

# Valle Verde 215 Center

Retail Space for Lease  
 ±1,000 SF Retail & ±2,400 SF of Former Spa  
 34 & 40 N. Valle Verde, Henderson, Nevada 89074

**RETAIL SPACE  
 AVAILABLE**

## PROPERTY FEATURES

- Kohl's anchored shopping center
- Great access and exposure on 215 beltway, 165,000 VPD
- Some of the best demographics in the market
- Great tenant mix
- Excellent parking

## Tenants:



## Area Tenants:



## 2018 DEMOGRAPHICS

|                         | 1 Mile   | 3 Mile   | 5 Mile   |
|-------------------------|----------|----------|----------|
| Population              | 16,015   | 124,242  | 306,539  |
| Households              | 5,964    | 49,483   | 118,091  |
| Median Household Income | \$84,316 | \$70,415 | \$66,124 |



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| Suite      | Tenant             | SF    |
|------------|--------------------|-------|
| 31-100     | Check City         | 2,316 |
| 34-120A    | R&G Music          | 2,200 |
| 40-100     | Available          | 1,000 |
| 40-110/120 | Available          | 2,400 |
| 40-140     | Smile City Dentist | 1,668 |



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