



SUBLEASE OPPORTUNITY

Green Valley Crossing

725 S Green Valley Pkwy, STE 150,
Henderson, NV 89052

Sublease Terms

SIZE	± 2,340 SF
INITIAL TERM	10 years with (2) 5-year options
TERM REMAINING	9 years
RENT	\$3.60 psf + NNN \$0.52 psf
ANNUAL TERM INCREASE	3%

Property Highlights

- Site is located in busy Green Valley Crossing shopping center.
- Just 2 miles from US i-215 Beltway.
- Nearby amenities include: Desert Willow Golf Course, Henderson Multigenerational Center, Paseo Verde Library, and Lee's Family Forum.
- Site sees high daily traffic counts from 22,000 VPD on S Green Valley Pkwy.
- Affluent residential community with an average household income of \$130,911 within a 3 mile radius from site.



2nd Generation Restaurant Space
PROPERTY TYPE

**SHOPPING CENTER
TENANTS**

Sources:
SitesUSA 2024
TRINA, NV DOT 2022





FOR MORE INFORMATION

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Let's keep in touch.



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