

*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

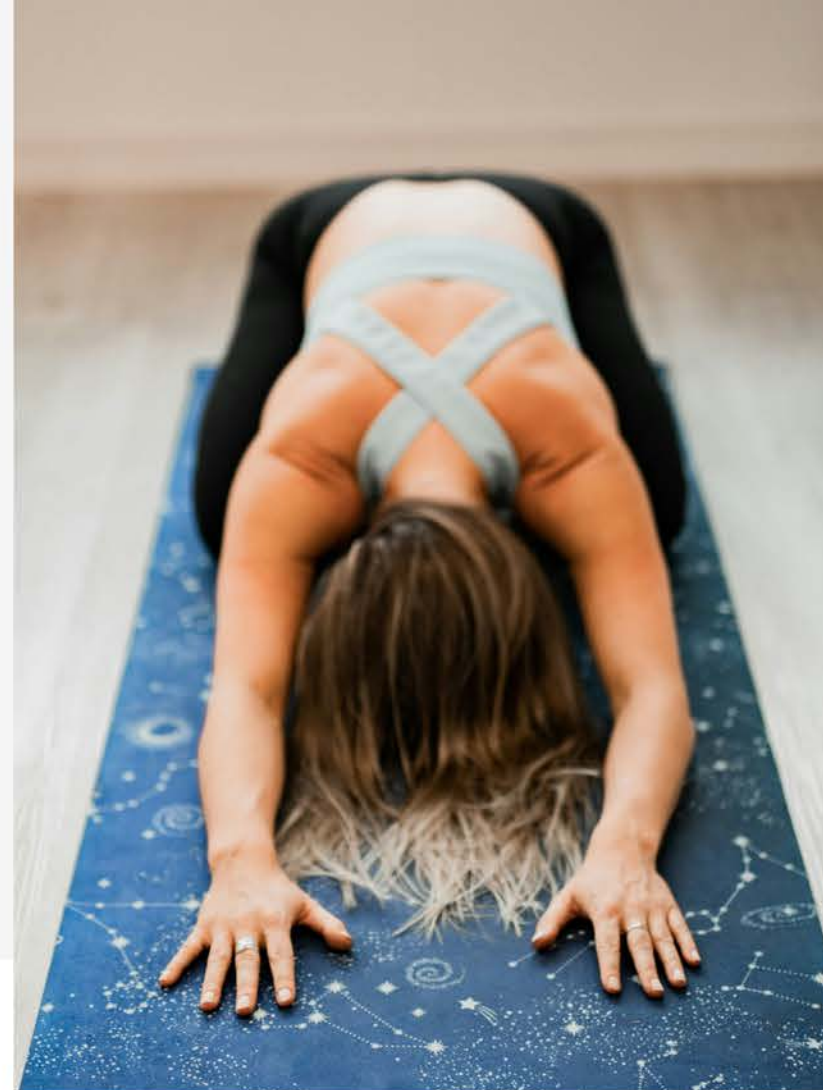
SIP

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



