

the
CLIFF

CELEBRATING FOOD, FRIENDS,
& THE FINER THINGS



PARTNERS CAPITAL

CNR RETAIL

A LOCALS ONLY



LIFESTYLE OASIS

WELCOME TO THE CLIFF

A curated collection of crafted cuisine, artful spaces, and brands off the beaten path, designed to bring quality, convenience, and community to the people of Green Valley.

*the*CLIFF

the CLIFF

Now leasing **100K SF** of experiential dining and retail coming to Green Valley Ranch **Q2 2025.**



A **creative collective** OF
HENDERSON'S PREMIER PLACES TO

SIP

SAVOR

SHOP &

GET FIT

the CLIFF

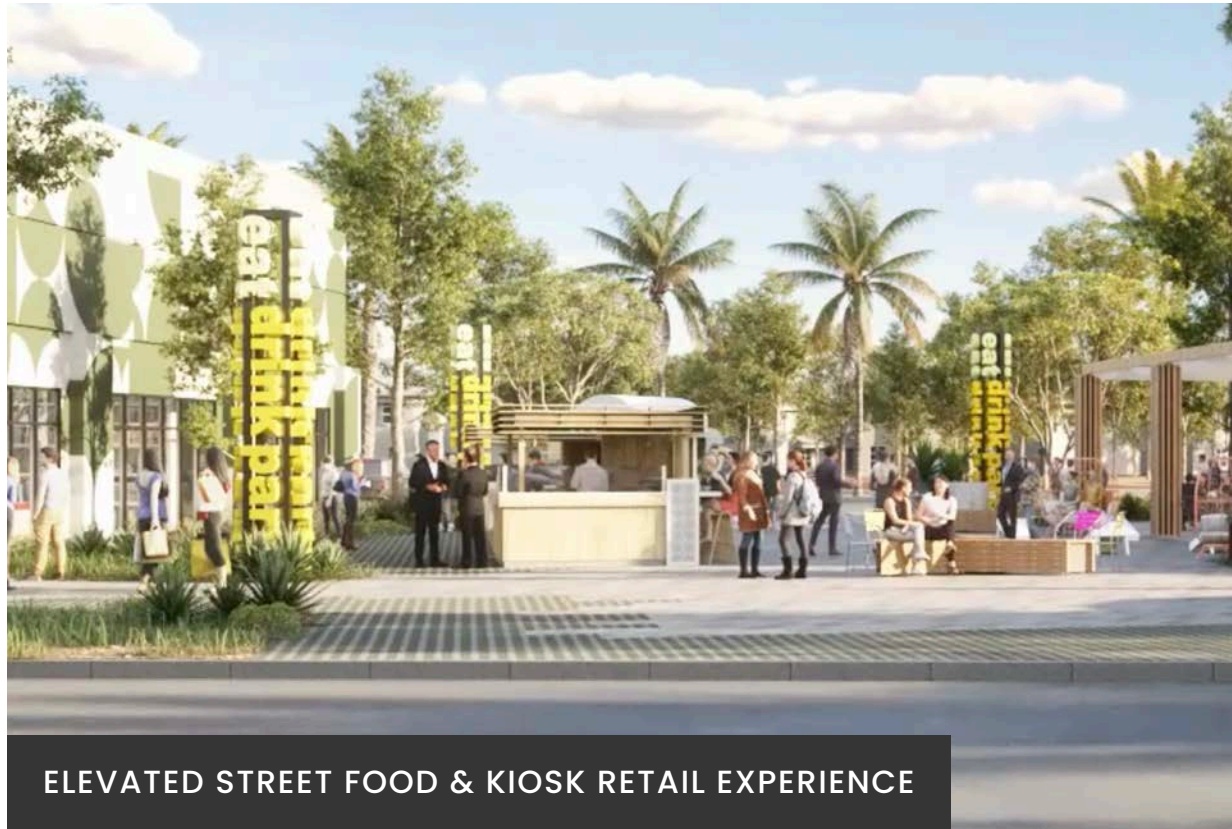




A FOOD DRIVEN EXPERIENCE

We are working with top level **mixologists**, talented **local chefs** and proven restaurant groups to create Henderson's most **dynamic food experience.**

With a unique collection of fast-casual favorites, rotating food kiosk pops, and ingredient-driven fine dining destinations, The Cliff offers next-level food culture to the community of Green Valley.



