

AVAILABLE FOR LEASE

Lease Rate: \$2.00/SF NNN
(2025 estimated CAMs are \$0.80 PSF)

BLACK MOUNTAIN MARKETPLACE



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

PROPERTY DESCRIPTION

BLACK MOUNTAIN MARKETPLACE is a ±44,373 sf Neighborhood Center located at the Northwest corner of West Horizon Drive and West Horizon Ridge Parkway. Situated on the Horizon Drive I-515 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 spaces 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-515 on/off ramp.
- **FREE RENT and/or TI INCENTIVES** (Available for qualified concepts, leases, and applicants. Conditions apply).
- \$85,000 avg. surrounding household incomes.
- Huge 94,500 freeway traffic count.



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 above information while not guaranteed has been secured from sources we believe to be reliable.

virtus
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AVAILABLE SUITE(S)

SUITE	SIZE	TENANT
72-100	2,000	Il Chianti Italian
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	Rosati'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



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76 W Horizon Ridge Pkwy - Suite 145 (1,500 SF)



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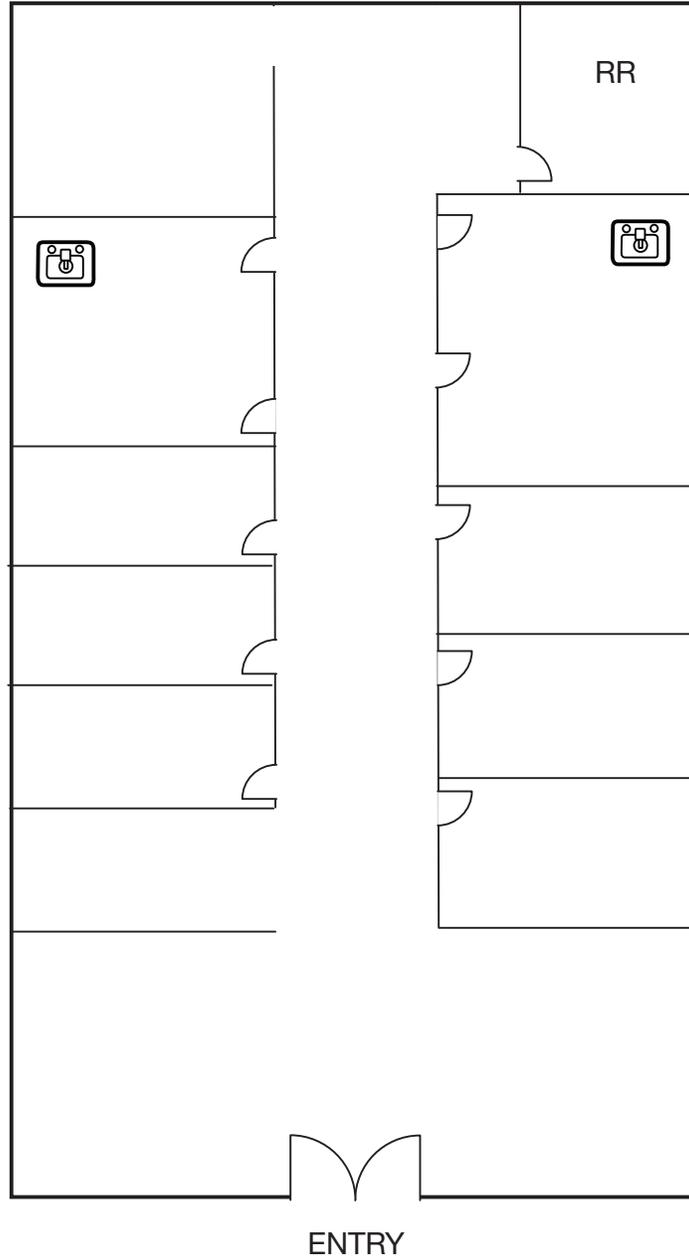
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FLOOR PLAN

SUITE 76-145 (1,500 SF)



Floor plan is not to exact scale. It is intended for general information purposes only.

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

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