



N Green Valley Pkwy | 13,400 VPD

Residence INN
BY HARRIOTT

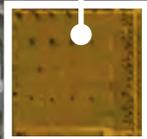
SITE

Green Valley Town Center II

S Mountain Vista St | 22,600 VPD

Olympic Ave

COURTYARD
BY HARRIOTT



Athenian Dr

CHASE

AMSO
DRIVE SHACK

Amore
ITALIAN
CHICAGO

Olive Garden

Wendy's

Starbucks

US Bank

BR
BASKIN-ROBBINS

E Sunset Rd | 28,300 VPD

Black Bear
Diner

Lee's
Discount Liquor

WILDFIRE
BASKIN-ROBBINS

2.14 ACRES RETAIL OPPORTUNITY
GROUND LEASE OR JOINT VENTURE

ATHENIAN DR & OLYMPIC AVE

HENDERSON, NV 89014

CBRE

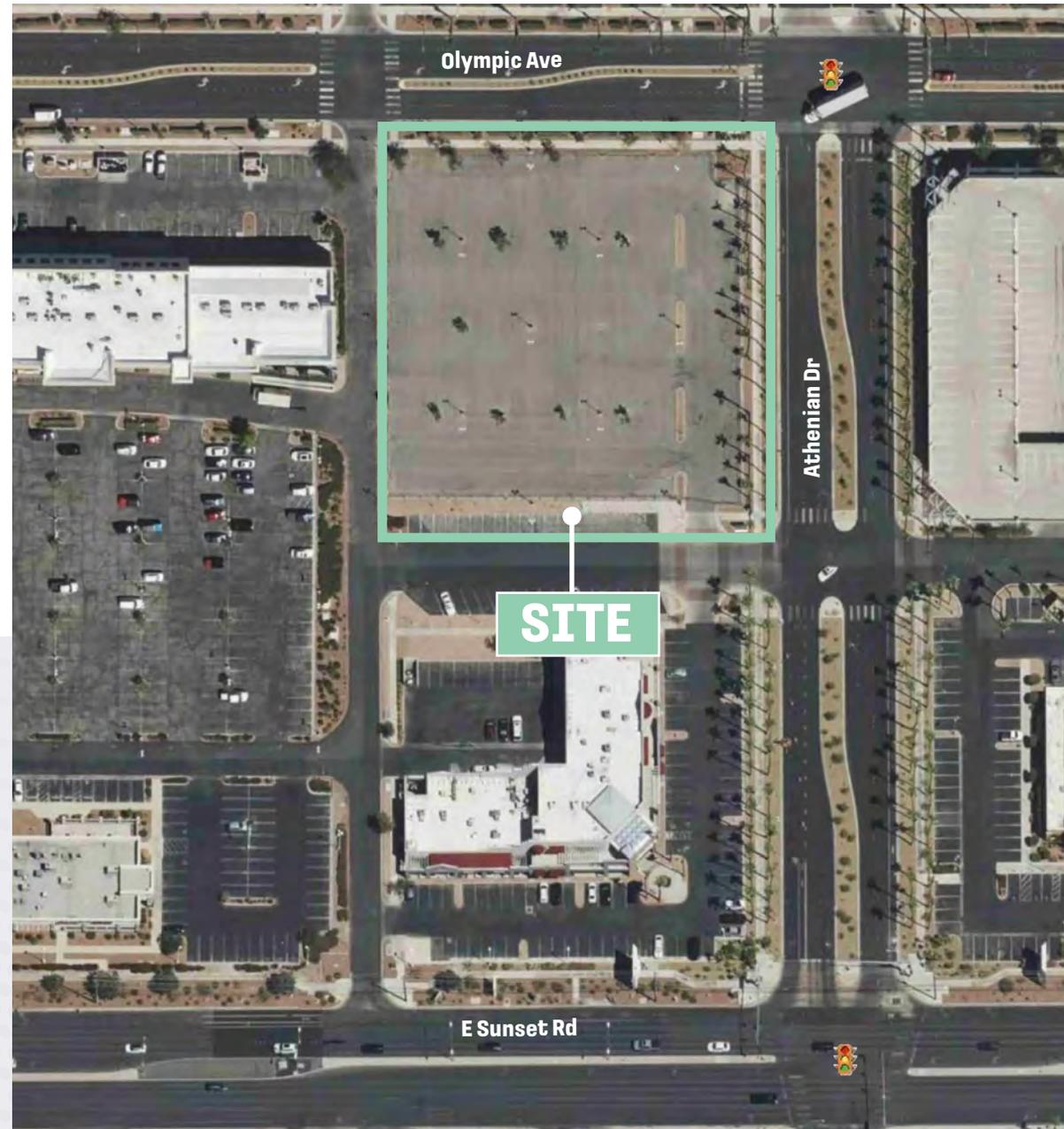
PROPERTY OVERVIEW

Property Summary

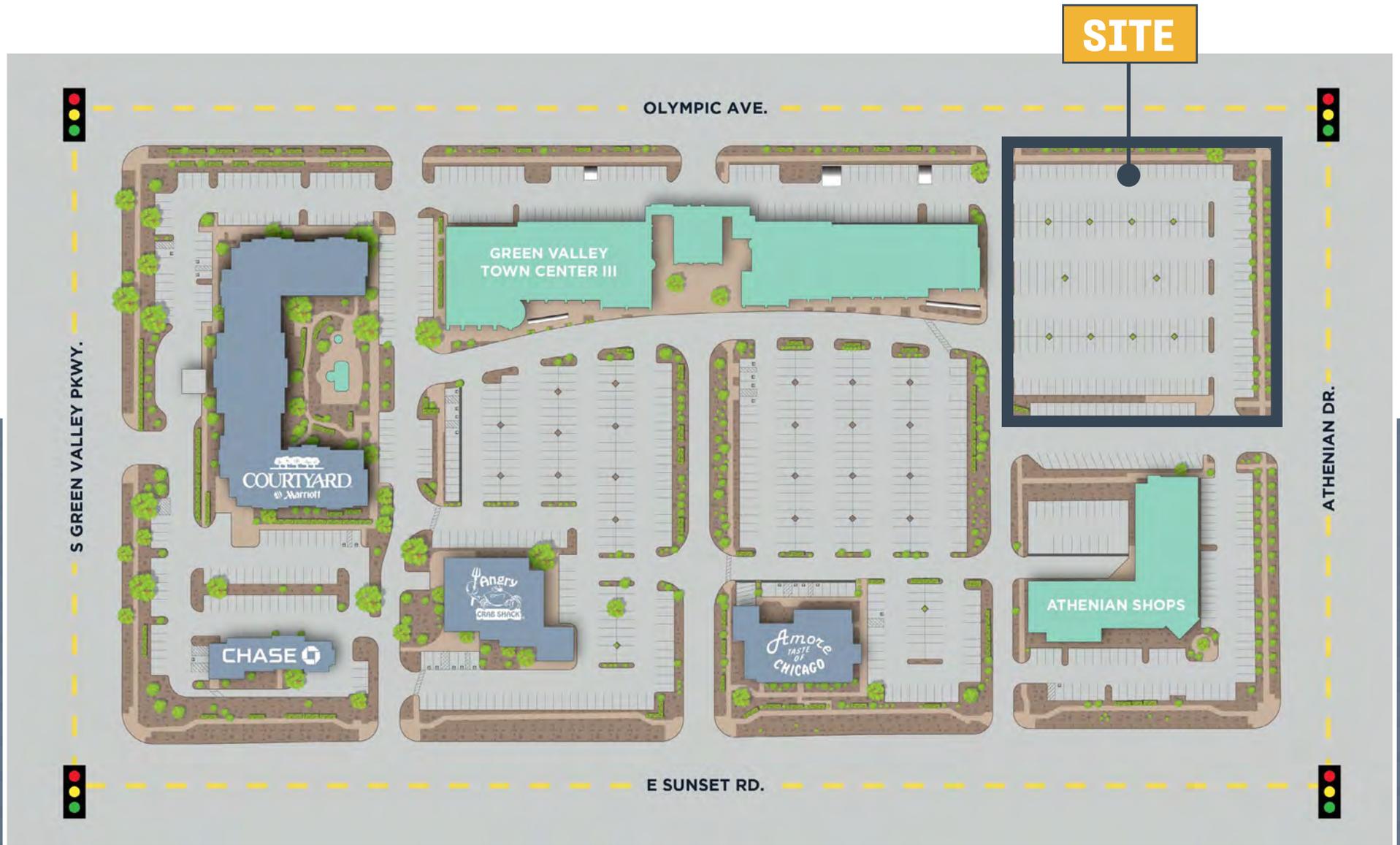
Available	2.14 Acres
Parcel #	161-32-412-002
Rent	Inquire with broker
Zoning	CC

