

VICTORY VILLAGE

FOR LEASE



PROPERTY DETAILS

200-300 E. Lake Mead Pkwy., Henderson, NV 89015

- Available Space: +/-3,847 SF
- Lease Rates: \$1.75 SF plus \$0.30 PSF NNN
- Shadow Anchored by Walmart Supercenter
- Ingress/Egress on Lake Mead Parkway
- Less Than Two Miles From the I-11 Lake Mead or 215 Freeway
- Surrounded by Established Neighborhoods Like Lake Las Vegas, Tuscany, and Ever-Growing Cadence

SURROUNDING TENANTS



2025 DEMOS



EST. POPULATION

1 MILE » 13,203
3 MILE » 95,025
5 MILE » 204,138



EST. HOUSEHOLDS

1 MILE » 5,187
3 MILE » 37,205
5 MILE » 80,011



EST. AVERAGE HH INCOME

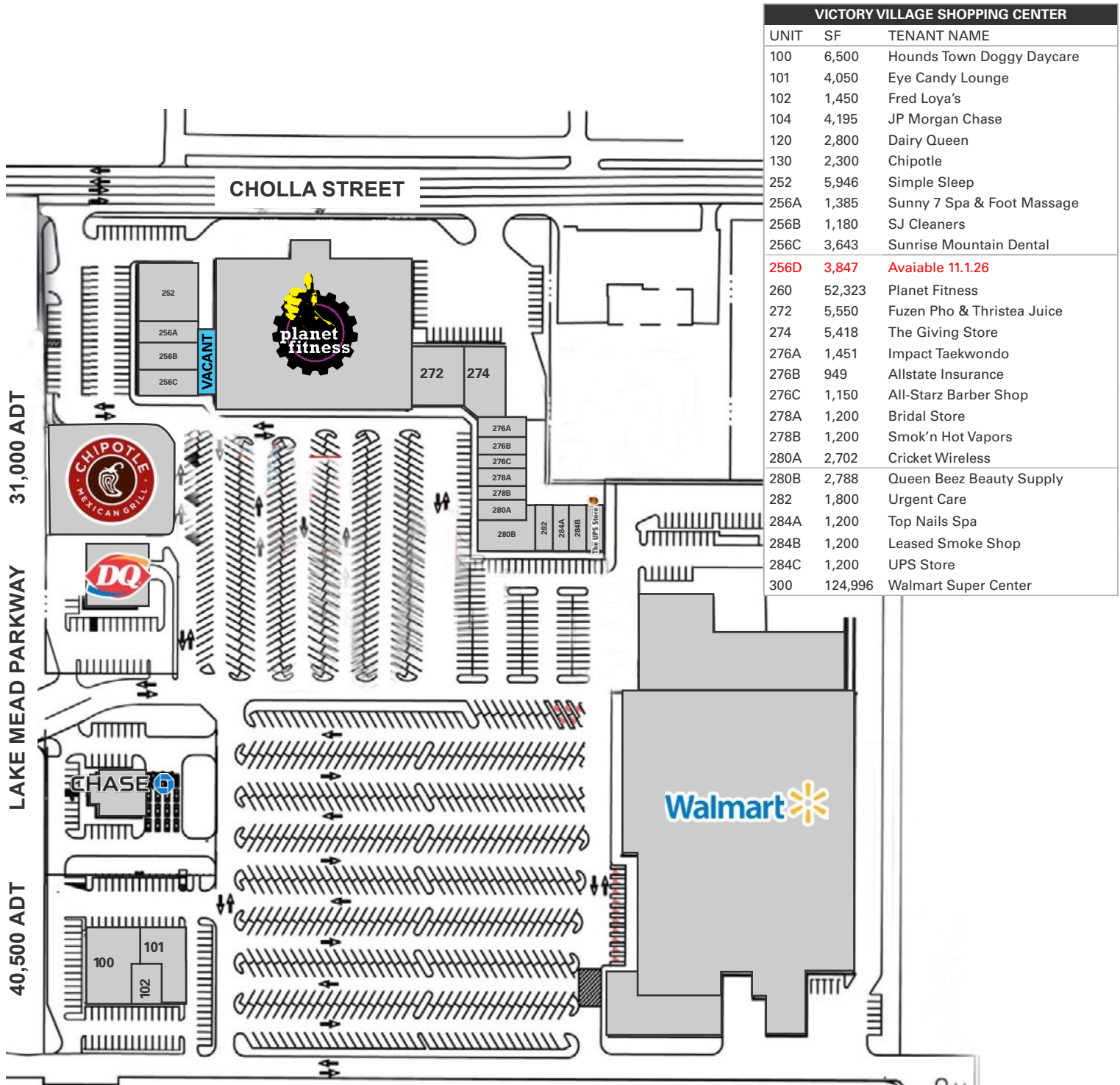
1 MILE » \$77,464
3 MILE » \$118,347
5 MILE » \$122,000