ELEVATED STREET FOOD & KIOSK RETAIL EXPERIENCE



KIOSK RETAIL SPACES



OUTDOOR SHADED PATIO DINING



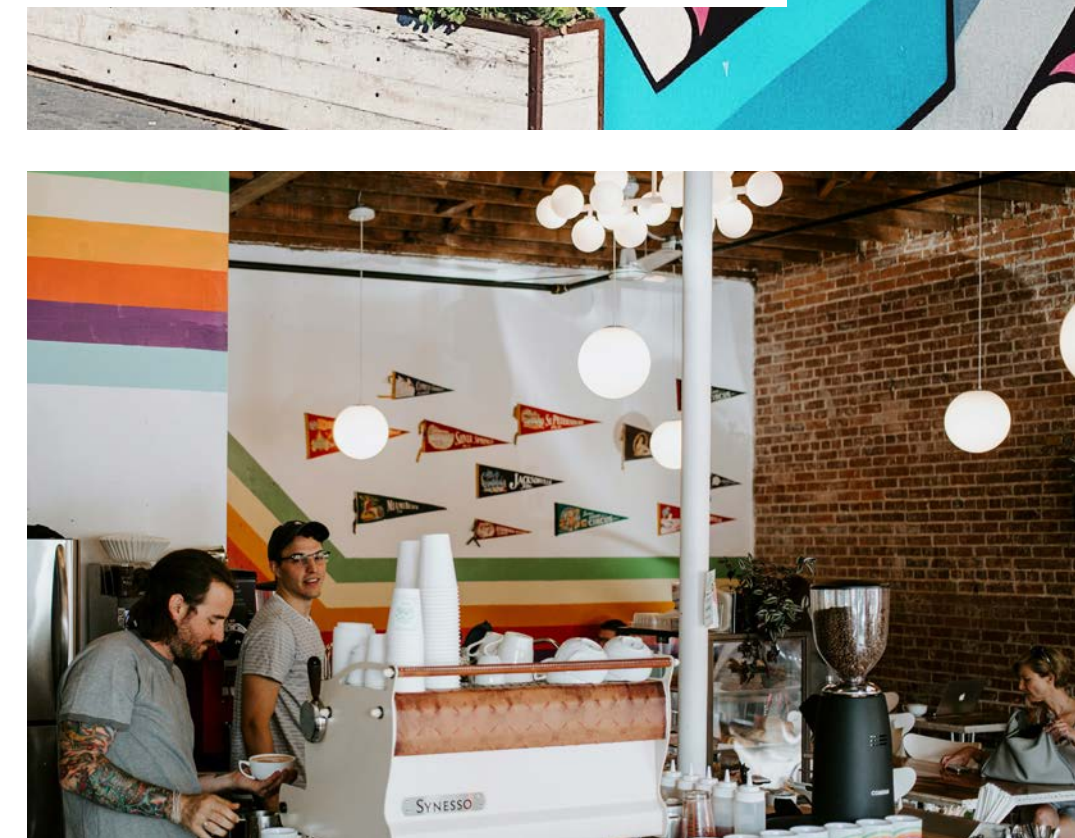
the CLIFF

CENTRAL BAR & COMMUNAL OUTDOOR DINING LOUNGE



ARTFUL COMMUNAL SPACES

Walls adorned by some of **the region's most sought-after art talents** sit amongst lush-landscaped and shaded communal spaces, **bringing a dynamic atmosphere of ease and exhilaration** to brunch, lunch, or a day at the cafe.