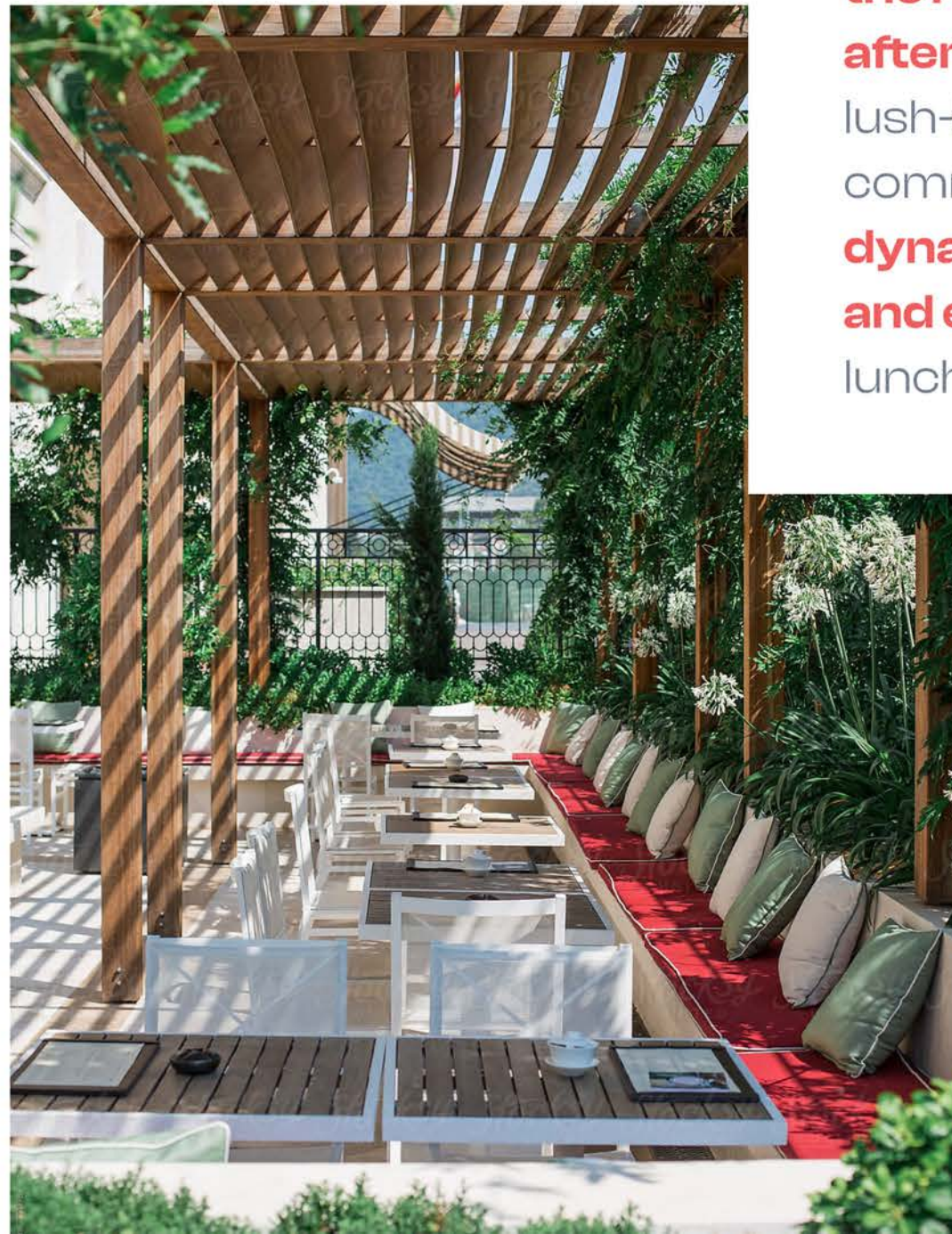
*the* CLIFF

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.

