

An architectural rendering of a modern commercial development named 'the CLIFF' at dusk. The scene shows a multi-story building with large glass windows and storefronts for 'Oro', 'OLI', and 'HEARTH & HOME'. The word 'the' is in a cursive orange font, and 'CLIFF' is in a large, white, sans-serif font. The building is surrounded by palm trees and other landscaping. In the background, there are residential houses. The sky is a mix of purple and blue. At the bottom, there are logos for 'V A | C', 'AO', and 'CAST CAPITAL PARTNERS'.

the CLIFF



HENDERSON'S NEW CENTER OF GRAVITY

At The Cliff, everything aligns.

It's where dining, retail, vibrant curated experiences come together to create a gravitational pull, a place that draws people in and brings them back. Not another stop, but a magnet for Henderson daily life.

For tenants, that means more than foot traffic. It means loyal, lifestyle-driven customers who see The Cliff as part of how they live and thrive.



**100,000 SF OF ENERGY TO
DRAW THE COMMUNITY IN.**



A MARKET READY FOR MORE

Affluent and active communities seeking distinctive experiences that match their lifestyle without leaving the community.

10 MINUTES FROM THE AIRPORT

177,000
CARS PER DAY

15 MINUTES TO THE STRIP

THE ATRIUM AT HENDERSON

ST ROSE CORPORATE PLAZA
RESTAURANTS & SERVICES

57,500
CARS PER DAY

PEBBLE ROAD

GREEN VALLEY CORPORATE CENTER

LIFETIME FITNESS

LIFETIME LIVING
149 HIGH-RISE LUXURY RESIDENCES

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

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

LEE'S FAMILY FORUM
5,567 SEATS | ±200K SF ARENA

34,500
CARS PER DAY



WIGWAM PKWY



S VALLE VERDE DR

PASEO VERDE PKWY

W HORIZON RIDGE PKWY

A THRIVING COMMUNITY

POPULATION GROWTH

4.5%

TOTAL POPULATION

194,000

SPENDING POWER

AVERAGE HOUSEHOLD INCOME

\$121,000

MEDIAN AGE

42

Source: American Community Survey, ESRI, US Census
Across zip codes within ≈ 3 miles



NOW LEASING

the CLIFF



the
CLIFF

HENDERSON'S CENTER OF TASTE

ELEVATED DINING

A destination in itself; where Henderson's top chefs, cocktail bars, and restaurateurs come together to shape a dining scene as dynamic as the community it serves. From casual favorites to culinary standouts, every table at The Cliff is set for connection, discovery, and flavor only found here.



