

FOR LEASE

1,302 SF Restaurant

SMITHS ANCHORED 55-75 S. VALLE VERDE DR.

**MILES SANSONE**

O: (702) 914-9500 x107

C: (702) 768-1930

Email: [Leasing@SansoneCompanies.com](mailto:Leasing@SansoneCompanies.com)

Corporate Address: 2580 St. Rose Pkwy. Ste. 125 Henderson, Nevada 89074  
[www.SansoneCompanies.com](http://www.SansoneCompanies.com)



55-75 S Valle Verde  
Henderson, NV 89012

## LEASING DETAILS

Space Available:  
**1,302 sf**



## PROPERTY HIGHLIGHTS

- Smiths Grocery anchored with strong Tenant Mix
- Easy Ingress and Egress
- Affluent area with great demographics
- Huge Open parking field
- Build-out options available.
- National Tenants: Smith's, Mc Donald's, Chase Bank,, and more!

## DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2019 Population	18,455	125,421	312,003
HOUSEHOLDS	1-mile	3-mile	5-mile
2019 Households	6,958	49,754	120,172

INCOME	1-mile	3-mile	5-mile
2019 Average Household Income	\$84,655	\$71,804	\$67,245



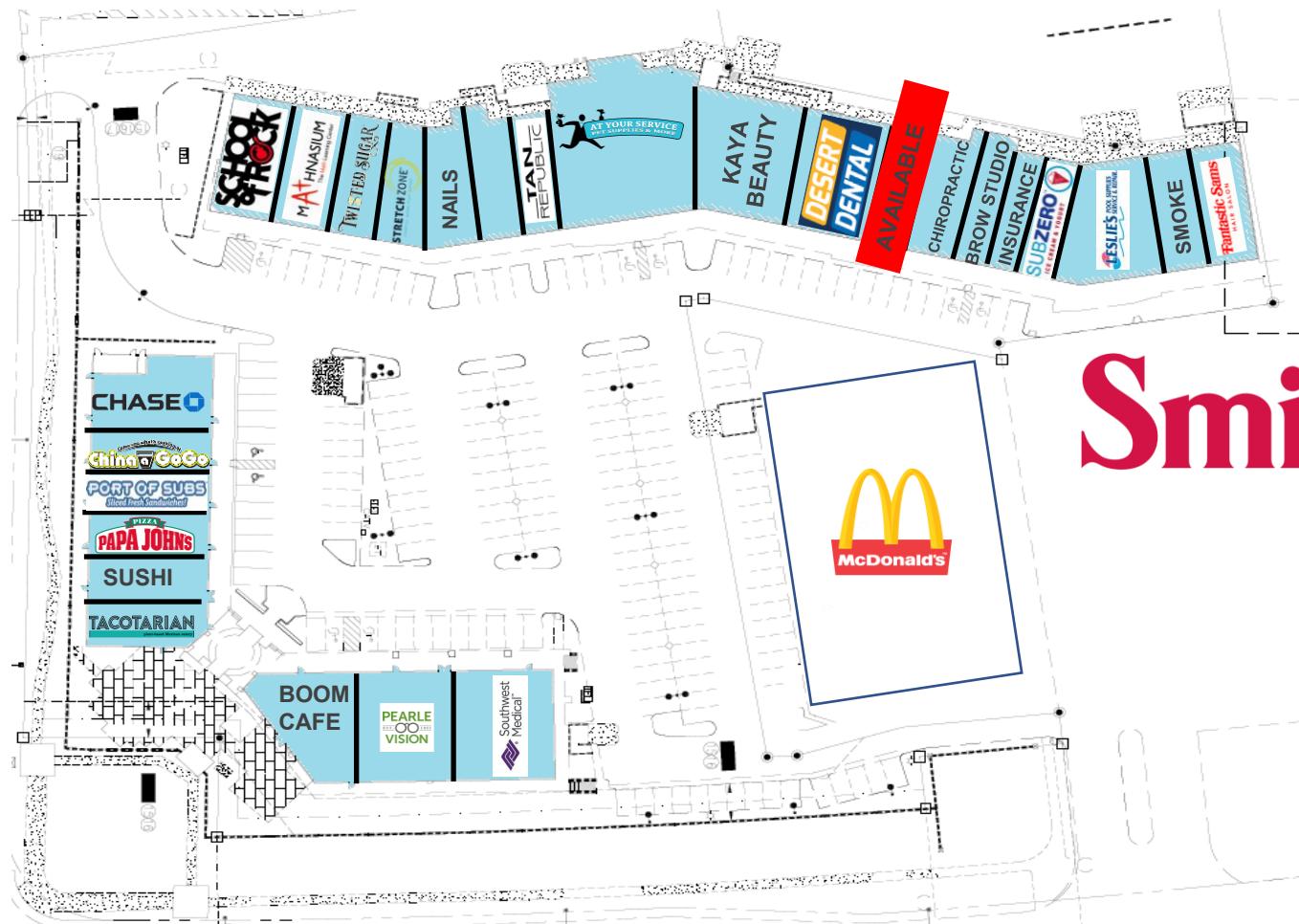
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# Smith's

