

AVAILABLE FOR LEASE

Lease Rate: \$2.00/SF/Mo NNN

(2026 estimated CAMs are \$0.80/SF/Mo)

BLACK MOUNTAIN MARKETPLACE



RETAIL • 72 & 76 W Horizon Ridge Pkwy | Henderson, NV 89012

PROPERTY DESCRIPTION

BLACK MOUNTAIN MARKETPLACE is a ±38,373 sf Neighborhood Center located at the Northwest corner of West Horizon Drive and West Horizon Ridge Parkway. Situated on the Horizon Drive I-11 freeway exit/entrance, the property enjoys both tremendous visibility as well as easy instant freeway access to the surrounding Henderson areas. Turn-key, second generation space(s) with quality buildouts are available at very competitive lease rates. Join tenants: Roberto's Taco Shop, Wahoo's Fish Taco, Tropical Smoothie, and more.

PROPERTY HIGHLIGHTS

- Upscale street presence with terrific visibility from the frontage road and freeway. Just one block from the I-11 on/off ramp.
- Strong demographic area.
- Great mix of national, regional and local tenants.



FOR MORE INFORMATION CONTACT:

GERI JAMESON | NV Lic # S.0190514

o: 702.787.0123 | c: 702.907.0767 | leasing@virtusco.com

2490 Paseo Verde Pkwy, Ste 115, Henderson, NV 89074 | 702.787.0123 ph | 702.463.0123 fax

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The information provided has been secured from sources we believe to be reliable, but has not been verified, and no guarantee or warranty is made. Terms of sale or lease, and availability are subject to change without notice.

virtus
commercial

www.virtusco.com

AVAILABLE FOR LEASE

Lease Rate: \$2.00/SF/Mo NNN

(2026 estimated CAMs are \$0.80/SF/Mo)

BLACK MOUNTAIN MARKETPLACE

NEIGHBORHOOD RETAIL CENTER • 72 & 76 W Horizon Ridge Pkwy | Henderson, NV 89012



AVAILABLE SUITE(S)

SUITE	SIZE	TENANT
72-100	2,000	Black Mountain Griddle
72-105	2,000	Teriyaki Madness
72-110	4,000	Ignite Dance
72-120	1,600	Hella's Bakery & Street Food
72-125	1,600	Rebel JiuJitsu
72-130	1,600	Nails With Love
72-135	1,600	Sin City Liquor
72-140	1,200	Rosatti's Pizza
72-145	1,200	Vape Shop
72-150/155	2,397	Roberto's Taco Shop
76-100	4,752	Wahoo's Fish Taco
76-120	1,600	Tropical Smoothie Cafe
76-125	1,600	Dog Groomer
76-130	1,600	Lotus Massage
76-135	1,600	Broadway Kids Academy
76-140	2,500	HotWorx Yoga
76-145	1,500	AVAILABLE
76-150	2,000	Pho4Real
76-155	2,024	Island Frozen Yogurt Bar



FOR MORE INFORMATION CONTACT:

GERI JAMESON | NV Lic # S.0190514

o: 702.787.0123 | c: 702.907.0767 | leasing@virtusco.com

2490 Paseo Verde Pkwy, Ste 115, Henderson, NV 89074 | 702.787.0123 ph | 702.463.0123 fax

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The information provided has been secured from sources we believe to be reliable, but has not been verified, and no guarantee or warranty is made. Terms of sale or lease, and availability are subject to change without notice.