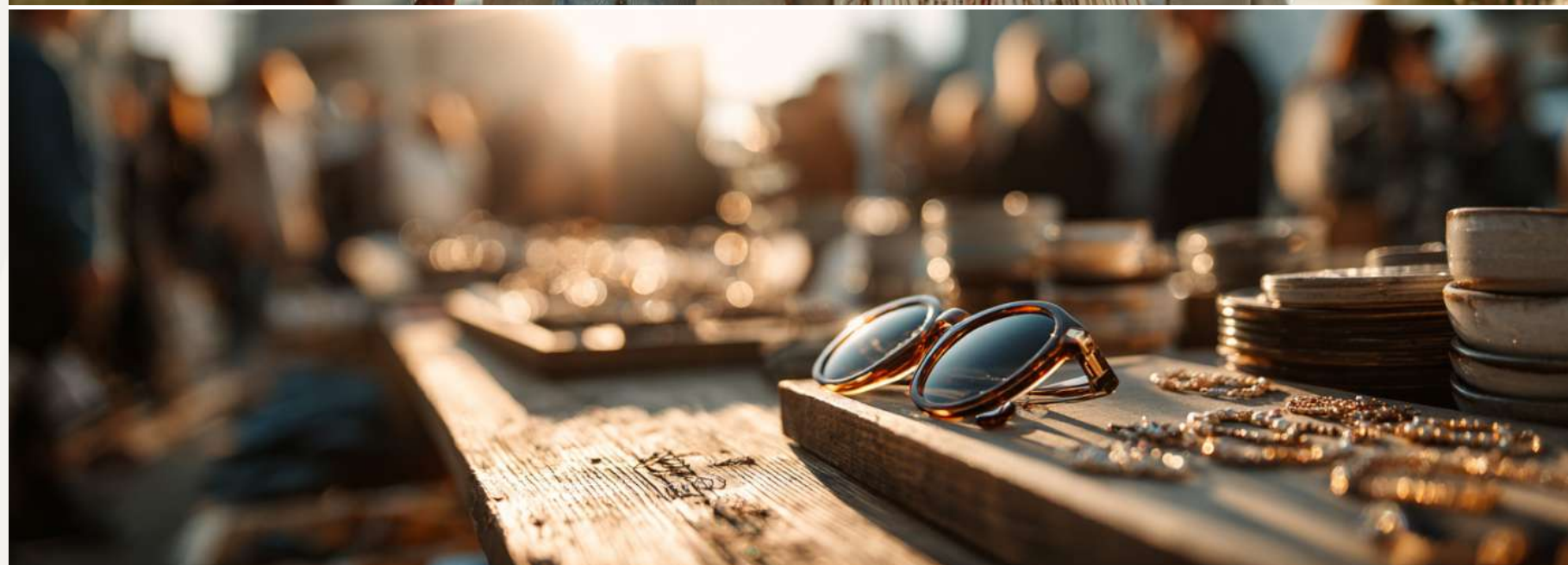


the CLIFF

HENDERSON'S CENTER OF STYLE

INSPIRED RETAIL

Curated shops and first-to-market brands bring momentum to The Cliff. From boutique fashion to lifestyle essentials, the retail mix is designed to feel personal, distinctive, and seamlessly woven into daily life.





the CLIFF

HENDERSON'S CENTER OF EXPERIENCE

SIGNATURE MOMENTS

At The Cliff, experiences are as thoughtfully curated as the setting itself. Live music, open-air markets, and seasonal gatherings bring rhythm and connection to every corner, transforming the everyday into something memorable.

Designed for discovery and delight, each event, activation, and encounter adds a new layer to Henderson's most engaging destination.





EVENTS AT THE CLIFF



FAMILY FUN

Movie nights on the lawn, carnival nights, and seasonal celebrations like Fall Fest and Back-to-School Bash



LIVE ENTERTAINMENT

Weekly live performances, karaoke nights, trivia showdowns, and big-screen fight nights



CAR COMMUNITIES

Cars & Coffee, JDM Legends, JEEPers Creepers, and Europeans at Lunch



HOLIDAYS

Tree Lighting, Fall Festival, Boo at The Cliff, and Santa at The Cliff



MARKETS

Open-air markets with local produce, vintage finds, and regional makers



HEALTH & WELLNESS

Fitness on the Lawn, Goat Yoga, Bicycles Expo, Post-Hike Bikes and Brews, and Fit4Mom



