

FOR LEASE

3,222 SF Retail Endcap Space Available

SMITHS ANCHORED 55-75 S. VALLE VERDE DR.

MILES SANSONE

Phone: (702) 768-1930 (702) 914-9500 x107

Email: Leasing@SansoneCompanies.com

Corporate Address: 2580 St. Rose Pkwy. Ste. 125 Henderson, Nevada 89074

www.SansoneCompanies.com





LEASING DETAILS

SPACE AVAILABLE	3,222 SF
LEASE PRICE	\$3.65 PSF
NNN	\$0.64 PSF

SECOND GEN KITCHEN WITH HUGE PATIO

PROPERTY HIGHLIGHTS

- Smiths Grocery anchored with strong Tenant Mix
- Located off of I-215
- Affluent area with great demographics
- Huge Open parking field
- National Tenants: Smith's, Mc Donald's, and more!

DEMOGRAPHICS

POPULATION	2-mile	5-mile	10-mile
2024 Population	18,814	130,638	312,021
HOUSEHOLDS	2-mile	5-mile	10-mile
2024 Households	7,545	53,283	124,196
INCOME	2-mile	5-mile	10-mile
2024 Average	\$117,299	\$109,176	\$99,806





3,222 SF
TURN-KEY KITCHEN
AVAILABLE

LESLIE'S POOL SUPPLIES
SERVICE & REPAIR

TAN
REPUBLIC

MATHNASIUM
The Math Learning Center

AT YOUR SERVICE
FOR ALL YOUR POOL & SPA NEEDS

Smith's

KOHL'S



VALLE VERDE



PASEO VERDE



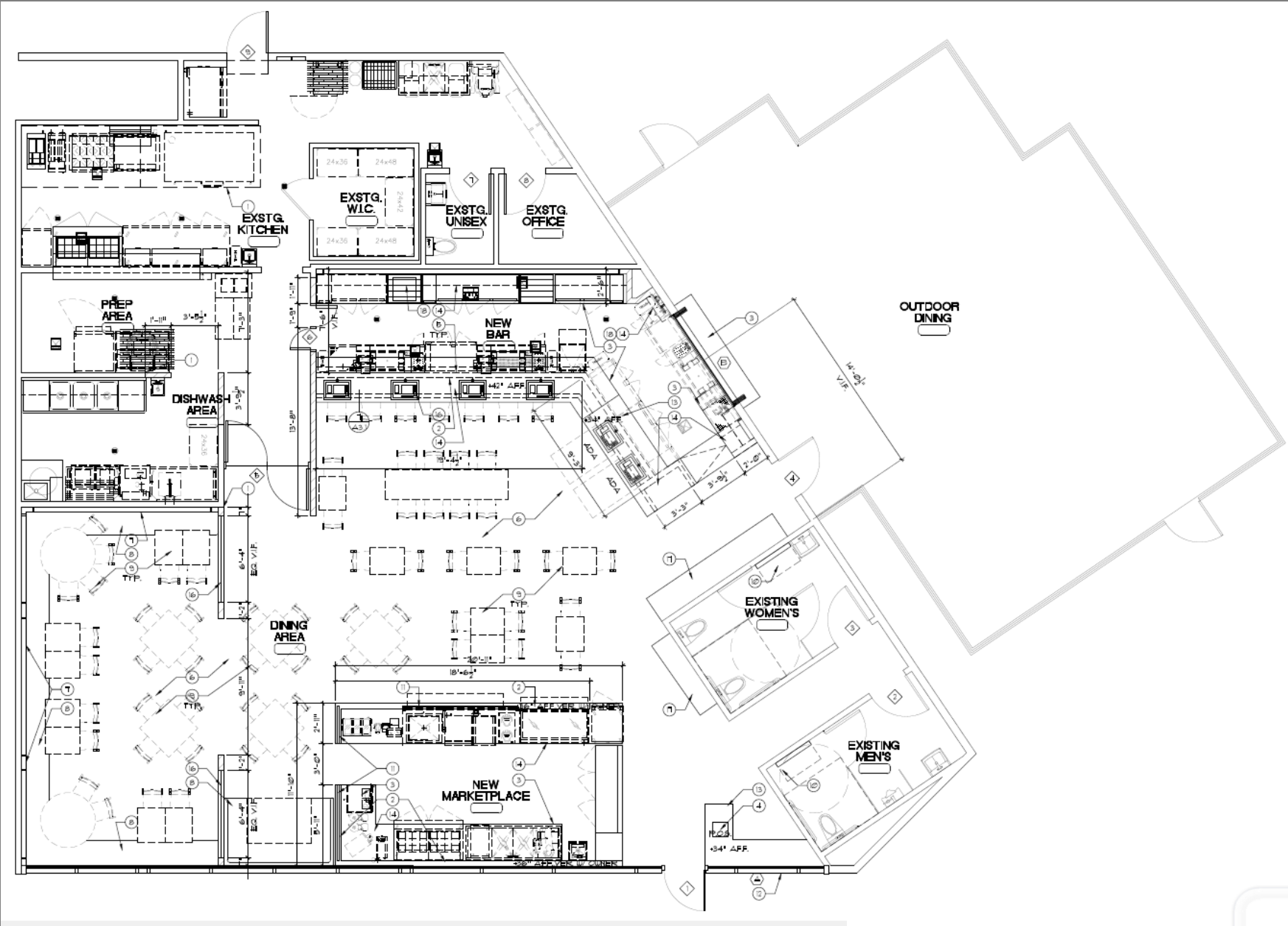
PEARLE
SEE US FOR
VISION

BOOMBANG
Fine Foods & Cocktails

TACOTARIAN
plant-based Mexican eatery



55-75 S Valle Verde
Henderson, NV 89012



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