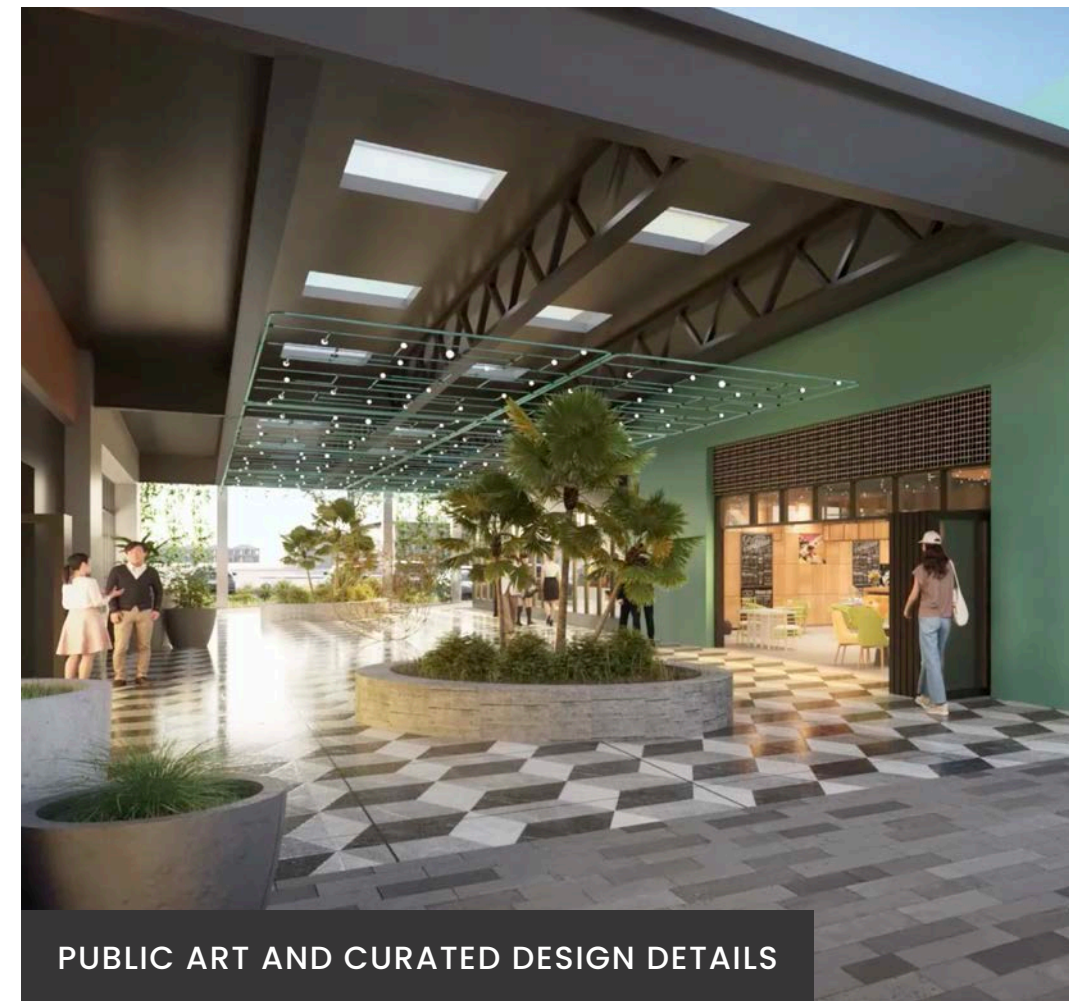




SHADED COMMUNAL SPACES



STYLISH & SOPHISTICATED DESIGN



PUBLIC ART AND CURATED DESIGN DETAILS

ARTFULLY DESIGNED & ALLURING FEATURES

theCLIFF



PRIME LOCATION IN THE HEART OF GREEN VALLEY

LIFETIME LIVING
2460 E SERENE
149 HIGH-RISE LUXURY RESIDENCES

LIFETIME FITNESS
FITNESS FLOOR
INDOOR-OUTDOOR POOLS
8 TENNIS COURTS

**THE DISTRICT
AT GREEN VALLEY RANCH**
384,000 SF MIXED-USE RETAIL, OFFICE, CONDO

15 MIN
DRIVE TO AIRPORT
& THE STRIP

177,000
CARS PER DAY

54,000
CARS PER DAY

the
CLIFF

LEE'S FAMILY FORUM
222 S GREEN VALLEY PARKWAY
±200K SF ARENA
5,567 SEATS
1,470 PARKING STALLS
BUILT IN 2022

GREEN VALLEY RANCH
±143,891 SF HOTEL, CASINO, RESTAURANTS
490 HOTEL ROOMS
±3,000 EMPLOYEES

30,500
CARS PER DAY

**ST. ROSE
DOMINICAN HOSPITAL**

This location is what restaurants and retailers dream of. A location situated in the midst of Green Valley Ranch, the most sought out destination for businesses in the City of Henderson. The property is located directly off the freeway and has a ton of parking. Nearby major attractions include, **LifeTime Fitness & Living, Green Valley Ranch Hotel & Casino, The District, Lee's Family Forum, and St. Rose Dominican Hospital.**

