

HENDERSON, NV

THE DISTRICTSM
at green valley ranch

shop | dine | live



table of contents

about

area information

distance aerial

site plan

casino & spa

community

neighborhoods



about

project scope

The District at Green Valley Ranch brings urban sophistication to Henderson's greatest neighborhoods. Vestar Development's upscale destination is the gathering place for south Vegas' prosperous & expanding residential and professional communities.

In the heart of Green Valley, you'll find a mixed-use metropolitan community like no other in the city.

A place to shop for the latest fashions, home furnishings, unique art and jewelry. A place to try new cuisine from a variety of restaurants and cafes.

The District is a favorite destination for locals and upscale visitors, with the variety of national brand retailers, unique boutiques, dining establishments, entertainment and special events making The District at Green Valley Ranch a unique destination, and an ideal location for your business.

Welcome to THE DISTRICT AT GREEN VALLEY RANCH.



details

- 573,000 SF of Restaurant / Retail / Service
- 88 Condominiums at The District
- Green Valley Ranch Hotel / Casino: 495 keys
- Join:



demographics esri

	1 Mile	3 Mile	5 Mile
population:	16,579	147,718	297,587
employees:	16,611	56,923	135,110
average HHI:	\$140,317	\$124,087	\$119,280

traffic counts INRIX

CR 215 - 184,500 ADT

Green Valley Pkwy - 56,200 ADT

Paseo Verde Dr - 17,600 ADT

area information



the district at green valley ranch

The District at Green Valley Ranch provides a vibrant and diverse mix of shopping, dining, entertainment, residences and office space — all set in an urban environment, with a beautiful central park.

As the first mixed-use metropolitan lifestyle center to open in southern Nevada, The District at Green Valley Ranch is the premier shopping, dining, entertainment, residential and office space destination in the Las Vegas valley.

**DRONE
VIDEO**
[CLICK HERE TO WATCH](#)



TRUE TRADE AREA

SOURCE: Placer.AI

(approx. boundary based on +/-70% of visitor traffic)

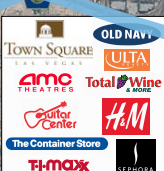
2024 Demographics

Population: 664,697

Employees: 312,291 Households: 265,947

Avg. HH Income: \$111,425

Median HH Income: \$96,546



**DOWNTOWN
SUMMERLIN**
24 Minutes
20.6 Miles

**SQUARE
TOWN**
14 Minutes

SITE

**CR 215
184,500**

**GREEN VALLEY
PKWY
56,200 ADT**

GALLERIA
13 Minutes
7.7 Miles



LEGEND

Phase I
B 4,478 SF Suite 169
V 3,053 SF Suite
J 4,285 SF Suite 187
Z 1,350 SF Suite 151

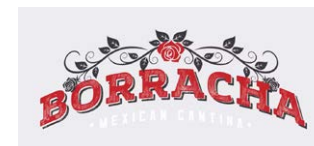
Phase II
L 838 SF Suite 180

Available
 Lease Pending

casino & spa

Situated on the western edge of THE DISTRICT, Green Valley Ranch Resort, Spa & Casino offers a luxurious retreat featuring upscale accommodations, a renowned spa, vibrant casino entertainment, diverse dining venues, and lively nightlife options in the Las Vegas valley. Exemplifying unparalleled hospitality, the resort caters to guests with discreet yet personalized service and a commitment to excellence. The opulence of the property and its amenities further elevate the guest experience.

Whether visiting for leisure, business, excitement, or relaxation, Green Valley Ranch Resort & Spa promises an unforgettable stay that seamlessly blends proximity to the city's attractions with a tranquil retreat ambiance.



community



lee's family forum

Lee's Family Forum is a dynamic 200,000 square-foot venue in Henderson, housing 5,000+ seats, luxury suites, and 1,470 dedicated parking spaces. Hosting sports events, concerts, and community gatherings, this \$84 million facility with a "Modern Medieval" theme earned national engineering recognition and serves as a vibrant hub for entertainment.

multi-gen rec center

The Henderson Multigenerational Center/Aquatic Complex spans 84,120 square feet and offers diverse recreational activities for all ages, featuring an advanced aquatic complex with indoor and outdoor pools. Amenities include an indoor track, a well-equipped weight training area, and an indoor rock climbing wall for climbers of all levels. With these features, the Henderson Multi-gen Center ensures there's something for everyone to enjoy while living an active and healthy lifestyle.

neighborhoods

The Top-Selling Master-Planned Communities of 2023 - Cadence is ranked #6 and Inspirada is ranked #28 in the nation.

Henderson Nevada hosts some of the most prestigious residential communities in Las Vegas:

- Seven Hills

Seven Hills is a premier golf community offering diverse residential options across 20 neighborhoods. Seven Hills caters to discerning buyers with approximately 3,000 units ranging from \$450,000 to over \$32.5 million, including condos, town-houses, and custom estates. Enjoy unparalleled amenities, including access to the renowned Rio Secco Golf Club, amidst scenic mountain views.

- Anthem Country Club

With access to amenities such as a championship Hale Irwin-designed golf course, resort-style pools, and gourmet dining, Anthem Country Club presents an exclusive enclave with homes ranging from approximately 1,200 to well over 10,000 square feet. Accommodating a community of over 4,000 residents and set within a prestigious guard-gated community, homes are priced from the \$650k range to multimillion-dollar estates - it's the epitome of luxury living amidst serene desert landscapes

- MacDonald Highlands

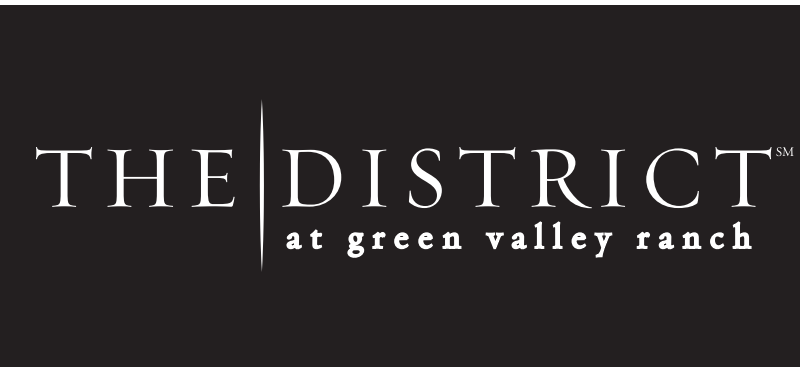
Luxury living awaits at MacDonald Highlands, Southern Nevada's premier development, nestled 2,700 feet above the Las Vegas Valley. Enjoy resort-style amenities and access to the renowned DragonRidge Country Club. With homes ranging from estates to multi-million dollar mansions, MacDonald Highlands offers exclusive desert oasis living at its finest.

- Ascaya

Ascaya offers unique Desert Contemporary homes blending seamlessly with the natural landscape. With estate-sized lots perched on the McCullough mountain range, residents enjoy privacy and stunning views. Homes range from 4,500 to 12,000 square feet, with prices starting at \$4 million and reaching up to \$15 million for larger, amenity-filled properties. The community boasts world-class amenities at The Clubhouse and easy access to nearby Las Vegas attractions, making it the perfect blend of luxury living and natural beauty.



H E N D E R S O N , N V



shop | dine | live



F O R M O R E I N F O R M A T I O N P L E A S E C O N T A C T

Jeanene Maxson

702.343.0904

jeanene@dunbarcommercial.com

License # BS.0146680.LLC

Bill Dunbar

702.596.3440

bill@dunbarcommercial.com

License # B.1002946.LLC