

**RETAIL AVAILABLE  
FOR LEASE**



**3255 ST. ROSE PARKWAY,  
HENDERSON, NV 89052**

**CBRE**

**THE PLACE AT  
SEVEN HILLS**

# PROPERTY HIGHLIGHTS

## Property Details

**Retail Space:** ±1,369 - ±5,790 SF

**Lease Rate:** Inquire with broker

**Zoning:** Community Commercial (CC)

## Opportunity Benefits



Co-tenants include Starbucks, Hampton Inn, Residence Inn, Remedy's Tavern, and CBank



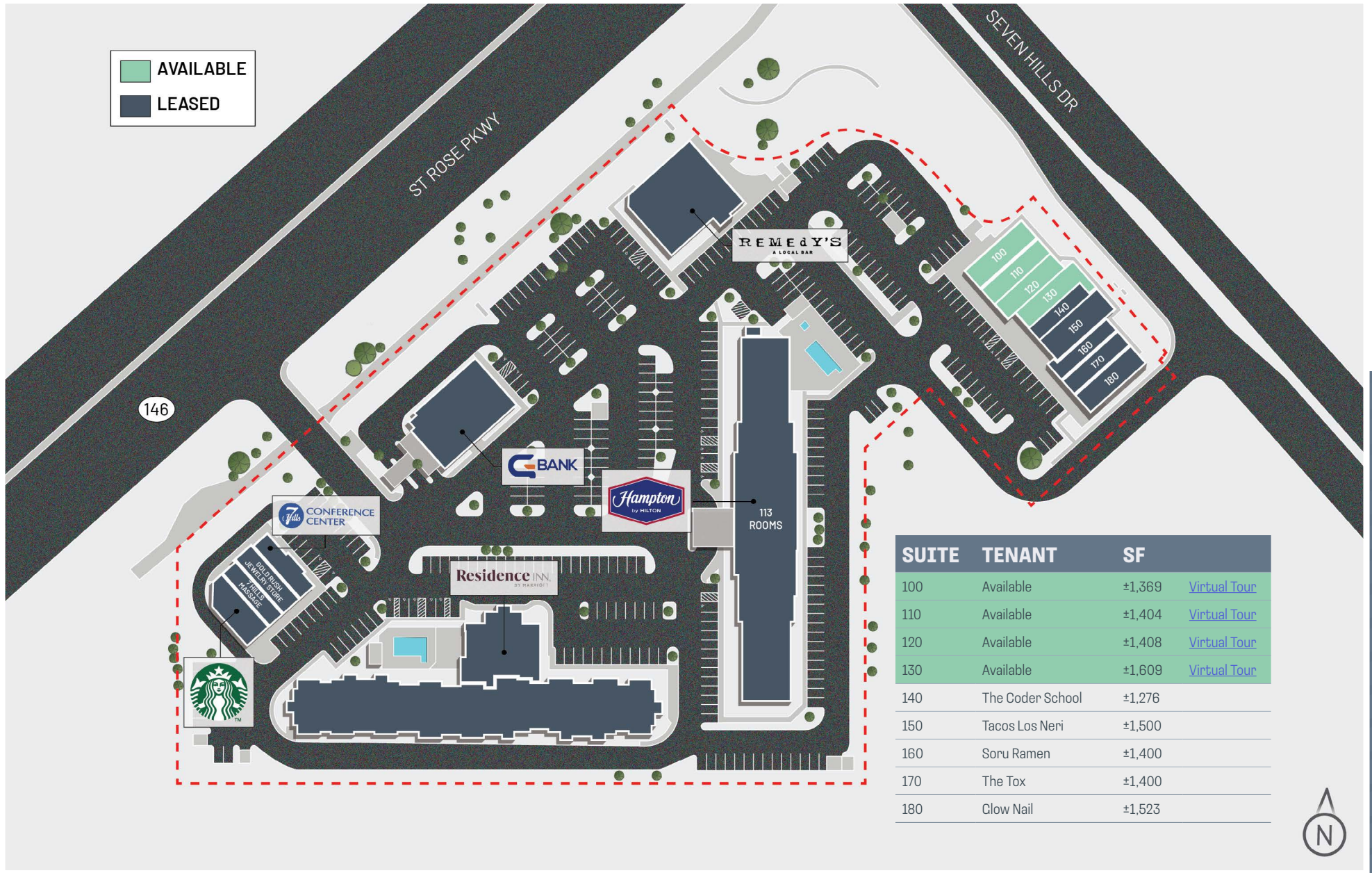
High Visibility, Dense Residential, High Performing Retail, Strong Demographics



