

*the*  
CLIFF

CELEBRATING FOOD, FRIENDS,  
& THE FINER THINGS



PARTNERS CAPITAL

CNR RETAIL



# A LOCALS ONLY



# LIFESTYLE OASIS

WELCOME TO THE CLIFF

A curated collection of crafted cuisine, artful spaces, and brands off the beaten path, designed to bring quality, convenience, and community to the people of Green Valley.

*the*CLIFF



# the CLIFF

Now leasing **100K SF** of experiential dining and retail coming to Green Valley Ranch **Q2 2025.**





A **creative collective** OF  
HENDERSON'S PREMIER PLACES TO

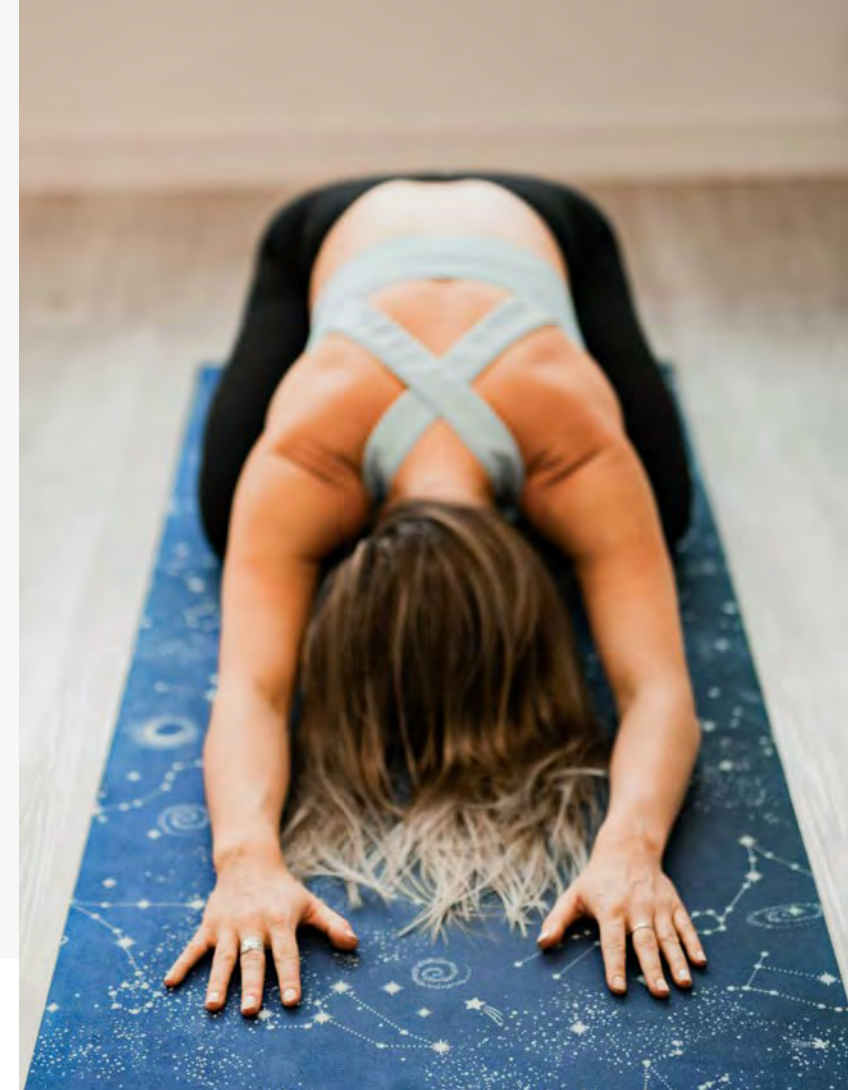
SIP

SAVOR

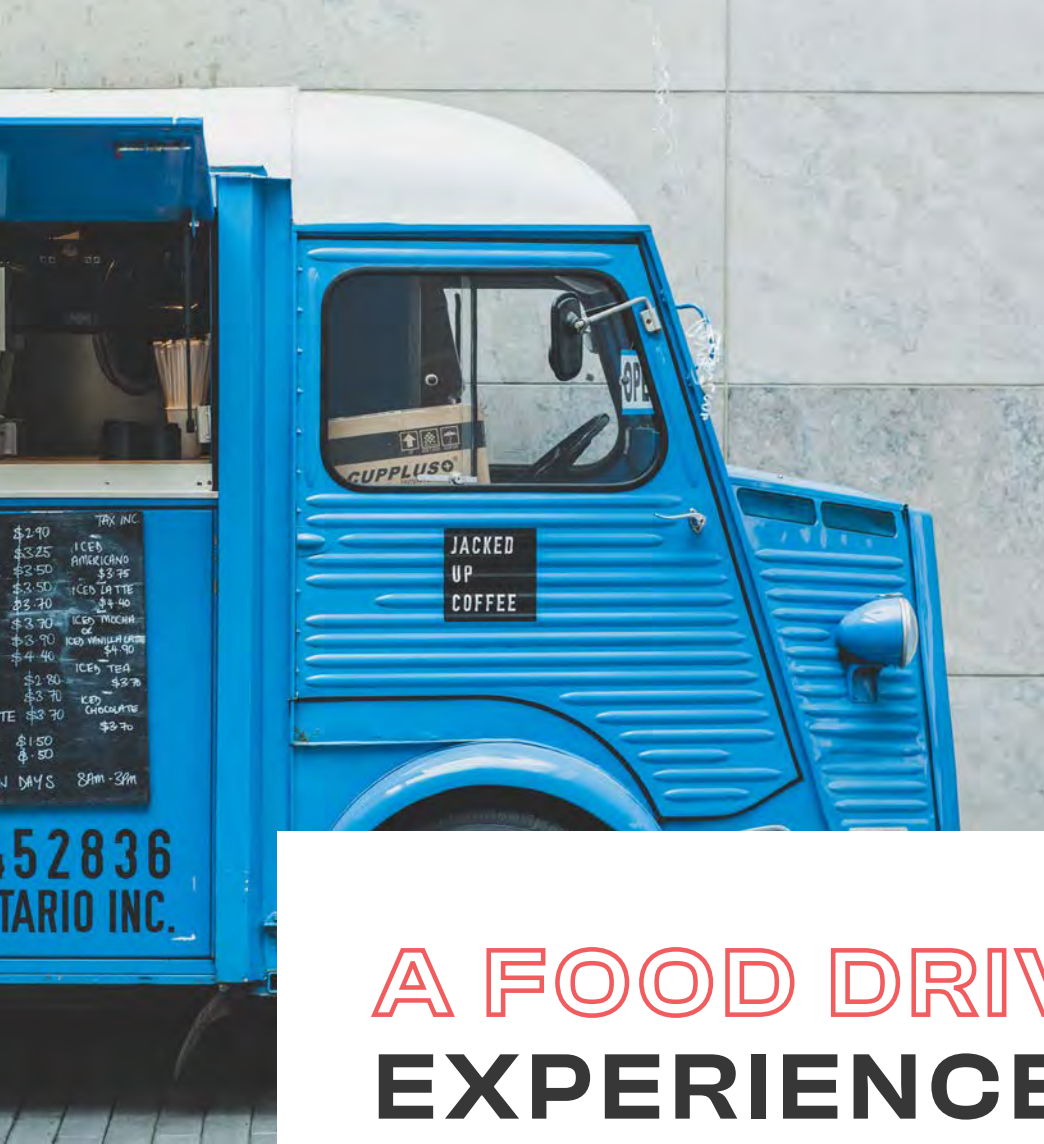
SHOP &

GET FIT

*the* CLIFF







## A FOOD DRIVEN EXPERIENCE

We are working with top level **mixologists**, talented **local chefs** and proven restaurant groups to create Henderson's most **dynamic food experience.**

With a unique collection of fast-casual favorites, rotating food kiosk pops, and ingredient-driven fine dining destinations, The Cliff offers next-level food culture to the community of Green Valley.





ELEVATED STREET FOOD & KIOSK RETAIL EXPERIENCE



KIOSK RETAIL SPACES



OUTDOOR SHADED PATIO DINING





*the* CLIFF

CENTRAL BAR & COMMUNAL OUTDOOR DINING LOUNGE





# ARTFUL COMMUNAL SPACES

Walls adorned by some of **the region's most sought-after art talents** sit amongst lush-landscaped and shaded communal spaces, **bringing a dynamic atmosphere of ease and exhilaration** to brunch, lunch, or a day at the cafe.