Opportunity Benefits

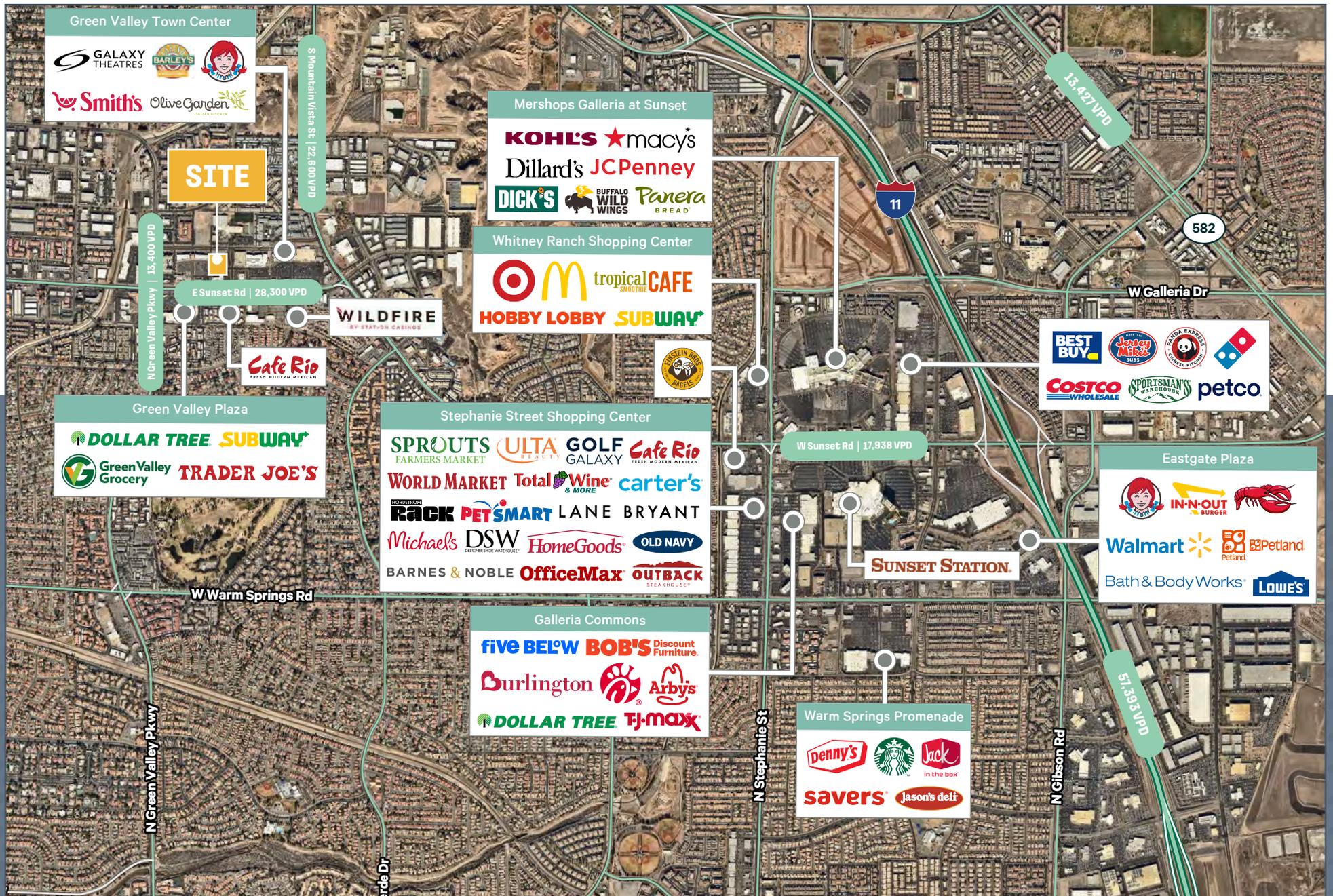
- Located in the hard to Green Valley along Sunset Rd with high traffic counts
- Ground lease or joint venture opportunity surrounded by top national, regional and local retailers
- Excellent visibility from Sunset Rd
- Ample parking
- Neighboring retailers include Olive Garden, Wendy's, Galaxy Luxury Theater, Barley's Casino and Brewing Company, Trader Joe's, Wildfire Casino, Smith and more



