

# FOR LEASE

1,155 - 2,378 SF Retail Space Available

SMITHS ANCHORED 55-75 S. VALLE VERDE DR.

MILES SANSONE

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55-75 S Valle Verde  
Henderson, NV 89012

## PROPERTY DETAILS



### LEASING DETAILS

SPACE AVAILABLE	1,155 -2,378 SF
LEASE PRICE	\$3.25 PSF
NNN	\$0.64 PSF
TIA	LANDLORD WILL CONTRIBUTE FOR GREASE INTERCEPTOR

### PROPERTY HIGHLIGHTS

- Smith's 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

POPULATION	2-mile	5-mile	10-mile
2024 Population	18,814	130,638	312,021
HOUSEHOLDS	2-mile	5-mile	10-mile
2024 Households	7,545	53,283	124,196
INCOME	2-mile	5-mile	10-mile
2024 Average	\$117,299	\$109,176	\$99,806









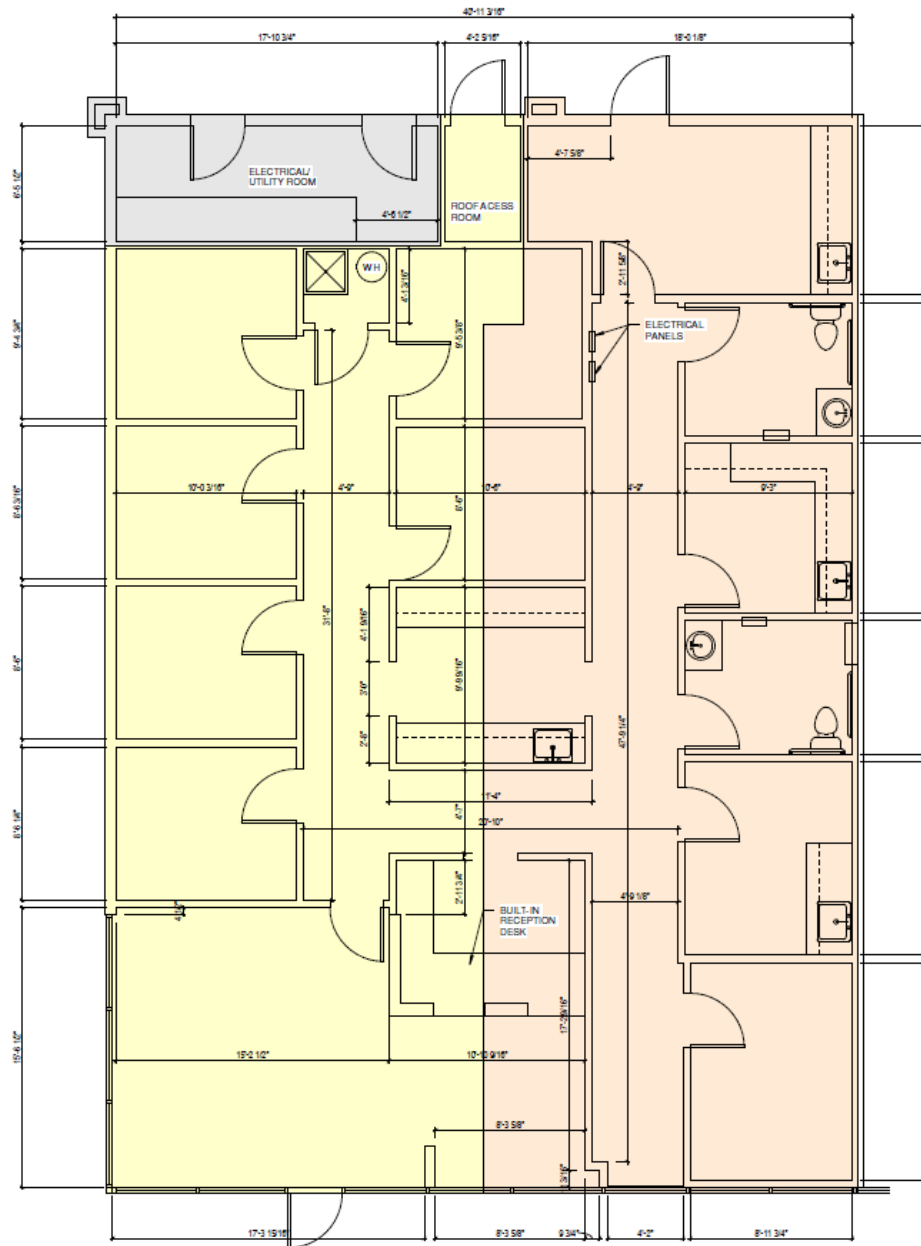




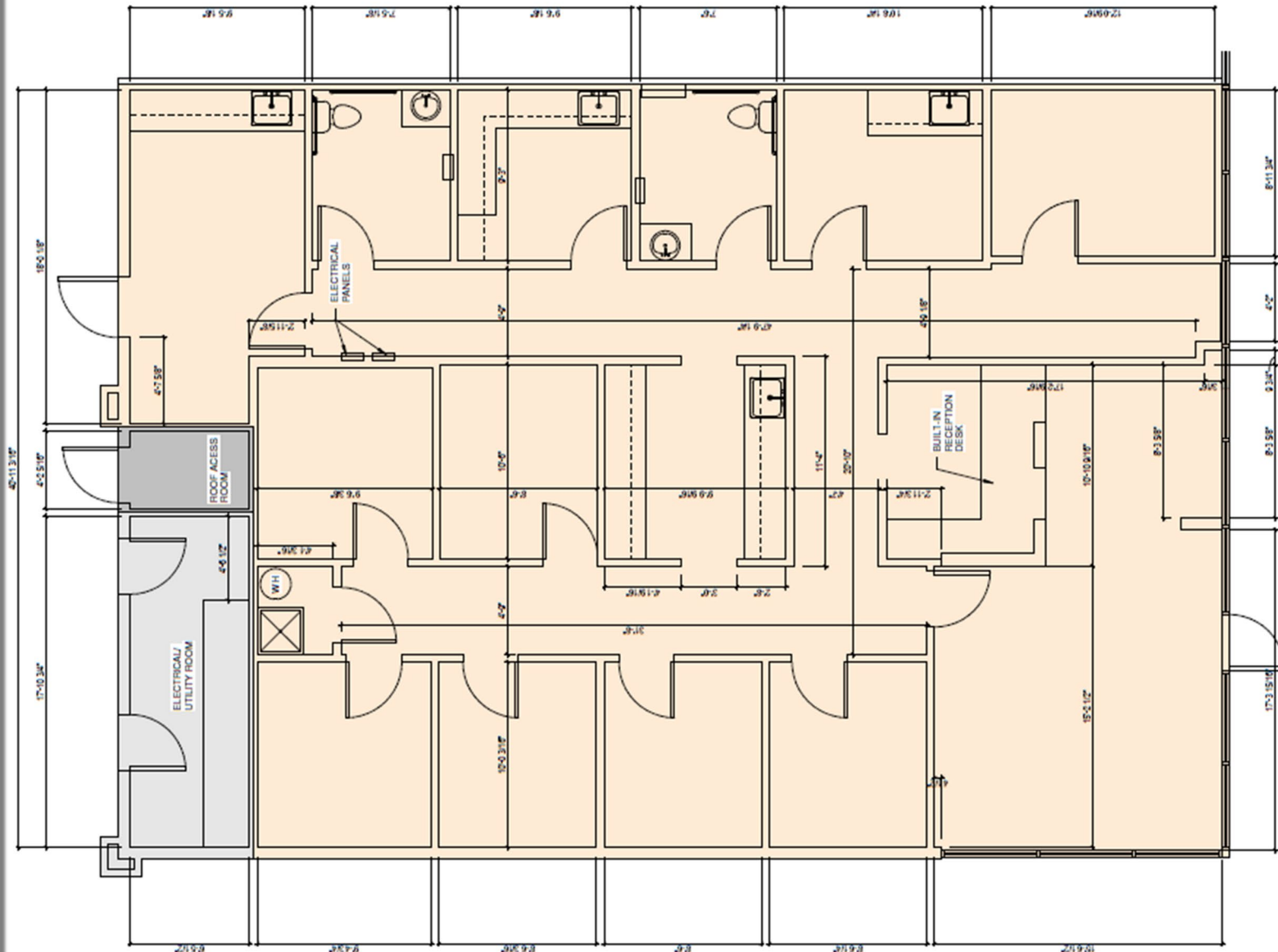
SIDE A 1,155 SF

SIDE B 1,223 SF

COMBINED 2,378 SF



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