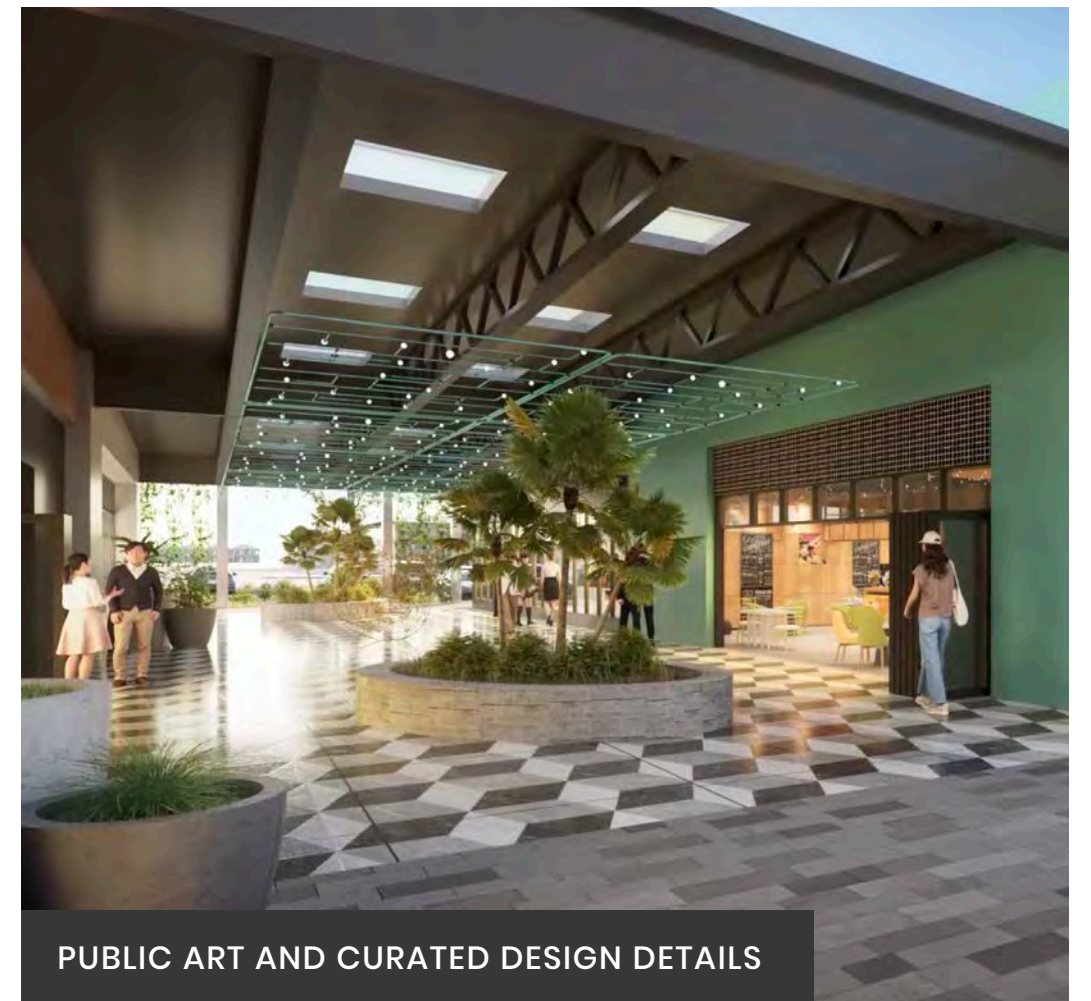




SHADED COMMUNAL SPACES



STYLISH & SOPHISTICATED DESIGN



PUBLIC ART AND CURATED DESIGN DETAILS



ARTFULLY DESIGNED & ALLURING FEATURES

theCLIFF





# PRIME LOCATION IN THE HEART OF GREEN VALLEY

**LIFETIME LIVING**  
2460 E SERENE  
149 HIGH-RISE LUXURY RESIDENCES

**LIFETIME FITNESS**  
FITNESS FLOOR  
INDOOR-OUTDOOR POOLS  
8 TENNIS COURTS

**THE DISTRICT  
AT GREEN VALLEY RANCH**  
384,000 SF MIXED-USE RETAIL, OFFICE, CONDO

15 MIN  
DRIVE TO AIRPORT  
& THE STRIP

177,000  
CARS PER DAY

54,000  
CARS PER DAY

the  
**CLIFF**

**LEE'S FAMILY FORUM**  
222 S GREEN VALLEY PARKWAY  
±200K SF ARENA  
5,567 SEATS  
1,470 PARKING STALLS  
BUILT IN 2022