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Victory Village had 3.5 million visits last year



Walmart Super Center had 2.2 million visits in 2025



Seventh ranked Planet Fitness out of 22 with 390,300 visits

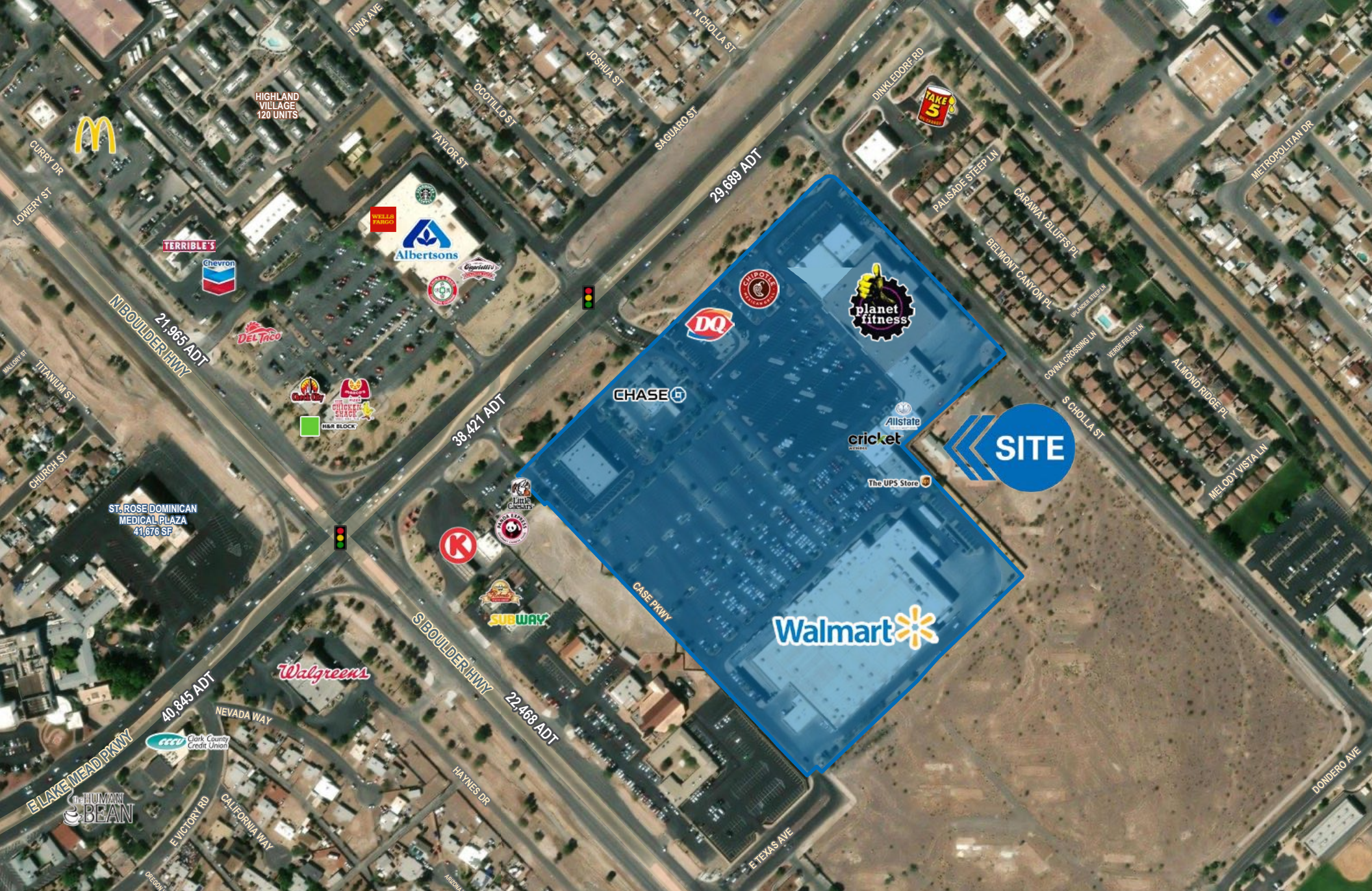


ranks 6th out of 36 with 195,700 visits



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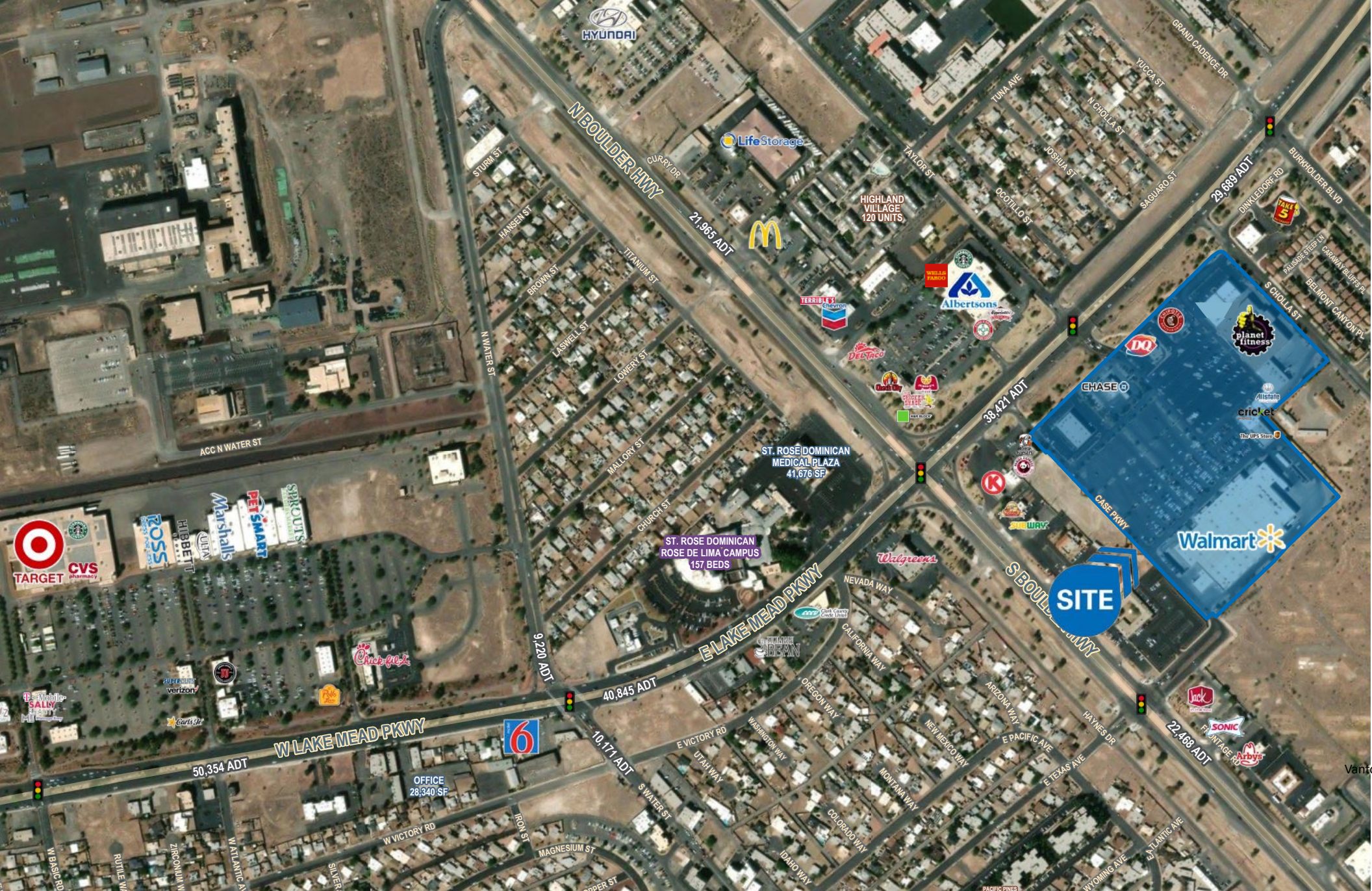
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