

AVAILABLE FOR LEASE

# FREESTANDING FAST FOOD RESTAURANT

715 S. Green Valley Pkwy, Henderson, NV 89052

Listed By:



**AVAILABLE**  
**±2,885 SF**



QSR BUILDING WITH DRIVE-THRU

## LISTING SNAPSHOT

**Lease Rate:**  
Contact Broker

**Space Available:**  
±2,885 SF

**Land Size:**  
±0.69 AC



## PROPERTY HIGHLIGHTS

- Freestanding second generation QSR with drive-thru
- Located within Green Valley Crossing Center – a Target anchored center with other national & regional co-tenants
- Join Target, Staples, Sprouts Farmers Market, Petco, Starbucks, and more!
- Building features prime frontage along Green Valley Parkway (±23,400 VPD)
- Conveniently located less than 2 miles South of the CC 215 Beltway (±163,000 VPD), Green Valley Ranch Casino, and the District at Green Valley Ranch
- Services the affluent Green Valley, Macdonald Ranch, Anthem and Seven Hills neighborhoods with a total of ±122,051 households within a 5-mile radius.

## Trade Area Demographics

	1-Mile	3-Mile	5-Mile
<b>2025 Population</b>	14,645	114,551	295,968
<b>2025 Average Household Income</b>	\$138,922	\$141,407	\$130,570
<b>2025 Households</b>	6,633	47,949	122,051

## Leasing Experts

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# VICINITY MAP

The trade area consists of ±295,968 residents with an average household income of ±\$130,570 within a 5-mile radius.



