

**MULTI-TENANT
±1,050 SF - 4,900 SF
FOR LEASE**

**GREEN VALLEY
PARKWAY
&
SUNSET ROAD**

**RESTAURANT
SPACE
AVAILABLE**

HENDERSON, NEVADA



N. GREEN VALLEY PKWY.





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PARKWAY
&
SUNSET ROAD**

PROPERTY HIGHLIGHTS

Neighboring tenants include: La Bonita Supermarkets, Natural 21 Gaming, Kohi Coffee, Thai Chili, H&R Block, Intermountain Health, and Dotty's.

1 ±1,050 SF - 4,900 SF

2 Established retail center in the Green Valley trade area

3 Excellent access and visibility

4 Zoned - CC (Community Central)

AREA DEMOGRAPHICS

Source: 2025 ESRI



TOTAL POPULATION

1 mile: 14,211
3 miles: 151,640
5 miles: 406,812

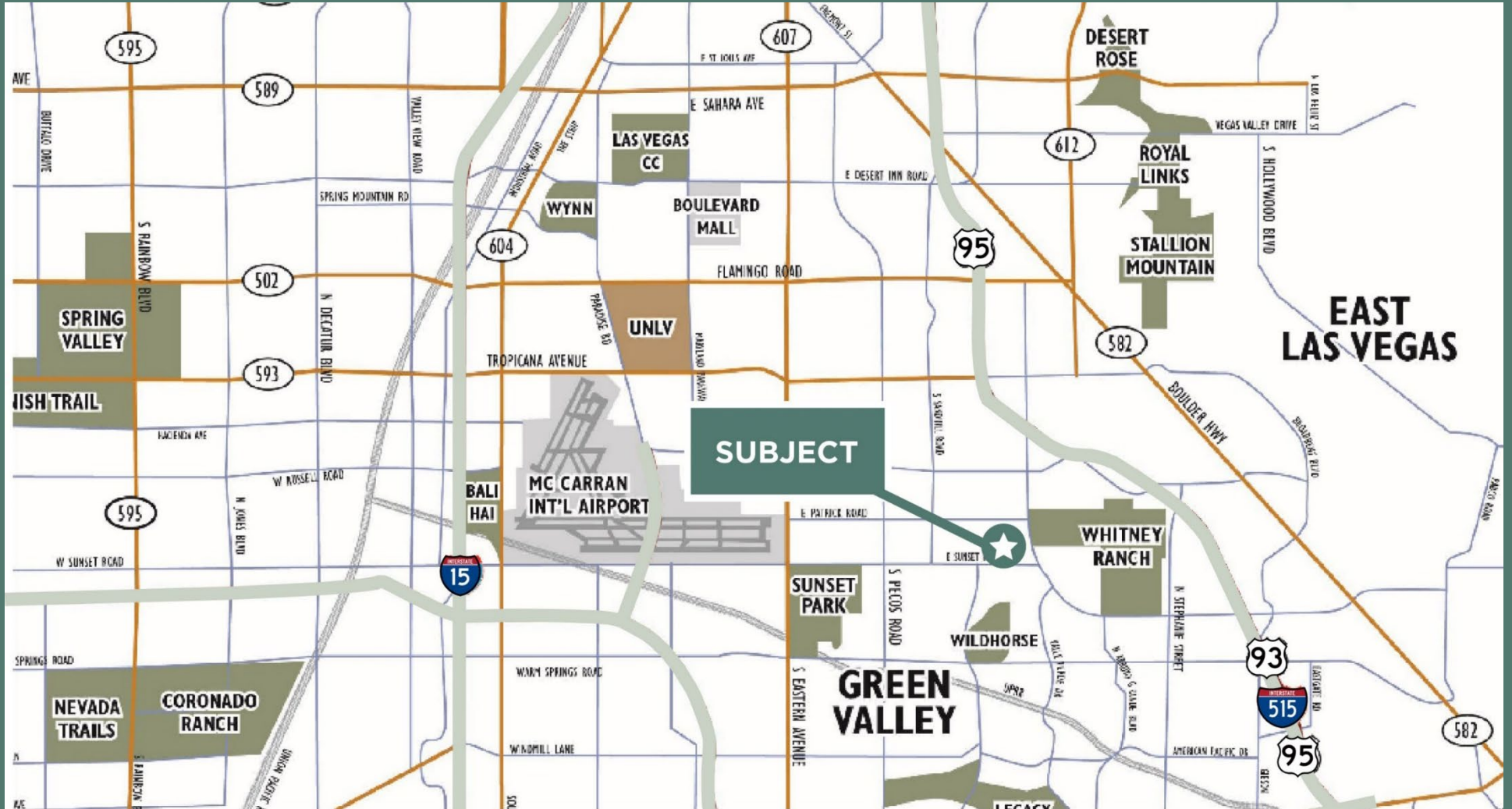


AVERAGE HOUSEHOLD INCOME

1 mile: \$91,001
3 miles: \$101,122
5 miles: \$97,452

LOCATION MAP

MULTI-TENANT RETAIL CENTER FOR LEASE



AERIAL PHOTOS

MULTI-TENANT RETAIL CENTER FOR LEASE



LAS VEGAS STRIP

TRADE AREA MAP

MULTI-TENANT RETAIL CENTER FOR LEASE



GREEN VALLEY
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SITE PLAN



VIRTUAL TOUR AVAILABLE
SUITE 2811 SUITE 2845



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TENANT INFO

4130-4140 E. SUNSET ROAD

Suite	Tenant	SF
4130	Trinity Massage	1,601
4132-4140 & 2801A	Natural 21 Gaming	12,045

2855-2891 N. GREEN VALLEY PARKWAY

Suite	Tenant	SF
2855	Ely's Burger	4,350
2861	Birria Bite Mexican Grill	2,370
2865	AVAILABLE	990
2869	Engle BJJ	2,450
2875	AVAILABLE	2,100
2877	Thai Chili	1,260
2879	And Pita	1,260
2881	AVAILABLE	1,190
2883	AVAILABLE	1,120
2885	AVAILABLE	1,120
2887	Intermountain Healthcare	1,050
2891	Intermountain Healthcare	3,500

 VIRTUAL TOUR AVAILABLE

2801-2851 N. GREEN VALLEY PARKWAY

Suite	Tenant	SF
2801B	H&R Block	3,400
2803	AVAILABLE	3,600
28017	7 Agua	1,440
2809	AVAILABLE	2,000
<u>2811</u>	AVAILABLE 	3,898
2813-2815	AVAILABLE	4,853
2819	AVAILABLE	2,100
2823	Dotty's	5,914
2825	Eyebrows R Us	1,190
2827	Hair Salon	1,260
2829	360 Nails	1,370
2831	Barber Shop	1,196
2833	Big Mama's Wings	1,050
2835	Smoke Shop	1,050
2837	AVAILABLE	1,050
2839	Kohi Coffee	1,050
2841	AVAILABLE	2,252
2843	Laundromat	4,129
<u>2845</u>	AVAILABLE 	1,415
2851	La Bonita	49,100

MULTI-TENANT RETAIL CENTER FOR LEASE

PROPERTY PHOTOS



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HENDERSON, NEVADA

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