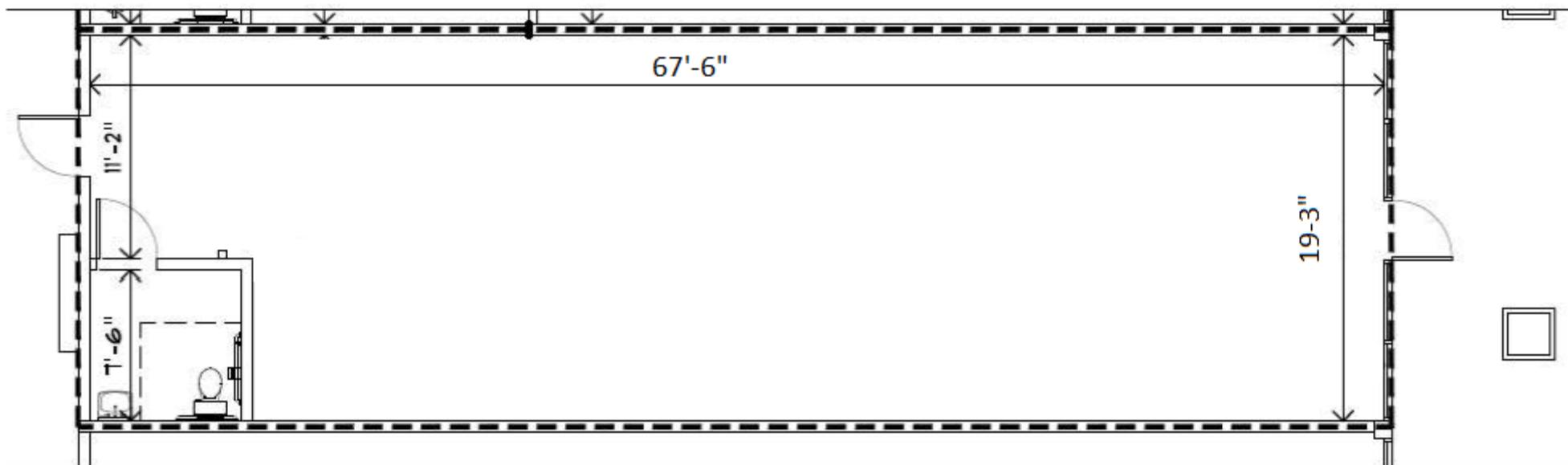
## 55 VALLE VERDE

SUITE	TENANT	SF
200	Fantastic Sam's	1,302
205	A1 Smoke & Vapor	977
215	Leslie's Poolmart	3,165
220	SubZero Ice Cream	1,354
225	Souza Insurance	935
230	Jina's Brow Studio	977
235	Gentle Pain Care	1,302
240	Available	1,302
245-250	Desert Dental	2,933

SUITE	TENANT	SF
265	Kaya Studio	4,098
300	Service Pet Supplies	5,144
400	Tan Republic	1,614
410	Leased	977
420	Nails "R" Us	1,609
430	Stretch Zone	1,681
440	Twisted Sugar	1,308
450	Mathnasium	1,308
470	School of Rock	2,642

## 75 VALLE VERDE

SUITE	TENANT	SF
100	Southwest Medical	2,267
120-130	Pearle Vision	2,633
160	Boom Bang Cafe	3,222
200	Tacotarian	1,521
210	JnJ Sushi	1,059
220	Papa John's Pizza	1,408
240	Port of Subs	1,200
260	Chase Bank	2,730



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