

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

Corporate Address: 2580 St. Rose Pkwy. Ste. 125 Henderson, Nevada 89074

 www.SansoneCompanies.com



55-75 S Valle Verde
Henderson, NV 89012

LEASING DETAILS

Space Available:
1,302 sf



PROPERTY HIGHLIGHTS

- Smith's 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

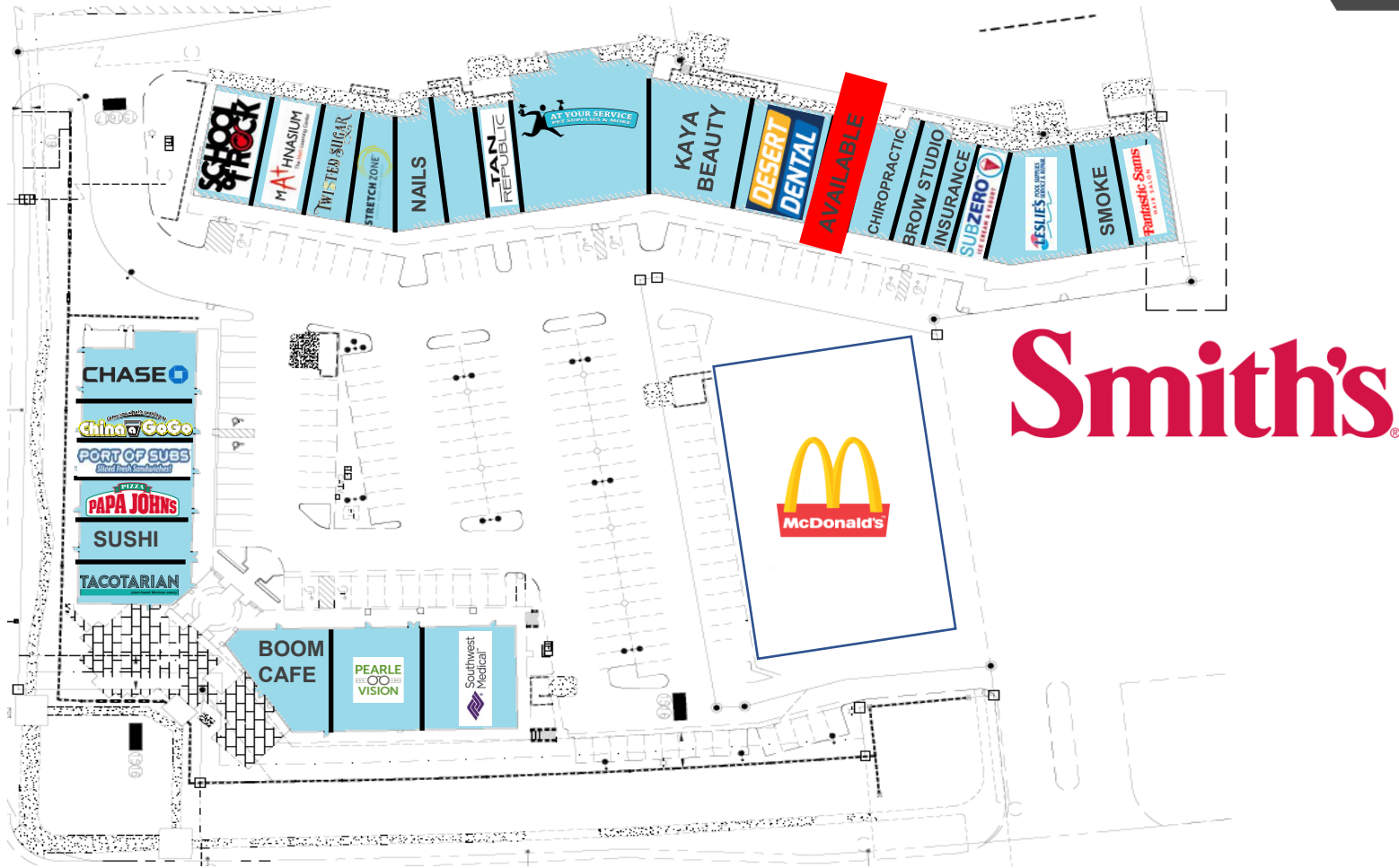
POPULATION	1-mile	3-mile	5-mile
2019 Population	18,455	125,421	312,003
HOUSEHOLDS	1-mile	3-mile	5-mile
2019 Households	6,958	49,754	120,172
INCOME	1-mile	3-mile	5-mile
2019 Average Household Income	\$84,655	\$71,804	\$67,245