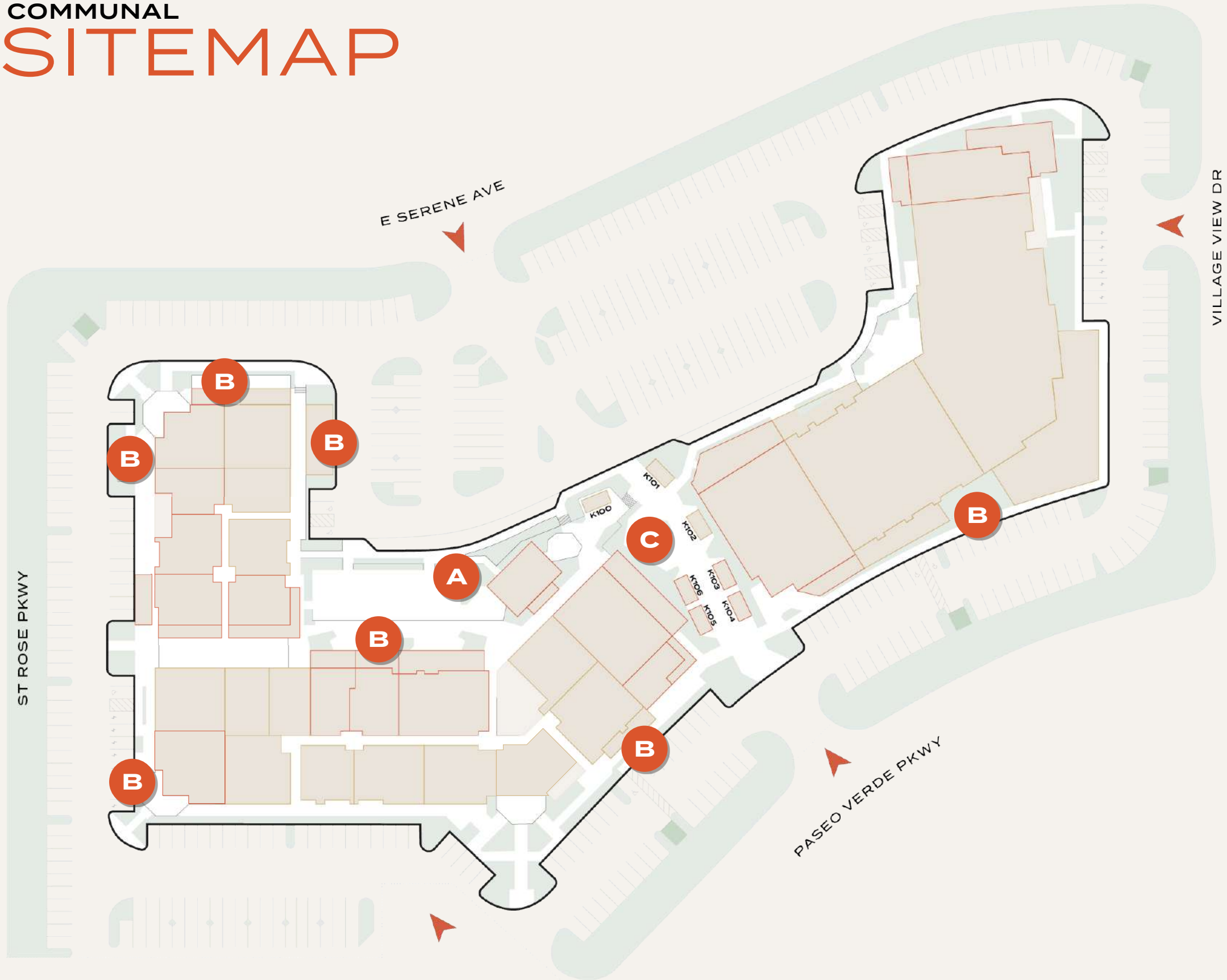
WEEKLY POURCAST

Ladies Night, Wine Wednesdays, Case of the Mondays, Bourbons at The Bar, and Tequila Tuesdays



the CLIFF

COMMUNAL
SITEMAP



A OUTDOOR LOUNGE
& EVENT SPACE



B LUSH COVERED
PATIOS



C FOOD KIOSK ALLEY
& CHILDREN'S PLAY
AREA

LEASING
SPACES

2500 BUILDING

#	SPACE	RENTABLE SF	TENANT TYPE
1	A100	3,161 SF	Visual Comfort & Co.
2	A101	15,916 SF	Arhaus
3	A102A	10,316 SF	Retail
4	A102B	7,005 SF	Food & Beverage / Entertainment

2550 BUILDING

5	B001	2,015 SF	Food & Beverage
6	B100	2,955 SF	Food & Beverage / Retail
7	B101	1,865 SF	Retail
8	B102	1,545 SF	Retail
9	B103	1,535 SF	Retail
10	B104A	1,523 SF	The Barista Botanist
11	B104B	1,744 SF	Lyte House
12	B105	3,431 SF	Food & Beverage
13	B106	2,271 SF	Retail / Food & Beverage
14	B107A	3,732 SF	Food & Beverage
15	B107B	1,045 SF	Killer Whale Ice Cream
16	B108	2,744 SF	Retail / Beauty & Wellness
17	B109	2,180 SF	Beauty & Wellness
18	B110	1,735 SF	PVOLVE
19	B111	2,297 SF	Beauty & Wellness
20	B112	1,842 SF	Beauty & Wellness
21	B113	2,501 SF	BODYROK
22	C100	2,043 SF	Food & Beverage / Retail
23	C101	2,176 SF	Food & Beverage / Retail
24	C102	1,664 SF	Retail
25	C103	1,627 SF	Retail
26	C104	1,700 SF	Leased
27	C105	1,783 SF	The Taco Stand
28	C106	1,925 SF	Food & Beverage
29	C107	1,480 SF	Crafted QSR

