

2920

NORTH GREEN VALLEY PARKWAY | BUILDING 3

FOR LEASE



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N GREEN VALLEY PARKWAY - BLDG. 3, HENDERSON, NV 89014

 **\$1.00 PSF NNN**
starting lease rate

 **\$0.55 PSF**
CAM

 **±938 - 3,346 SF**
spaces available

PROPERTY HIGHLIGHTS

- Professional and medical suites available for lease
- Fully improved spec suites ready for move-in
- Great visibility on Green Valley Parkway
- Ample surface and covered parking available
- Close proximity to the Harry Reid International Airport
- Direct access to US-95 freeway



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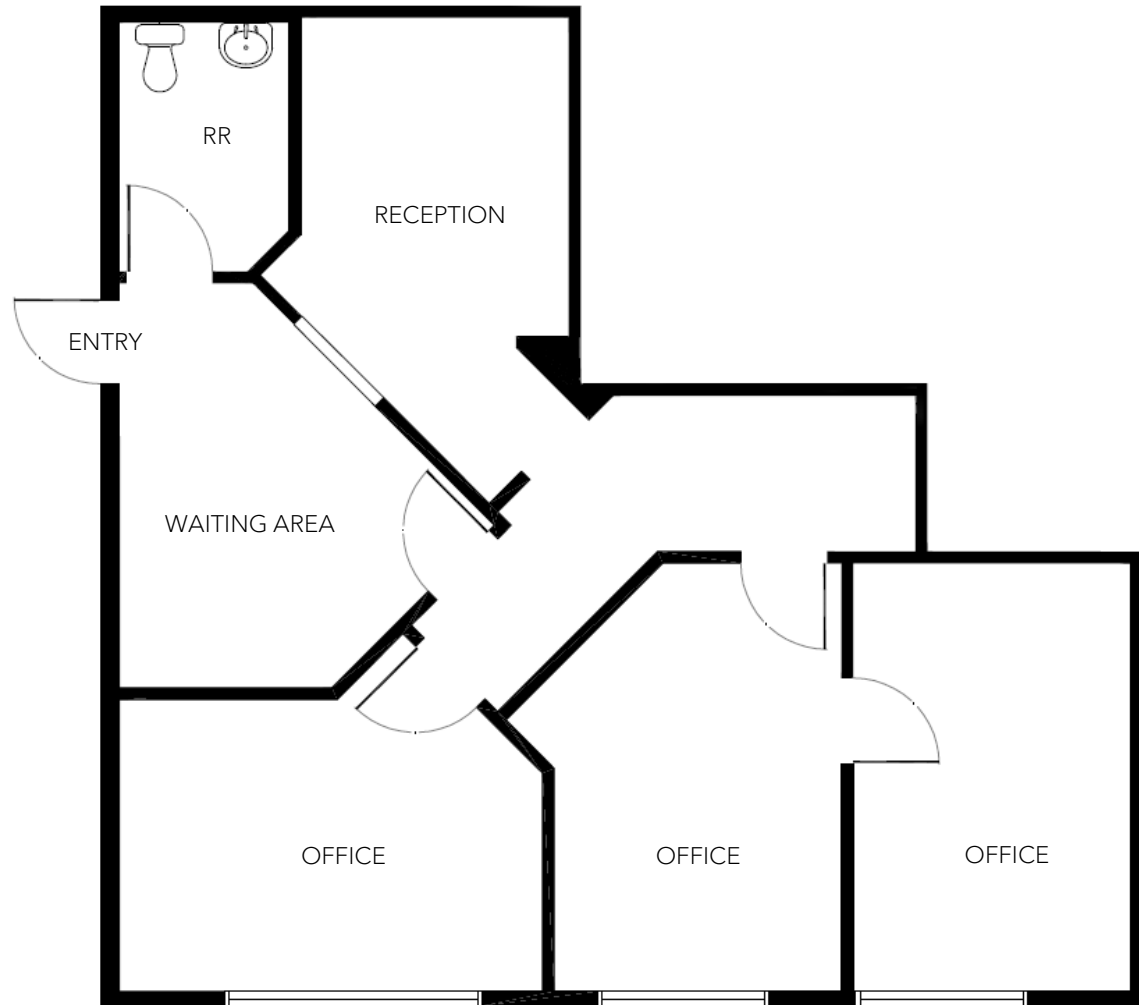
N GREEN VALLEY PKWY. / 13,800 CPD



