

FOR LEASE



3,222 SF Endcap Space Available – 4,198 SF Retail Space Available

SMITHS ANCHORED 55-75 S. VALLE VERDE DR.

MILES SANSONE

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www.SansoneCompanies.com





LEASING DETAILS

ENDCAP SPACE 3,222 SF | LEASE PRICE \$3.65 PSF

SECOND GEN KITCHEN WITH HUGE PATIO | NNN \$0.64 PSF

RETAIL SPACE 4,168 SF | LEASE PRICE \$3.35 PSF

NNN \$0.64 PSF

PROPERTY HIGHLIGHTS

- Smith's 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





4,168 SF
TURN-KEY WELLNESS CENTER
AVAILABLE

3,222 SF
TURN-KEY KITCHEN
AVAILABLE

LESLIE'S POOL SUPPLIES
SERVICE & REPAIR

TAN
REPUBLIC

MATHNASIUM
The Math Learning Center

AT YOUR SERVICE
POOL SUPPLIES & REPAIR

Smith's

McDonald's

INTERSTATE
215

KOHL'S

VALLE VERDE

PASEO VERDE

PEARLE
EST. 2001
VISION

BOOMBANG
Fine Foods & Cocktails

TACOTARIAN
plant-based Mexican eatery

SANSONE
COMPANIES

The floor plan shows a building with a triangular section on the left. The plan includes various rooms, corridors, and a central staircase. Dimensions are provided in meters (m) and feet (ft).

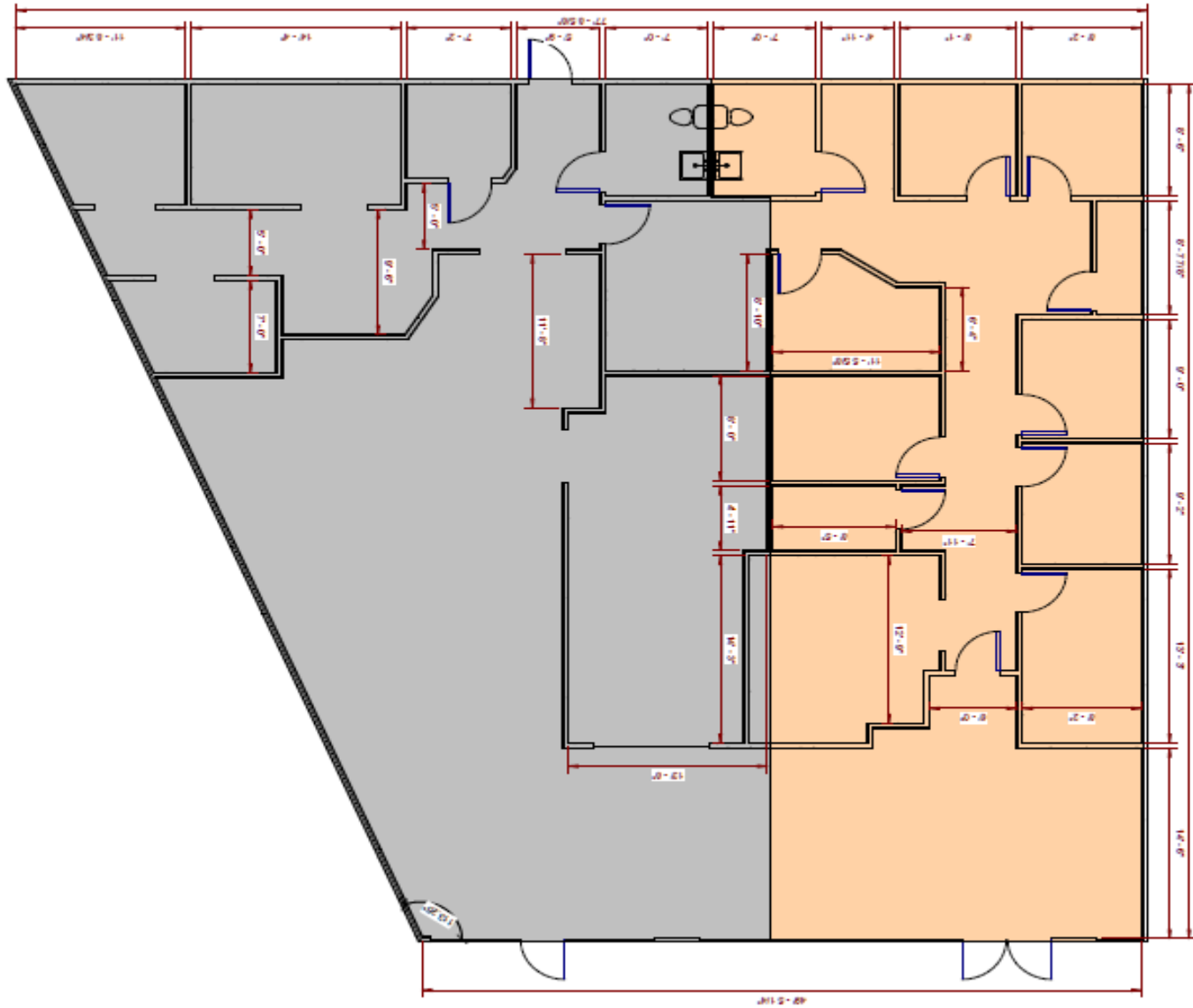
Dimensions (m):

- Overall width: 11.0347
- Overall height: 14.07
- Room dimensions (approximate):
 - Top left: 14.07 x 7.07
 - Top middle: 7.07 x 7.07
 - Top right: 7.07 x 7.07
 - Middle left: 11.0347 x 11.0347
 - Middle right: 11.0347 x 11.0347
 - Bottom left: 11.0347 x 11.0347
 - Bottom right: 11.0347 x 11.0347

Dimensions (ft):

- Overall width: 36.37
- Overall height: 46.17
- Room dimensions (approximate):
 - Top left: 46.17 x 23.17
 - Top middle: 23.17 x 23.17
 - Top right: 23.17 x 23.17
 - Middle left: 36.37 x 36.37
 - Middle right: 36.37 x 36.37
 - Bottom left: 36.37 x 36.37
 - Bottom right: 36.37 x 36.37

55-75 S Valle Verde
Henderson, NV 89012





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