Median Age  
**43.1**



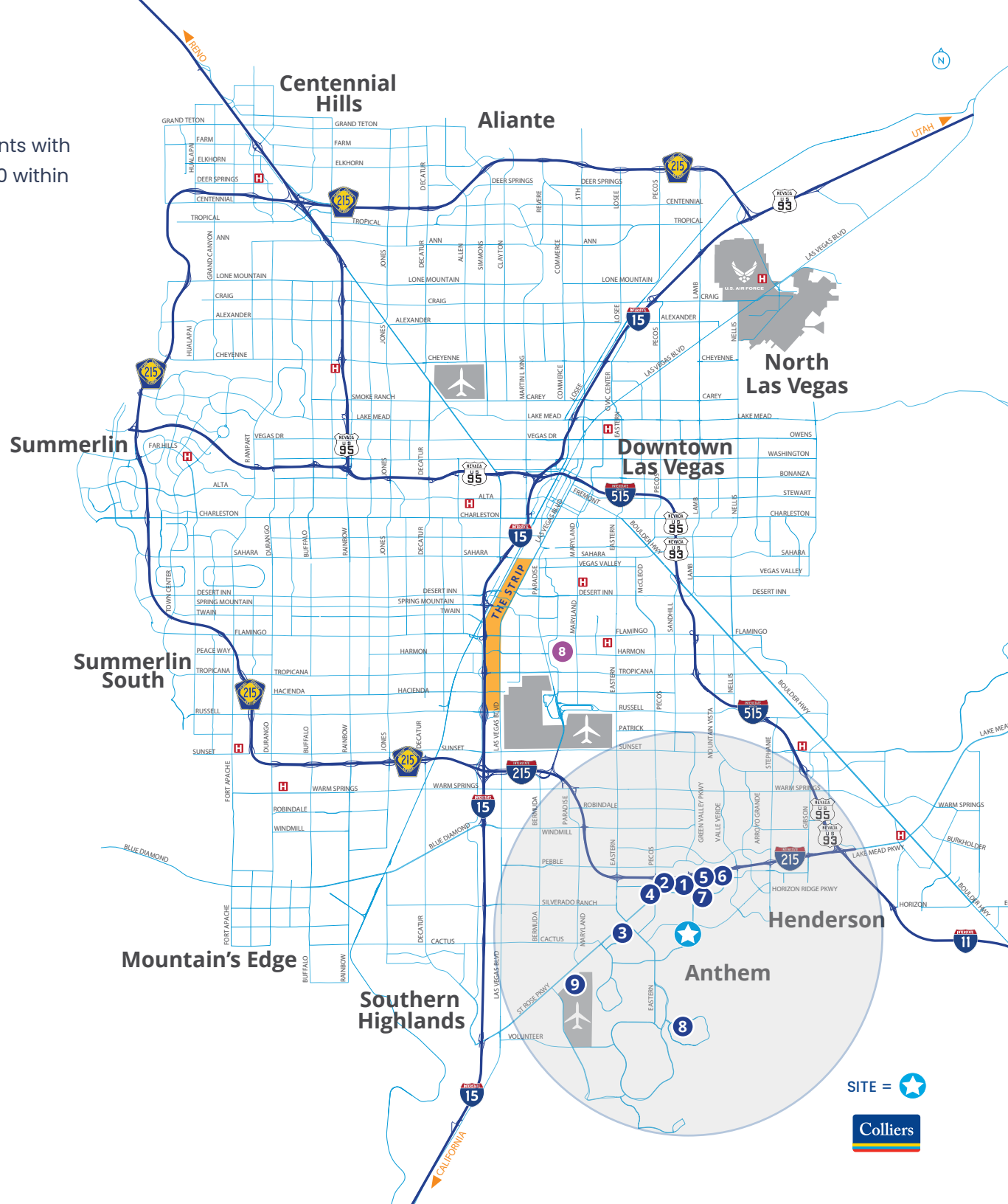
Homeowners  
**76,043**



Married Households  
**50.6%**

## Nearby Amenities ±5-Mile Radius

- 1 Green Valley Ranch Resort & Spa -1.7 miles
- 2 The District Shopping Center -1.7 miles
- 3 St Rose Hospital – Siena Campus (326 beds) -3.2 miles
- 4 Lifetime Fitness -2.3 miles
- 5 Lee’s Family Forum -1.4 miles
- 6 Henderson Multigenerational Center -1.5 miles
- 7 Desert Willow Golf Course -.8 miles
- 8 Anthem Country Club -4.2 miles
- 9 Henderson Executive Airport -5.7 miles