**GREEN VALLEY RANCH**  
±143,891 SF HOTEL, CASINO, RESTAURANTS  
490 HOTEL ROOMS  
±3,000 EMPLOYEES

30,500  
CARS PER DAY

**ST. ROSE  
DOMINICAN HOSPITAL**

**This location is what restaurants and retailers dream of.** A location situated in the midst of Green Valley Ranch, the most sought out destination for businesses in the City of Henderson. The property is located directly off the freeway and has a ton of parking. Nearby major attractions include, **LifeTime Fitness & Living, Green Valley Ranch Hotel & Casino, The District, Lee's Family Forum, and St. Rose Dominican Hospital.**



# A LOOK AT THE NEIGHBORHOOD

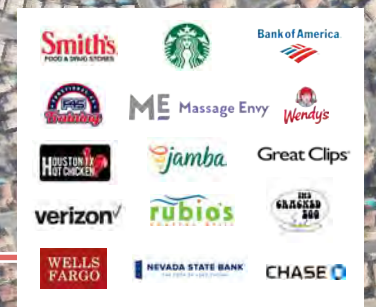
**SAMMY'S RESTAURANT & BAR**

**GREEN VALLEY CORPORATE CENTER**

**CLAIM JUMPER STEAKHOUSE & BAR**

34,500 CARS PER DAY

177,000 CARS PER DAY



215

ST ROSE PARKWAY

the CLIFF

**LIFETIME FITNESS**

**LIFETIME LIVING**  
149 HIGH-RISE LUXURY RESIDENCES

**GREEN VALLEY RANCH**  
±143,891 SF HOTEL, CASINO, RESTAURANTS  
490 HOTEL ROOMS

**THE DISTRICT AT GREEN VALLEY RANCH**  
384,000 SF MIXED-USE RETAIL, OFFICE, CONDO



**THE ATRIUM AT HENDERSON**

**LEE'S FAMILY FORUM**  
5,567 SEATS | ±200K SF ARENA

**ST ROSE CORPORATE PLAZA**  
RESTAURANTS & SERVICES

54,000 CARS PER DAY



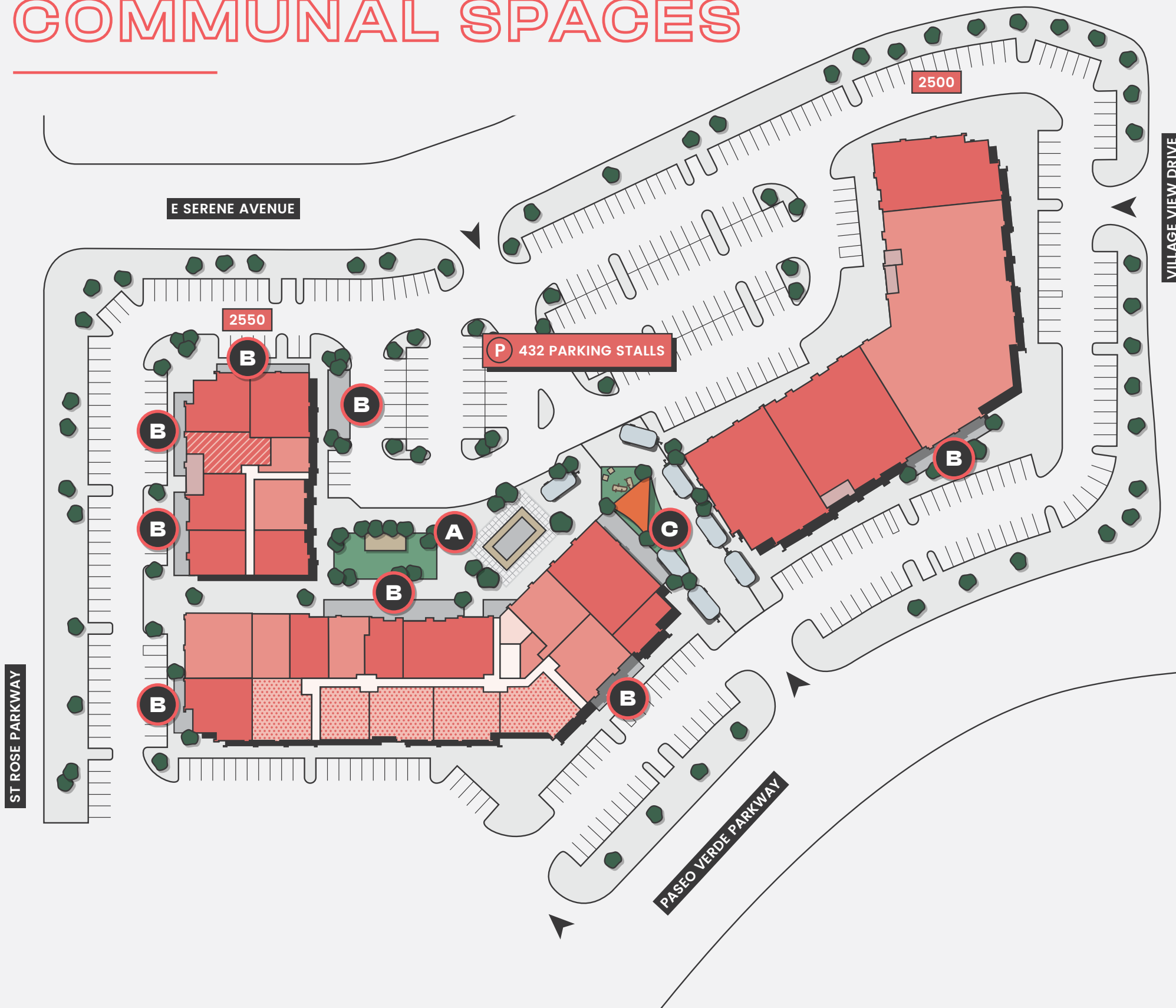
PASEO VERDE PARKWAY

CARNEGIE STREET

S GREEN VALLEY PARKWAY



# ACTIVATED COMMUNAL SPACES



A

**CENTRAL  
BAR &  
OUTDOOR  
LOUNGE**



B

**LUSH  
COVERED  
PATIOS**



C

**FOOD KIOSK  
ALLEY &  
CHILDREN'S  
PLAY AREA**



# LEASING SPACES



## 2500 BUILDING

SPACE	SQUARE FEET	TENANT TYPE
A102B	6,794 SF	Food & Beverage / Entertainment
A102A	8,065 SF	Food & Beverage
A101	16,330 SF	Retail
A100	5,027 SF	Food & Beverage