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N GREEN VALLEY PARKWAY - BLDG. 3, HENDERSON, NV 89014

Building 3 | Suite 314
±938 SF



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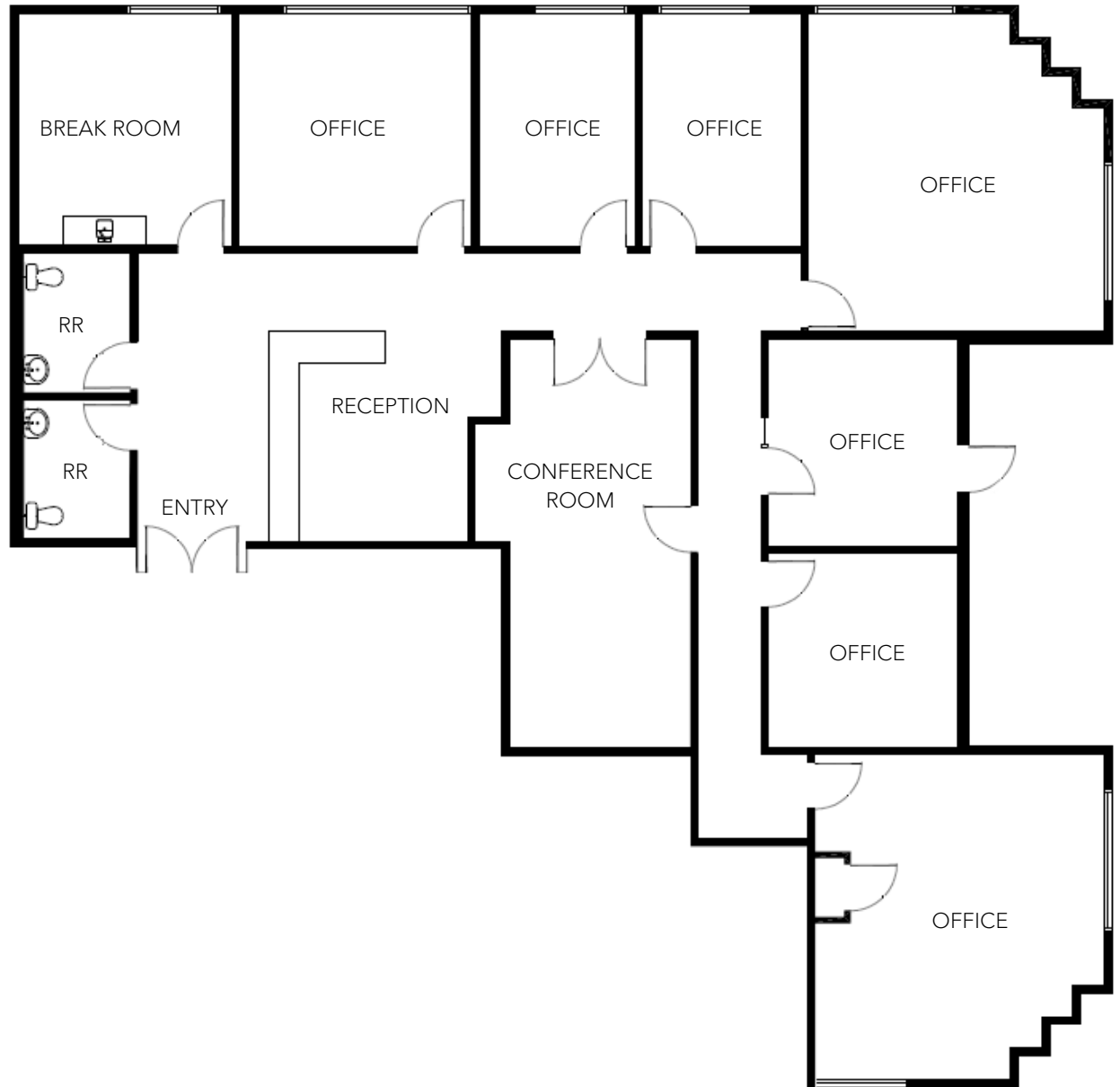
Building 3 | Suite 311
±1,852 SF