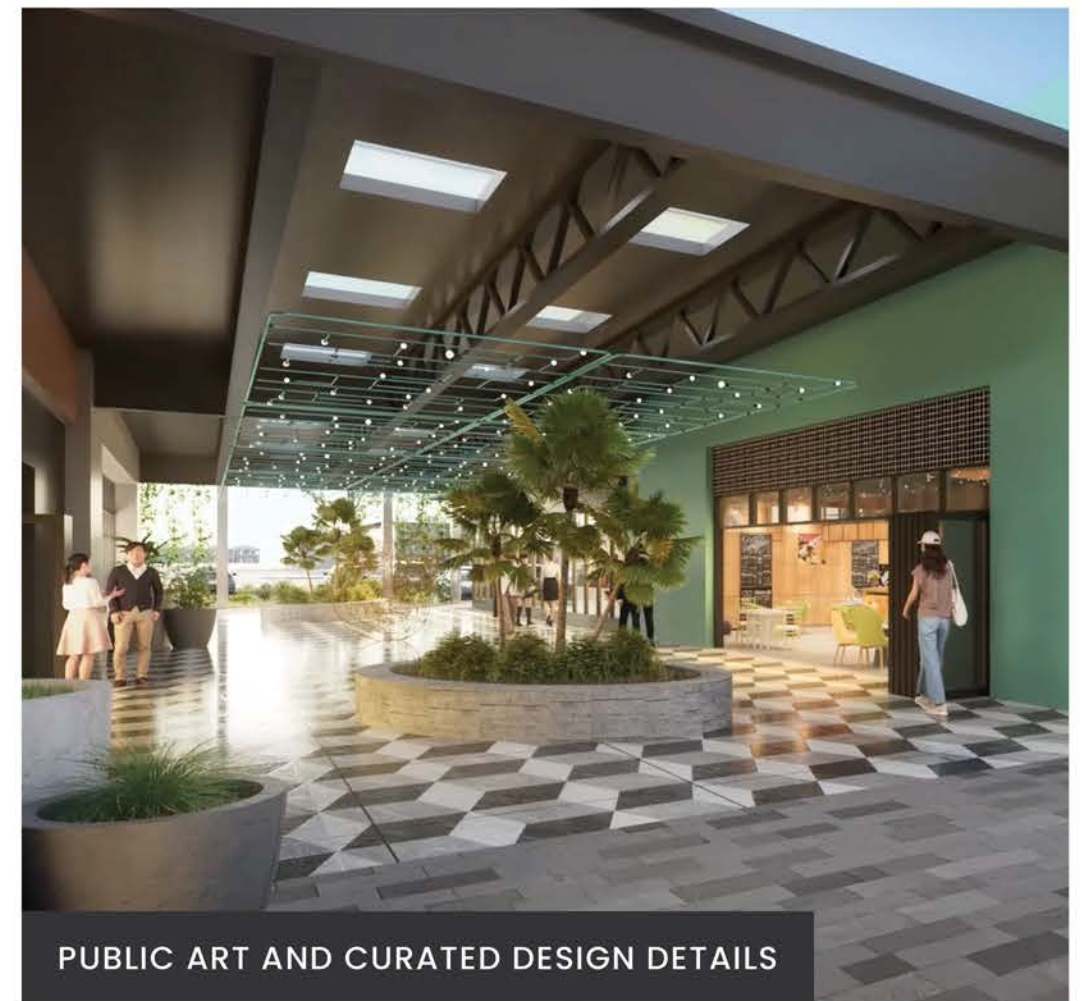




SHADED COMMUNAL SPACES



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 DOLLAR  
LOAN CENTER**  
222 S GREEN VALLEY PARKWAY  
±200K SF ARENA  
5,567 SEATS  
1,470 PARKING STALLS  
BUILT IN 2022