virtus
commercial

www.virtusco.com

AVAILABLE FOR LEASE

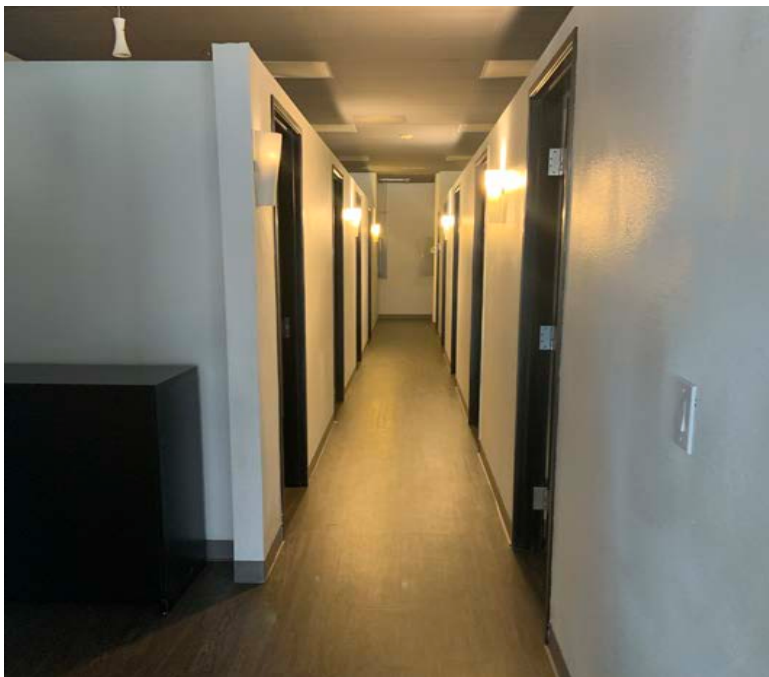
Lease Rate: \$2.00/SF/Mo NNN

(2026 estimated CAMs are \$0.80/SF/Mo)

BLACK MOUNTAIN MARKETPLACE

NEIGHBORHOOD RETAIL CENTER • 72 & 76 W Horizon Ridge Pkwy | Henderson, NV 89012

76 W Horizon Ridge Pkwy - Suite 145 (±1,500 SF) - Move-In Ready



FOR MORE INFORMATION CONTACT:

GERI JAMESON | NV Lic # S.0190514

o: 702.787.0123 | c: 702.907.0767 | leasing@virtusco.com

2490 Paseo Verde Pkwy, Ste 115, Henderson, NV 89074 | 702.787.0123 ph | 702.463.0123 fax

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The information provided has been secured from sources we believe to be reliable, but has not been verified, and no guarantee or warranty is made. Terms of sale or lease, and availability are subject to change without notice.

virtus
commercial

www.virtusco.com

AVAILABLE FOR LEASE

Lease Rate: \$2.00/SF/Mo NNN

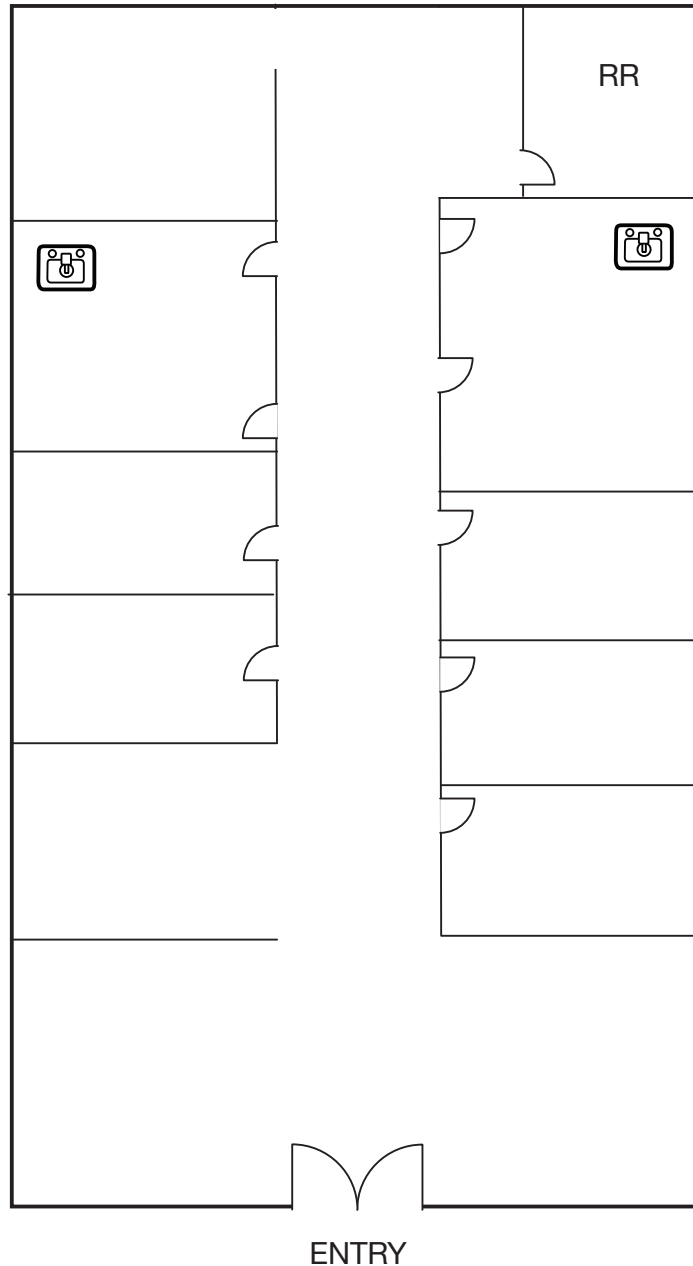
(2026 estimated CAMs are \$0.80/SF/Mo)