KIOSKS

K1	K100	200 SF	Retail
K2	K101	200 SF	Retail
K3	K102	200 SF	Retail
K4	K103	200 SF	Food & Beverage
K5	K104	200 SF	Food & Beverage
K6	K105	200 SF	Food & Beverage
K7	K106	200 SF	Food & Beverage



LEASING
SPACES

2500 BUILDING						
#	SPACE	TENANT TYPE	RENTABLE SF	USABLE SF	PATIO A SF	PATIO B SF
1	A100	Visual Comfort	-	-	-	-
2	A101	Arhaus	-	-	-	-
3	A102A	Retail	10,316 SF	10,122 SF	1,061 SF	937 SF
4	A102B	Food & Beverage / Entertainment	7,005 SF	6,798 SF	1,395 SF	480 SF
2550 BUILDING						
5	B001	Food & Beverage	2,015 SF	2,015 SF	N/A	N/A
6	B100	Food & Beverage / Retail	2,955 SF	2,838 SF	N/A	N/A
7	B101	Retail	1,865 SF	1,755 SF	N/A	N/A
8	B102	Retail	1,545 SF	1,465 SF	N/A	N/A
9	B103	Retail	1,535 SF	1,390 SF	N/A	N/A
10	B104A	The Barista Botanist	-	-	-	-
11	B104B	Lyte House	-	-	-	-
12	B105	Food & Beverage	3,431 SF	2,933 SF	1,005 SF	N/A
13	B106	Retail	2,271 SF	2,157 SF	N/A	N/A
14	B107A	Food & Beverage	3,732 SF	3,619 SF	996 SF	N/A
15	B107B	Killer Whale Ice Cream	-	-	-	-
16	B108	Retail / Beauty & Wellness	2,744 SF	2,459 SF	443 SF	N/A
17	B109	Beauty & Wellness	2,180 SF	1,831 SF	-	-
18	B110	PVOLVE	-	-	-	-
19	B111	Beauty & Wellness	2,297 SF	2,000 SF	N/A	N/A
20	B112	Beauty & Wellness	1,842 SF	1,474 SF	N/A	N/A
21	B113	BODYROK	-	-	-	-
22	C100	Food & Beverage / Retail	2,043 SF	1,949 SF	263 SF	342 SF
23	C101	Food & Beverage / Retail	2,176 SF	2,088 SF	382 SF	863 SF
24	C102	Retail	1,664 SF	1,406 SF	N/A	N/A
25	C103	Retail	1,627 SF	1,263 SF	N/A	N/A
26	C104	Leased	-	-	-	-
27	C105	The Taco Stand	-	-	-	-
28	C106	Food & Beverage	1,925 SF	1,694 SF	N/A	N/A
29	C107	Crafted QSR	1,480 SF	1,379 SF	N/A	N/A
KIOSKS						
K1	K100	Retail	200 SF	N/A	N/A	N/A
K2	K101	Retail	200 SF	N/A	N/A	N/A
K3	K102	Retail	200 SF	N/A	N/A	N/A
K4	K103	Food & Beverage	200 SF	N/A	N/A	N/A
K5	K104	Food & Beverage	200 SF	N/A	N/A	N/A
K6	K105	Food & Beverage	200 SF	N/A	N/A	N/A
K7	K106	Food & Beverage	200 SF	N/A	N/A	N/A



HENDERSON'S NEW CENTER OF GRAVITY

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CAST
CAPITAL PARTNERS

the CLIFF

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