural 21 Gaming	1,253
4140	Club Pilates	1,387

2855-2891 N GREEN VALLEY PARKWAY

Suite	Tenant	SF
2855	Ely's Burger	4,350
2861	Riviera Maya	2,370
2865	AVAILABLE	990
2869	Engle BJJ	2,450
2875	AVAILABLE	2,100
2877	Thai Chili	1,260
2879	Salsa Latina	1,260
2881	AVAILABLE	1,190
2883	AVAILABLE	1,120
2885	AVAILABLE	1,120
2887	Intermountain Healthcare	1,050
2891	Intermountain Healthcare	3,500

2801-2851 N GREEN VALLEY PARKWAY

Suite	Tenant	SF
2801A	Natural 21 Gaming	4,900
2801B	H&R Block	3,400
2803	AVAILABLE	3,600
28017	7 Agua	1,440
2809	AVAILABLE	2,000
2813-2815	AVAILABLE	4,853
2817	A - Omega Dental	3,898
2819	T-Mobile	2,100
2823	Dottys	5,914
2825	EyeBrows R Us	1,190
2827	Hair Salon	1,260
2829	360 Nails	1,370
2831	Barber Shop	1,196
2833	Big Mama's Wings	1,050
2835	Smoke Shop	1,050
2837	Envios La Reyna	1,050
2839	Sugar Boba	1,050
2841	AVAILABLE	2,252
2843	Laundromat	4,129
2845	Tu Sabor	1,415
2851	La Bonita	49,100

CONTACT INFORMATION



SCOT MARKER

Director

+1 702 688 6890

scot.marker@cushwake.com

Lic #NV-S.0034109

6725 Via Austi Pkwy., Suite 275

Las Vegas, NV 89119 USA

+1 702 796 7900

cushmanwakefield.com



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