55-75 S Valle Verde
Henderson, NV 89012



55-75 S Valle Verde
Henderson, NV 89012





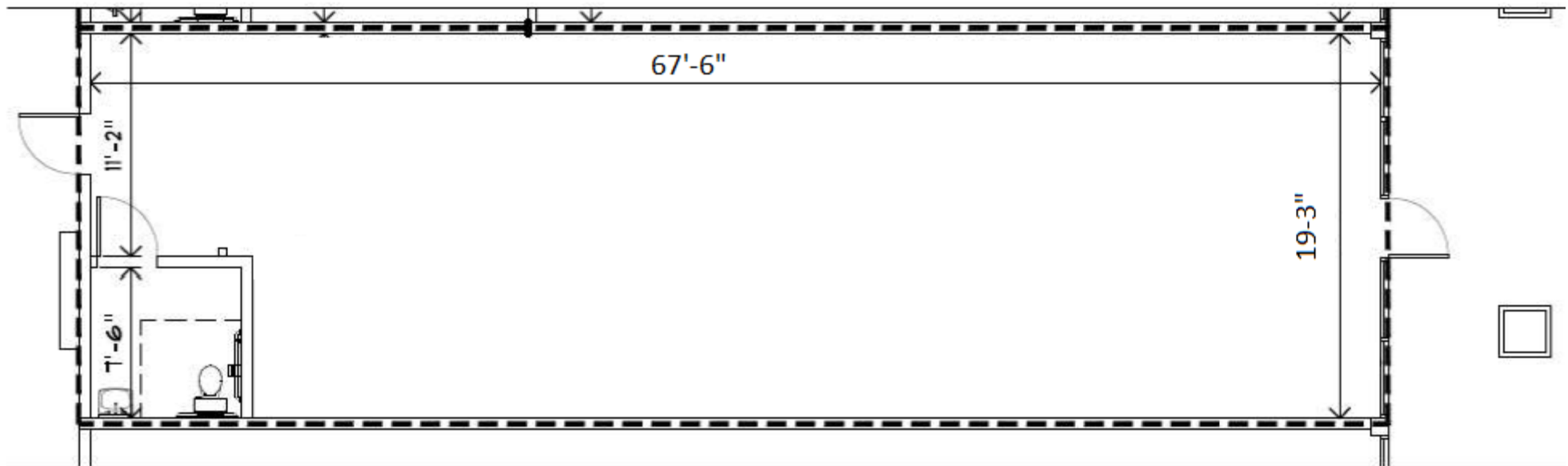
Smith's

55 VALLE VERDE

75 VALLE VERDE

SUITE	TENANT	SF	SUITE	TENANT	SF	SUITE	TENANT	SF
200	Fantastic Sam's	1,302	265	Kaya Studio	4,098	100	Southwest Medical	2,267
205	A1 Smoke & Vapor	977	300	Service Pet Supplies	5,144	120-130	Pearle Vision	2,633
215	Leslie's Poolmart	3,165	400	Tan Republic	1,614	160	Boom Bang Cafe	3,222
220	SubZero Ice Cream	1,354	410	Leased	977	200	Tacotarian	1,521
225	Souza Insurance	935	420	Nails "R" Us	1,609	210	JnJ Sushi	1,059
230	Jina's Brow Studio	977	430	Stretch Zone	1,681	220	Papa John's Pizza	1,408
235	Gentle Pain Care	1,302	440	Twisted Sugar	1,308	240	Port of Subs	1,200
240	Available	1,302	450	Mathnasium	1,308	260	Chase Bank	2,730
245-250	Desert Dental	2,933	470	School of Rock	2,642			

The information herein was obtained from sources deemed reliable; however SRES makes no guarantees, warranties, or representation as to the completeness or accuracy thereof.



55-75 S Valle Verde
Henderson, NV 89012



MILES SANSONE
(702) 914-9500 x 107 o.
(702) 768-1930 c
Miles@SansoneCompanies.com

SANSONE COMPANIES




MILES SANSONE

O: (702) 914-9500 x107

C: (702) 768-1930

Email: Leasing@SansoneCompanies.com

Corporate Address: 2580 St. Rose Pkwy. Ste. 125 Henderson, Nevada 89074

 www.SansoneCompanies.com