

2560 N Green Valley Pkwy
Henderson NV 89014

Offer Memorandum

List Price
\$1,550,000



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Property Information

Turn-key, exceptionally well-maintained daycare/childcare facility offering approximately 5,211 SF of fully built-out space designed specifically for a school or childcare operations. The facility features multiple classrooms, kitchen, office, reception area, and supporting spaces, providing an efficient, functional environment for a new operator to step into with minimal additional work.

The property also boasts a large outdoor play area, offering ample recreational space for children with 14 dedicated parking spaces in front of the building. Furniture and daycare furnishings are negotiable and may be available for purchase, allowing a buyer the opportunity to acquire a substantially equipped facility.

This is an excellent opportunity for an existing daycare or childcare operator looking to expand, an owner-user, investor, or new operator seeking a turnkey childcare facility in Henderson.

Additional Information	
Parcel Number	178-05-101-013
Lot Square Footage	.65 Acres
Building Size	5211
Year Built	1984
Zoning	High Density Multifamily Residential -24
Conditional Use Permit	Daycare or Childcare Facility
Parking	14 spaces



Location Overview

- Prime Location just south of Sunset Road on N. Green Valley Parkway in the established Green Valley area of Henderson.”
- Located within an established residential and commercial corridor, with nearby neighborhoods, retail, restaurants, and professional services



Zoning details

The property is currently zoned R-H/24 with a Conditional Use Permit (CUP) that transfers to the new buyer, with the existing approved use limited to daycare/childcare. Any use outside of the existing CUP would require the buyer to work with the City of Henderson for applicable approvals.

The property also offers a large outdoor play area that provides excellent recreational space for children and, depending on City requirements and approvals, could potentially be partially reconfigured to accommodate additional parking.

Buyer to independently verify zoning, CUP provisions, permitted uses, parking, licensing, occupancy, and all other requirements with the City of Henderson and applicable governmental agencies.

Demographics

Population			
	2 miles	5 miles	10 miles
2020 Population	63,994	384,402	1,192,092
2025 Population	65,810	393,510	1,273,525
2030 Population Projection	68,788	410,960	1,341,112
Annual Growth 2020-2025	0.6%	0.5%	1.4%
Annual Growth 2025-2030	0.9%	0.9%	1.1%
Median Age	41.1	41	39.7
Bachelor's Degree or Higher	25%	23%	20%
U.S. Armed Forces	156	696	1,893

Traffic Count

Traffic			
Collection Street	Cross Street	Traffic Volume	Count Year
North Green Valley Parkway	E Sunset Rd N	21,646	2026
High View Drive	Pickwick Dr W	4,967	2026
E Sunset Rd	Athenian E	28,195	2026
East Sunset Road	Athenian E	30,584	2026
North Green Valley Parkway	Olympic Ave N	13,556	2026
N Green Valley Pkwy	Clover St S	31,255	2026
South Sandhill Road	E Sunset Rd S	8,310	2026
West Sunset Road	Sunset Village Cir SE	26,743	2026
South Mountain Vista Street	S Mountain Vista St	21,705	2026
W Warm Springs Rd	la Mesa Dr W	22,342	2026

Pictures



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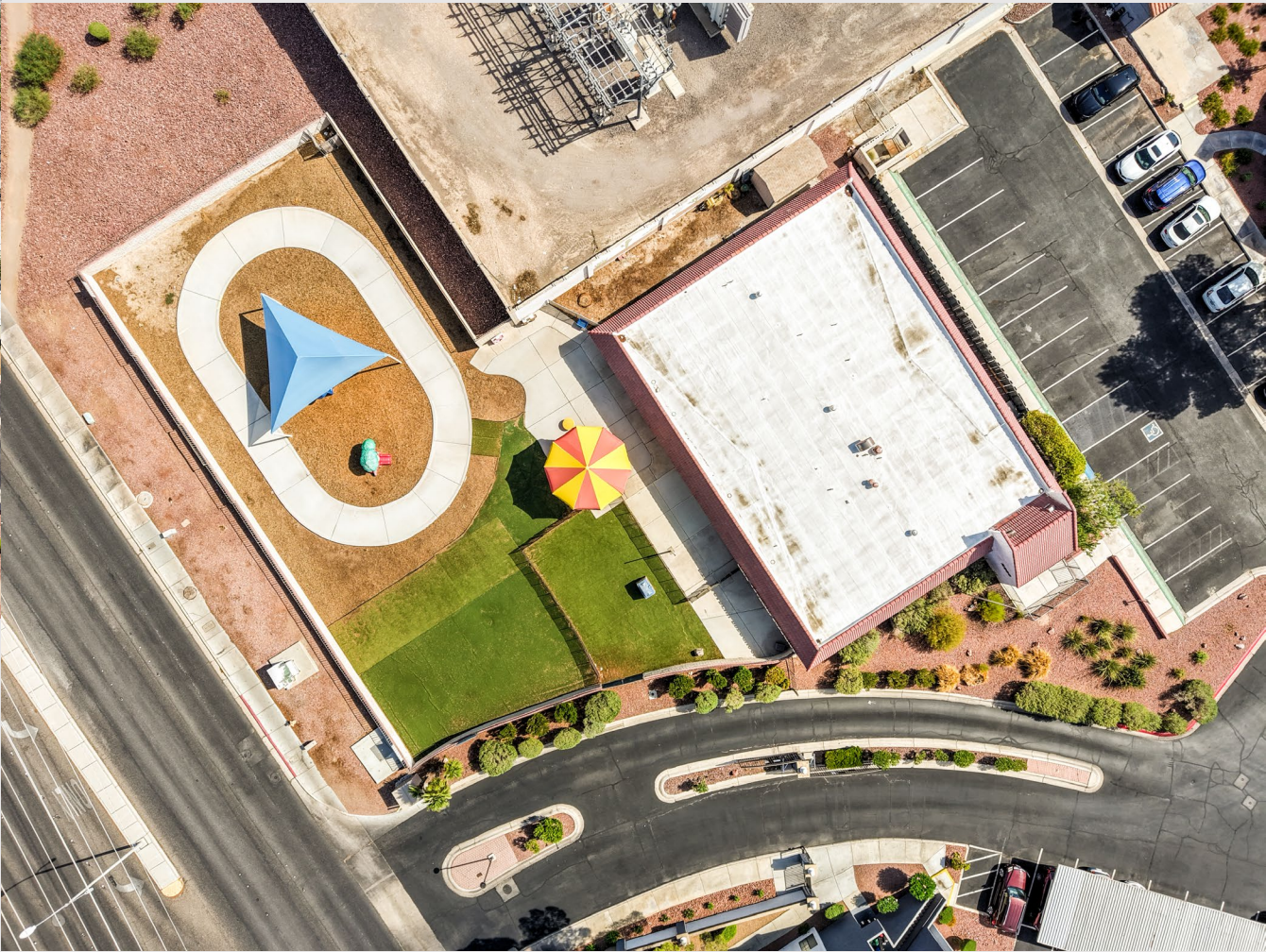
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Call To Schedule A Showing!

Jennifer Weinberg S.0046141

Sr. Business Broker & Commercial Specialist

702-326-1055

Theweinberggroup@gmail.com

8850 W Sunset Rd, #200 Las Vegas NV, 89148