SITE PLAN



AMENITY MAP



AREA DEMOGRAPHICS

Population (2025)

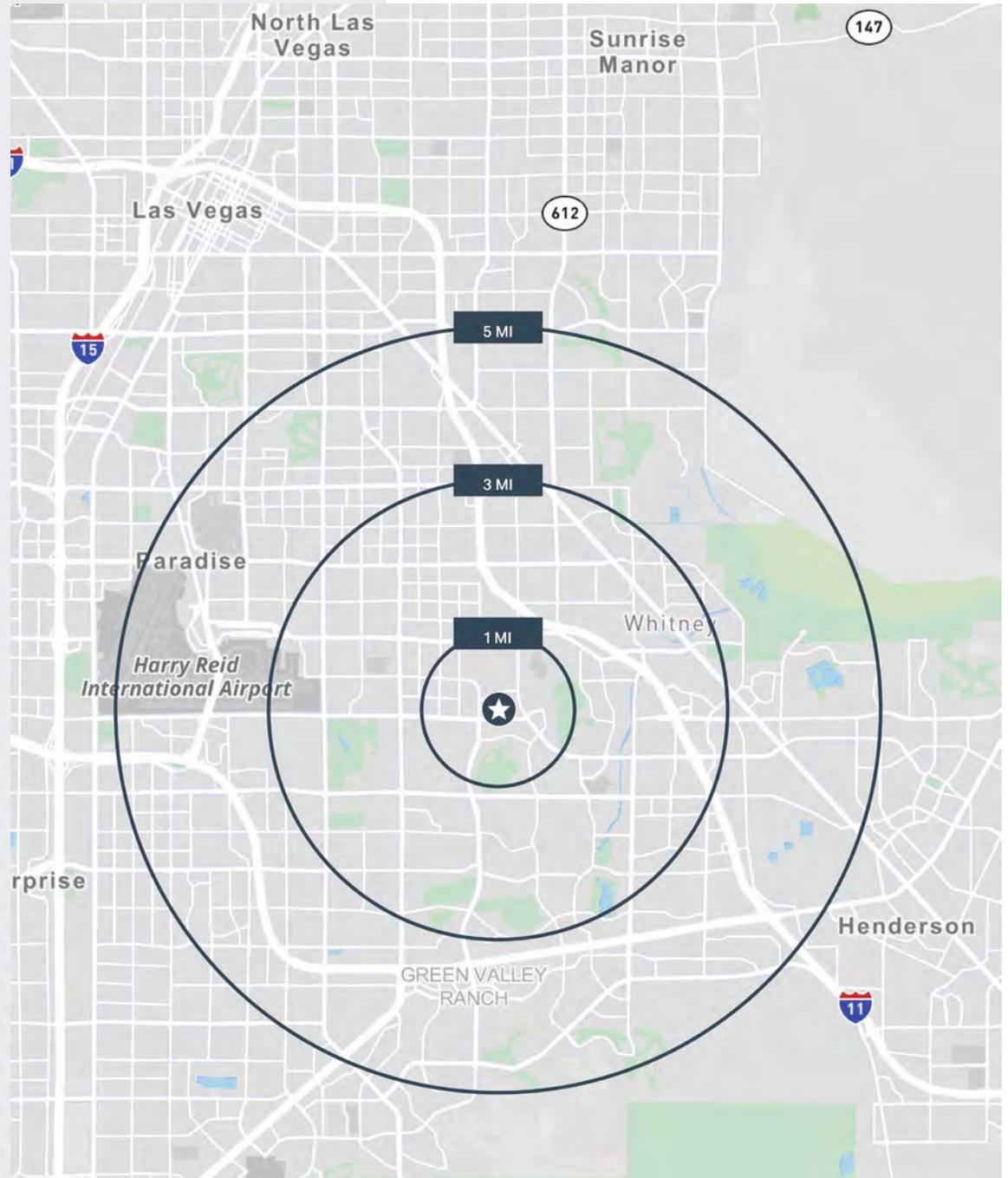
1 Mile	14,987
3 Miles	160,011
5 Miles	393,021

Avg HH Income (2025)

1 Mile	\$91,263
3 Miles	\$100,689
5 Miles	\$100,156

of Households (2025)

1 Mile	6,850
3 Miles	63,901
5 Miles	160,466



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HENDERSON, NV 89014



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