## 2550 BUILDING

B101	2,406 SF	Retail
B102	1,465 SF	Ready to Wear
B103	1,535 SF	Food & Beverage
B104A	1,523 SF	Ready to Wear
B104B	1,503 SF	Bar
B105	3,671 SF	Food & Beverage
B122	442 SF	Outdoor Bar & Kiosk Storage
B124	449 SF	Open
B106	2,657 SF	Ready to Wear
B107A	3,943 SF	Food & Beverage
B107B	1,045 SF	Food & Beverage
B108	2,608 SF	Barber Shop
B109	2,180 SF	Health & Wellness
B110	1,939 SF	Health & Wellness
B111	2,297 SF	Health & Wellness
B112	1,566 SF	Health & Wellness
B113	2,282 SF	Group Fitness

## 2550 BUILDING - KIOSKS

SPACE	SQUARE FEET	TENANT TYPE
K100	TBD	Retail
K101	TBD	Retail
K102	TBD	Retail
K103	TBD	Food & Beverage
K104	TBD	Food & Beverage
K105	TBD	Food & Beverage
K106	TBD	Food & Beverage

B100	2,292 SF	Food & Beverage / Retail
C100	2,043 SF	Food & Beverage / Retail
C101	2,176 SF	Food & Beverage / Retail
C107	1,612 SF	Crafted QSR
C102	1,532 SF	Ready to Wear
C106	1,513 SF	Food & Beverage
C103	1,417 SF	Ready to Wear
C105	1,786 SF	Food & Beverage
C104	1,700 SF	Food & Beverage



# THE COMMUNITY

## 3-Mile Radius of Site

<b>Total Population (2022)</b> <b>163,166</b>	<b>Median Age</b> <b>40.3 Years</b>
<b>Household Income</b> <b>\$119,054</b>	<b>Home Values</b> <b>\$401,411</b>
<b>Population (2022-2027)</b> <b>+3.5%</b>	<b>Employment</b> <b>161,244</b>
<b>Owner Occupied</b> <b>58.5%</b>	<b>Renter Occupied</b> <b>41.5%</b>

Source: American Community Survey, ESRI, US Census





let's

TALK

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the **CLIFF**

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**CLIFF**

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A PROJECT BY



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OWNER/LICENSEE

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