30,500  
CARS PER DAY

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

the  
**CLIFF**

**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, Dollar Loan Center Arena, and St. Rose Dominican Hospital.**

**ST. ROSE  
DOMINICAN HOSPITAL**

# A LOOK AT THE NEIGHBORHOOD

177,000  
CARS PER DAY

34,500  
CARS PER DAY

215

ST ROSE PARKWAY

the  
CLIFF

THE ATRIUM  
AT HENDERSON

ST ROSE  
CORPORATE PLAZA  
RESTAURANTS & SERVICES

54,000  
CARS PER DAY

LIFETIME FITNESS

LIFETIME LIVING  
149 HIGH-RISE LUXURY RESIDENCES

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

PASEO VERDE PARKWAY

CARNEGIE STREET

S GREEN VALLEY PARKWAY

SAMMY'S  
RESTAURANT & BAR

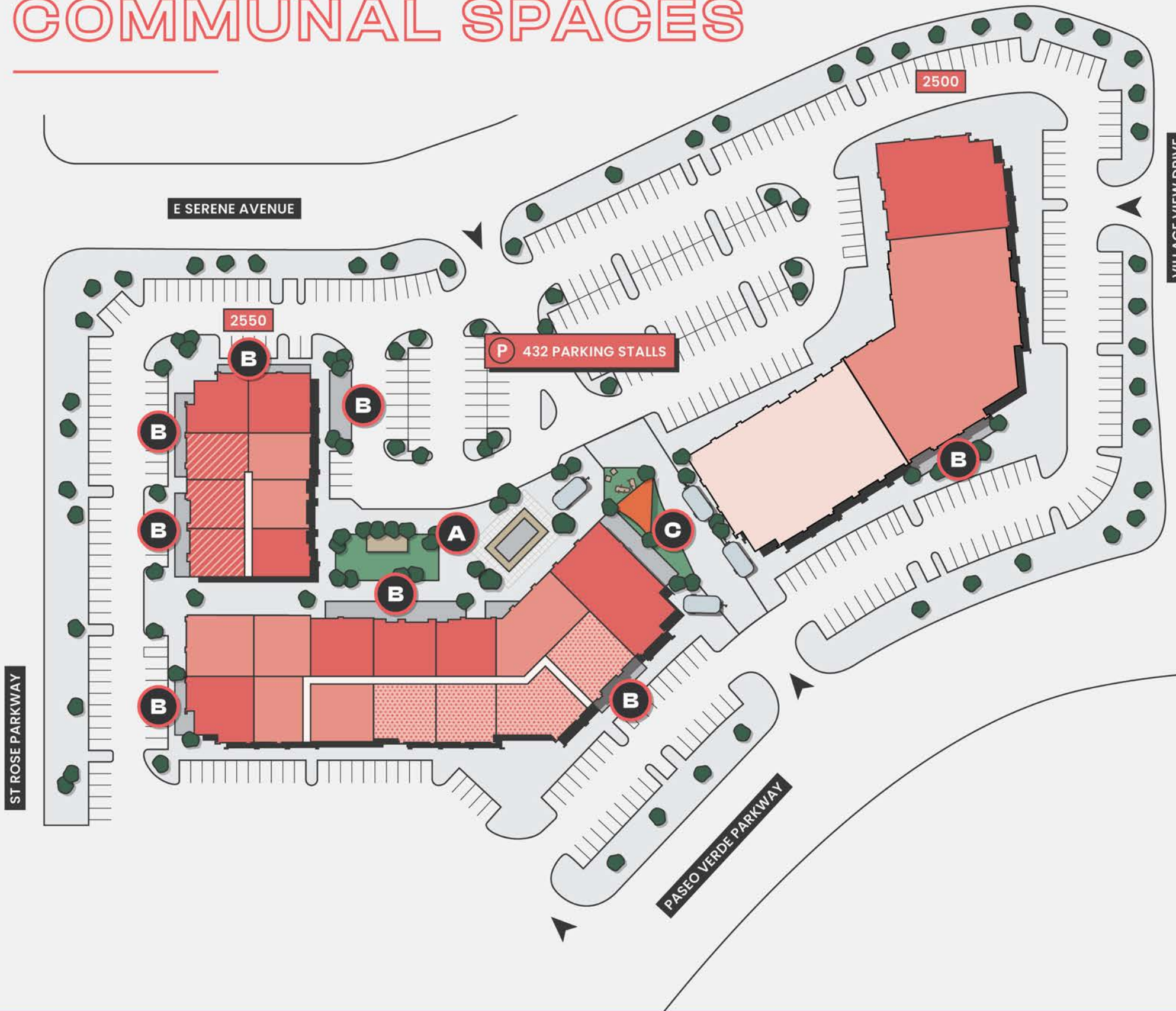
GREEN VALLEY  
CORPORATE CENTER

CLAIM JUMPER  
STEAKHOUSE & BAR

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

THE DOLLAR  
LOAN CENTER  
5,567 SEATS | ±200K SF ARENA

# ACTIVATED COMMUNAL SPACES



**A**  
CENTRAL  
BAR &  
OUTDOOR  
LOUNGE



**B**  
LUSH  
COVERED  
PATIOS



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

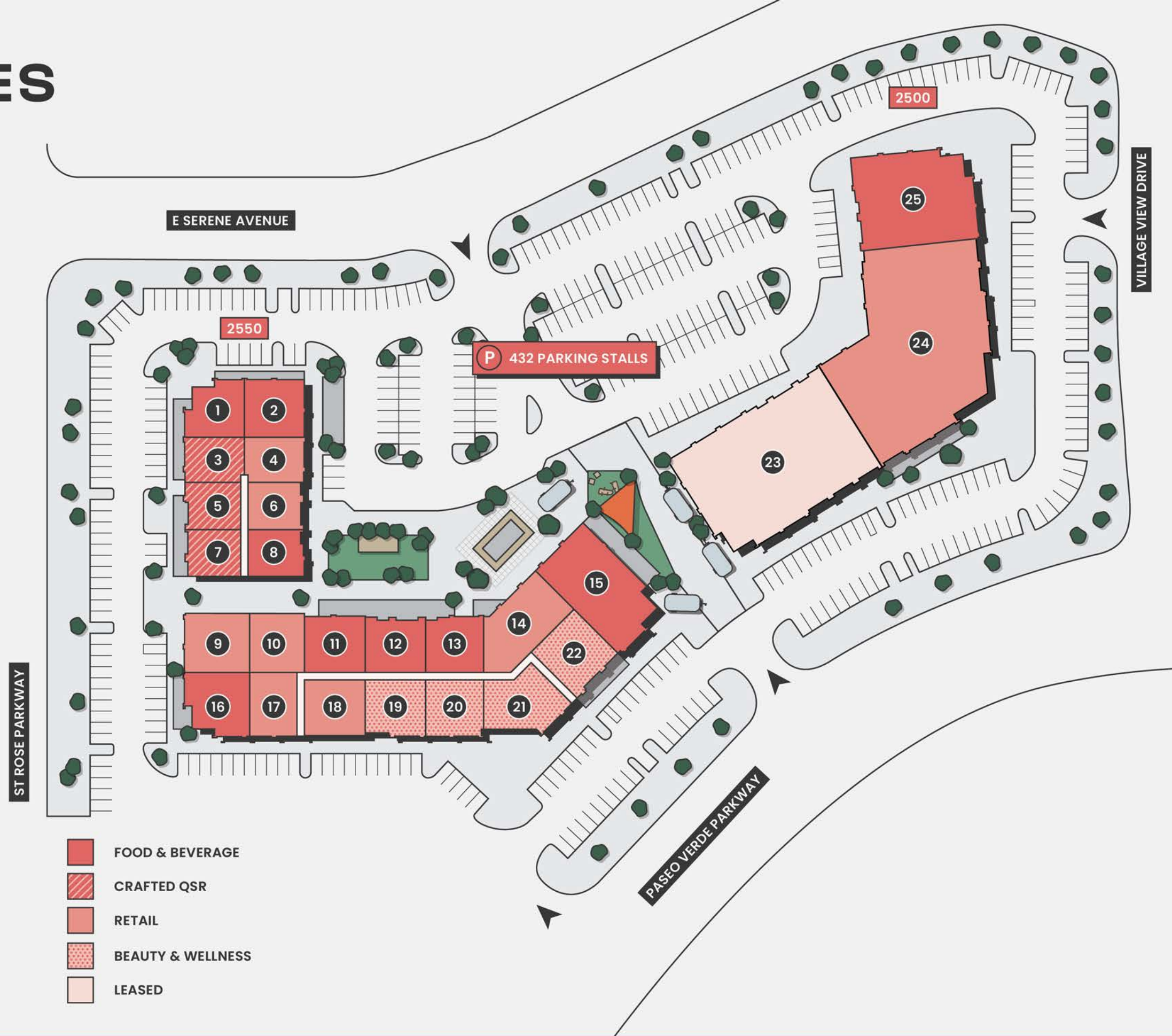
# LEASING SPACES

## 2550 BUILDING

SPACE	SQUARE FEET	TENANT TYPE
1	±2,000 SF	Food & Beverage
2	±2,300 SF	Food & Beverage