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N GREEN VALLEY PARKWAY - BLDG. 3, HENDERSON, NV 89014

Building 3 | Suite 313
±3,346 SF



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MARKET OVERVIEW

DEMOGRAPHIC REPORT

POPULATION	1-MILE	3-MILE	5-MILE
2020 Population	13,356	157,887	400,575
2024 Population	13,646	159,074	403,920
2029 Population Projection	13,730	161,524	414,695
Annual Growth 2020-2024	0.51%	0.18%	0.20%
Annual Growth 2024-2029	0.12%	0.31%	0.53%
INCOME			
2024 Average Household Income	\$87,487	\$92,662	\$90,234
2029 Average Household Income	\$103,581	\$108,167	\$105,011
2024 Per Capita Income	\$38,734	\$36,847	\$36,542
2029 Per Capita Income	\$46,447	\$43,489	\$43,045
HOUSEHOLDS			
2020 Households	5,701	62,283	160,573
2024 Households	5,928	63,199	163,501
2029 Total Households	6,040	64,860	169,917
HOUSING			
2024 Total Housing Units	6,199	66,791	174,729
2024 Owner Occupied Housing Units	2,265	33,963	82,837
2024 Renter Occupied Housing Units	3,663	29,236	80,664
2024 Vacant Housing Units	271	3,592	11,228
2029 Total Housing Units	6,302	68,476	181,333
2029 Owner Occupied Housing Units	2,386	36,043	88,531
2029 Renter Occupied Housing Units	3,654	28,817	81,385
2029 Vacant Housing Units	262	3,616	11,416

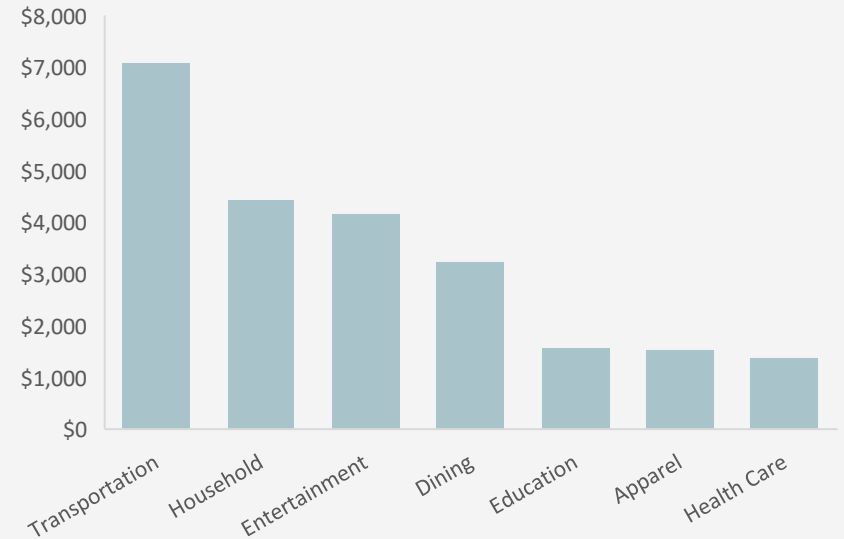
AREA STATISTICS

WITHIN A 5-MILE RADIUS



CONSUMER SPENDING

WITHIN A 5-MILE RADIUS





LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

FOR MORE INFORMATION, PLEASE REACH OUT TO OUR TEAM.

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