A LOOK AT THE NEIGHBORHOOD

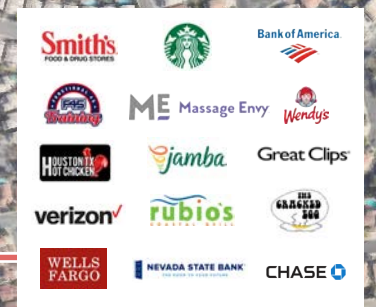
SAMMY'S RESTAURANT & BAR

GREEN VALLEY CORPORATE CENTER

CLAIM JUMPER STEAKHOUSE & BAR

34,500 CARS PER DAY

177,000 CARS PER DAY



215

the
CLIFF

LIFETIME FITNESS

LIFETIME LIVING
149 HIGH-RISE LUXURY RESIDENCES

GREEN VALLEY RANCH
±143,891 SF HOTEL, CASINO, RESTAURANTS
490 HOTEL ROOMS

THE DISTRICT AT GREEN VALLEY RANCH
384,000 SF MIXED-USE RETAIL, OFFICE, CONDO



THE ATRIUM AT HENDERSON

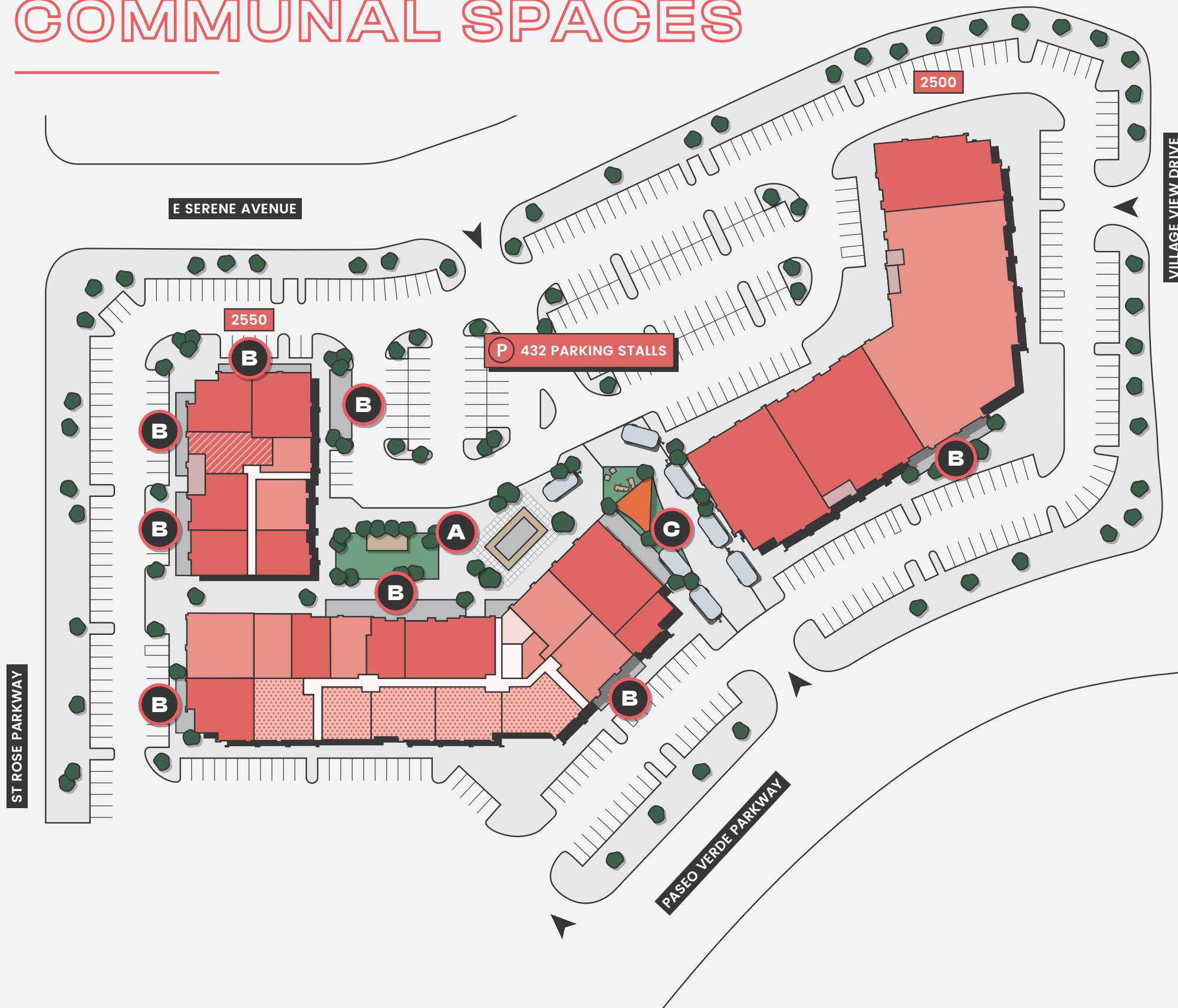
LEE'S FAMILY FORUM
5,567 SEATS | ±200K SF ARENA