3	±1,800 SF	Crafted QSR
4	±1,800 SF	Ready to Wear
5	±1,800 SF	Crafted QSR
6	±1,800 SF	Ready to Wear
7	±1,800 SF	Crafted QSR
8	±1,800 SF	Food & Beverage
9	±2,500 SF	Retail
10	±2,100 SF	Retail
11	±2,200 SF	Food & Beverage
12	±2,100 SF	Food & Beverage
13	±2,100 SF	Food & Beverage
14	±3,400 SF	Ready to Wear
15	±5,000 SF	Food & Beverage
16	±2,500 SF	Food & Beverage
17	±2,000 SF	Retail
18	±2,200 SF	Retail
19	±2,200 SF	Beauty
20	±2,200 SF	Beauty
21	±2,700 SF	Health & Wellness
22	±2,500 SF	Barber Shop

## 2500 BUILDING

SPACE	SQUARE FEET	LEASE STATUS
23	±13,500 SF	Leased
24	±16,600 SF	Furniture
25	±7,200 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

the **CLIFF**

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CAST

The background image shows a sophisticated restaurant interior. A curved bar with a warm, glowing light fixture runs across the top. Below it, a table is set with white linens, silverware, and several wine glasses. The walls are covered in vertical wooden slats, creating a textured, modern aesthetic.

# *the* CLIFF

2500 & 2550 PASEO VERDE PARKWAY, HENDERSON, NV 89074

A PROJECT BY



PARTNERS CAPITAL + CNR RETAIL

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