SITE =



# GREEN VALLEY CROSSING

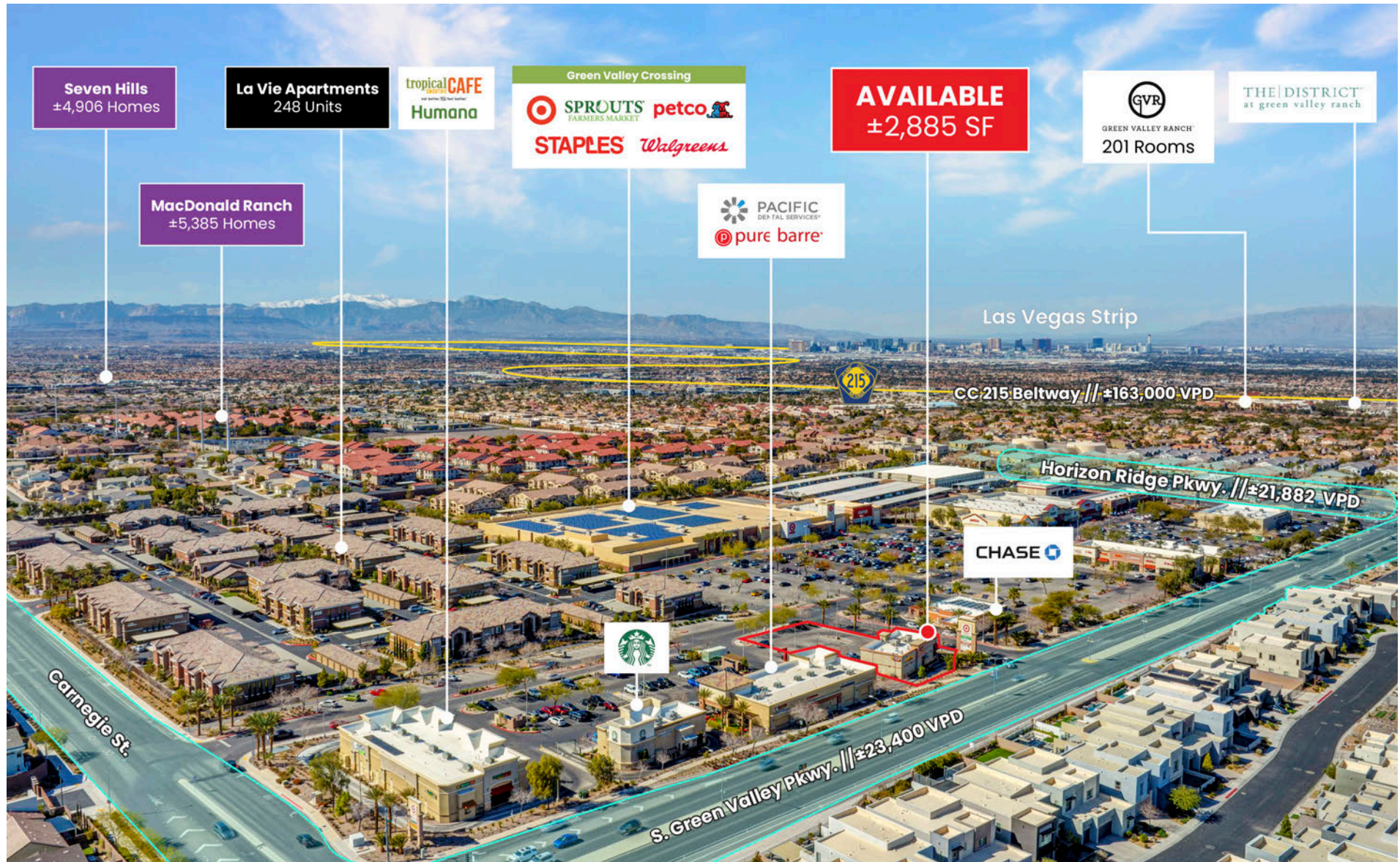
# TRADE AREA MAP



■ = Power Centers   
 ■ = Shopping Centers   
 ■ = Hospital   
 ■ = Subject

# GREEN VALLEY CROSSING

# NORTHWEST FACING AERIAL



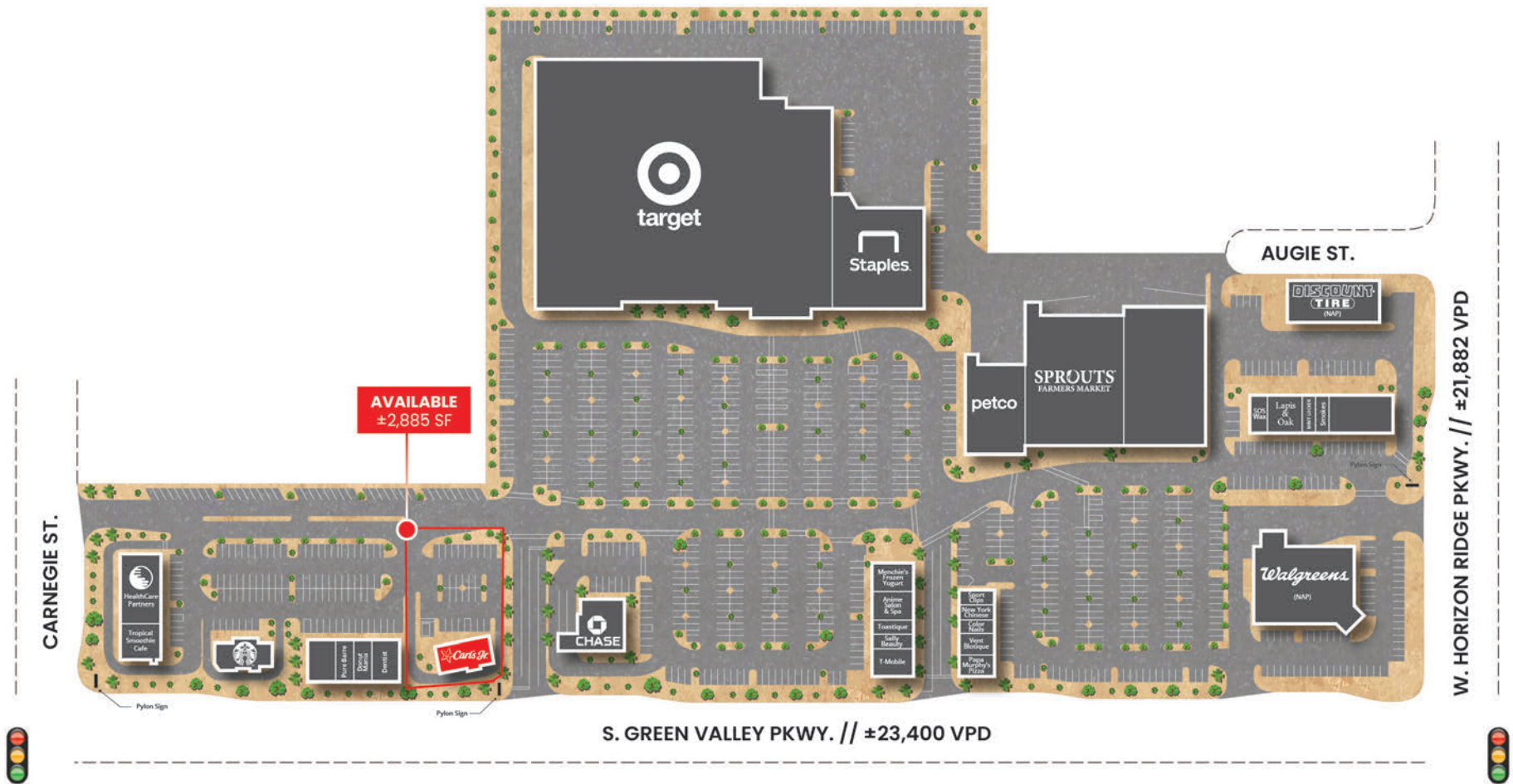
■ = Single-Family Homes   
 ■ = Multi-Family   
 ■ = Subject

# GREEN VALLEY CROSSING

# NORTHEAST FACING AERIAL



■ = Single-Family Homes   
 ■ = Multi-Family   
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**Malan + Marcello Investment Team**

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