ST ROSE CORPORATE PLAZA
RESTAURANTS & SERVICES

54,000 CARS PER DAY



ACTIVATED COMMUNAL SPACES



A

**CENTRAL
BAR &
OUTDOOR
LOUNGE**



B

**LUSH
COVERED
PATIOS**



C

**FOOD KIOSK
ALLEY &
CHILDREN'S
PLAY AREA**

LEASING SPACES



2500 BUILDING

| SPACE | SQUARE FEET | TENANT TYPE |
|-------|-------------|---------------------------------|
| A100 | 6,495 SF | Food & Beverage |
| A101 | 16,308 SF | Retail |
| A102A | 6,098 SF | Food & Beverage |
| A102B | 6,789 SF | Food & Beverage / Entertainment |

2550 BUILDING

| | | |
|-------|----------|-----------------------------|
| B100 | 2,292 SF | Food & Beverage / Retail |
| B101 | 2,406 SF | Retail |
| B102 | 1,465 SF | Ready to Wear |
| B103 | 1,535 SF | Food & Beverage |
| B104A | 1,523 SF | Ready to Wear |
| B104B | 1,503 SF | Bar |
| B105 | 3,671 SF | Food & Beverage |
| B106 | 2,657 SF | Ready to Wear |
| B107A | 3,943 SF | Food & Beverage |
| B107B | 1,045 SF | Food & Beverage |
| B108 | 2,608 SF | Barber Shop |
| B109 | 2,180 SF | Health & Wellness |
| B110 | 1,939 SF | Health & Wellness |
| B111 | 2,297 SF | Health & Wellness |
| B112 | 1,566 SF | Health & Wellness |
| B113 | 2,282 SF | Group Fitness |
| B122 | 442 SF | Outdoor Bar & Kiosk Storage |
| B124 | 449 SF | Open |
| C100 | 2,043 SF | Food & Beverage / Retail |
| C101 | 2,176 SF | Food & Beverage / Retail |
| C102 | 1,532 SF | Ready to Wear |
| C103 | 1,417 SF | Ready to Wear |
| C104 | 1,700 SF | Food & Beverage |
| C105 | 1,786 SF | Food & Beverage |
| C106 | 1,513 SF | Food & Beverage |
| C107 | 1,612 SF | Crafted QSR |

2550 BUILDING - KIOSKS

| SPACE | SQUARE FEET | TENANT TYPE |
|-------|-------------|-----------------|
| K100 | TBD | Retail |
| K101 | TBD | Retail |
| K102 | TBD | Retail |
| K103 | TBD | Food & Beverage |
| K104 | TBD | Food & Beverage |
| K105 | TBD | Food & Beverage |
| K106 | TBD | Food & Beverage |

THE COMMUNITY

3-Mile Radius of Site

| | |
|--|--|
| Total Population (2022) 163,166 | Median Age 40.3 Years |
| Household Income \$119,054 | Home Values \$401,411 |
| Population (2022-2027) +3.5% | Employment 161,244 |
| Owner Occupied 58.5% | Renter Occupied 41.5% |

Source: American Community Survey, ESRI, US Census



PR OF THE CLIFF

Top Ten Articles

[The New York Times](#)

[Las Vegas Review-Journal](#)

[San Diego Business Journal](#)

[Real Estate Business](#)

[Shopping Center Business](#)

[X \(Twitter\)](#)

[CoStar](#)

[RENTV.com](#)

[Facebook](#)

[The Real Deal](#)



40

Pieces of Coverage

Total number of online, offline and social clips in this book



1.76M

Estimated Views

Prediction of lifetime views of coverage, based on audience reach and engagement rate on social



366M

Audience

Combined total of publication-wide audience figures for all outlets featuring coverage



6.23K

Engagements

Combined total of likes, comments and shares on social media platforms



1.28M

Coverage Views

Coverage views



84.7K

Est. Social Views

Prediction of lifetime views of social posts, based on audience reach

let's TALK

TALK

TALK

TALK

TALK

TALK

TALK

TALK

TALK



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OWNER/LICENSEE

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