BLACK MOUNTAIN MARKETPLACE

NEIGHBORHOOD RETAIL CENTER • 72 & 76 W Horizon Ridge Pkwy | Henderson, NV 89012

FLOOR PLAN

SUITE 76-145 (1,500 SF)



Floor Plan is not to exact scale. It is intended for general information purposes only.
Floor plan, dimensions and partitions shown are approximate and subject to verification.

FOR MORE INFORMATION CONTACT:

GERI JAMESON | NV Lic # S.0190514

o: 702.787.0123 | c: 702.907.0767 | leasing@virtusco.com

2490 Paseo Verde Pkwy, Ste 115, Henderson, NV 89074 | 702.787.0123 ph | 702.463.0123 fax

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The information provided has been secured from sources we believe to be reliable, but has not been verified, and no guarantee or warranty is made. Terms of sale or lease, and availability are subject to change without notice.

virtus
commercial

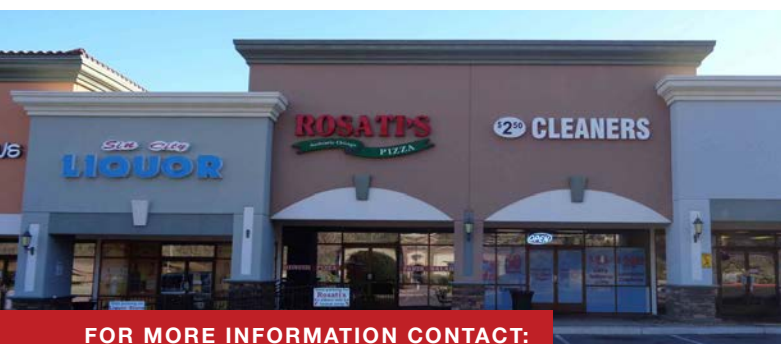
www.virtusco.com

AVAILABLE FOR LEASE

Lease Rate: \$2.00/SF/Mo NNN
(2026 estimated CAMs are \$0.80/SF/Mo)

BLACK MOUNTAIN MARKETPLACE

NEIGHBORHOOD RETAIL CENTER • 72 & 76 W Horizon Ridge Pkwy | Henderson, NV 89012



FOR MORE INFORMATION CONTACT:

GERI JAMESON | NV Lic # S.0190514

o: 702.787.0123 | c: 702.907.0767 | leasing@virtusco.com

2490 Paseo Verde Pkwy, Ste 115, Henderson, NV 89074 | 702.787.0123 ph | 702.463.0123 fax

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The information provided has been secured from sources we believe to be reliable, but has not been verified, and no guarantee or warranty is made. Terms of sale or lease, and availability are subject to change without notice.

virtus
commercial

www.virtusco.com

AVAILABLE FOR LEASE

Lease Rate: \$2.00/SF/Mo NNN

(2026 estimated CAMs are \$0.80/SF/Mo)

BLACK MOUNTAIN MARKETPLACE

NEIGHBORHOOD RETAIL CENTER • 72 & 76 W Horizon Ridge Pkwy | Henderson, NV 89012

These maps, and the surrounding tenants, are intended for general information purposes only. It is not to exact scale, exact boundaries of areas may differ and surrounding tenants may vary.



These maps are intended for general information purposes only. It is not to exact scale, and exact boundaries of areas may differ.

FOR MORE INFORMATION CONTACT:

GERI JAMESON | NV Lic # S.0190514

o: 702.787.0123 | c: 702.907.0767 | leasing@virtusco.com

2490 Paseo Verde Pkwy, Ste 115, Henderson, NV 89074 | 702.787.0123 ph | 702.463.0123 fax

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The information provided has been secured from sources we believe to be reliable, but has not been verified, and no guarantee or warranty is made. Terms of sale or lease, and availability are subject to change without notice.

virtus
commercial

www.virtusco.com