Conveniently located in the St. Rose corridor, while also serving other surrounding trade areas



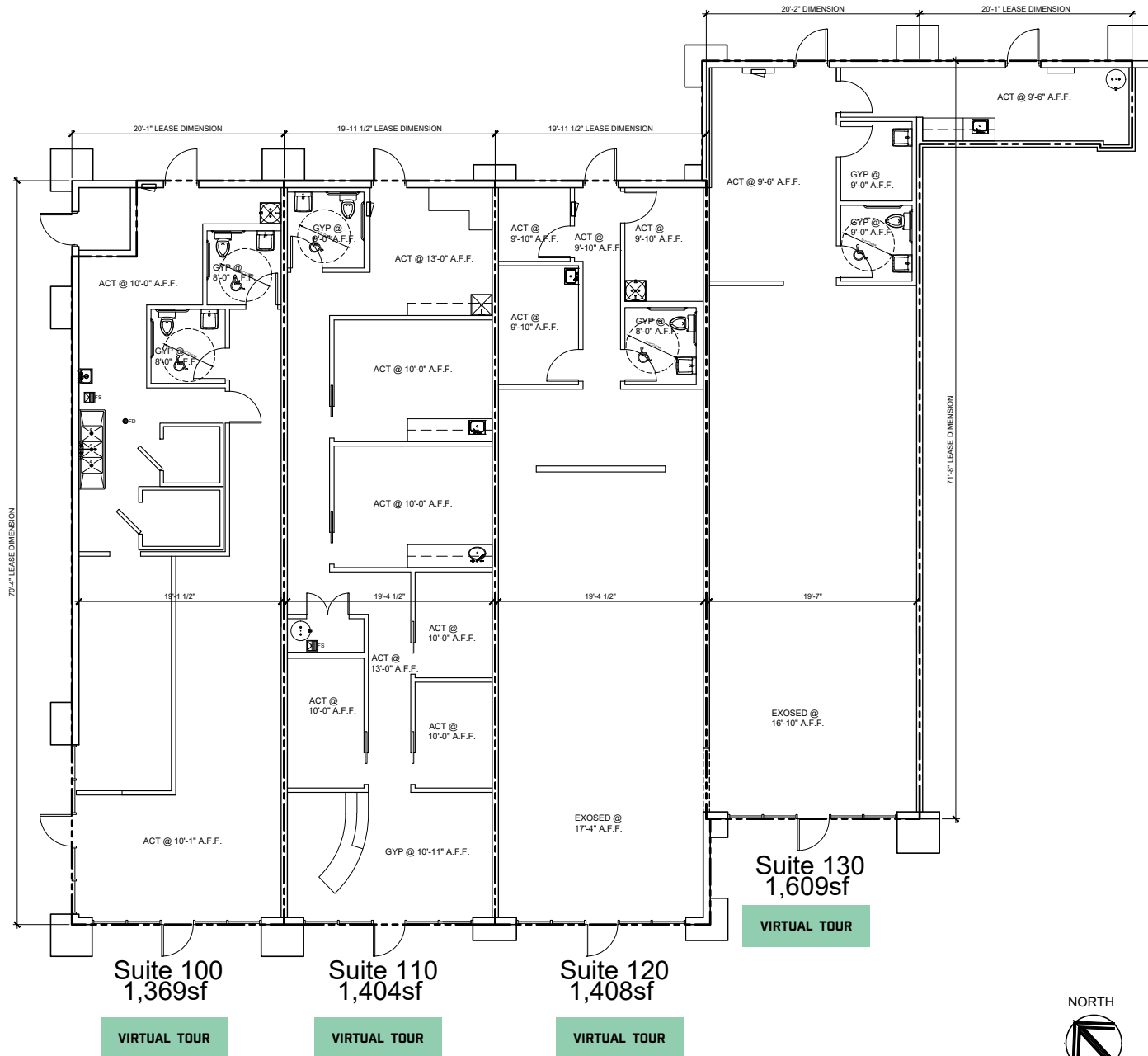
# SITE PLAN



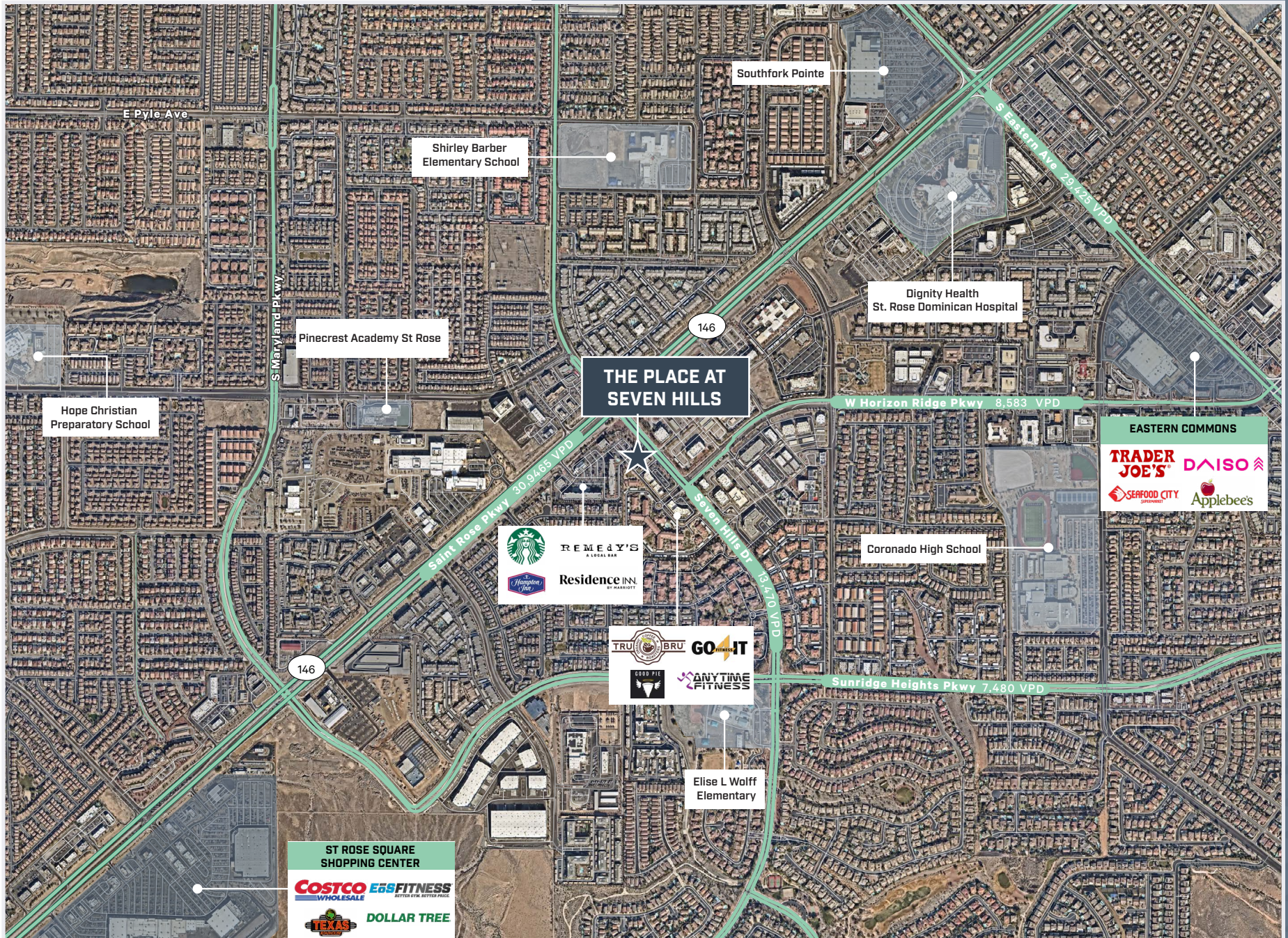
SUITE	TENANT	SF
100	Available	±1,369
110	Available	±1,404
120	Available	±1,408
130	Available	±1,609
140	The Coder School	±1,276
150	Tacos Los Neri	±1,500
160	Soru Ramen	±1,400
170	The Tox	±1,400
180	Clow Nail	±1,523



# FLOOR PLAN



# AMENITIES



# AREA DEMOGRAPHICS

## POPULATION

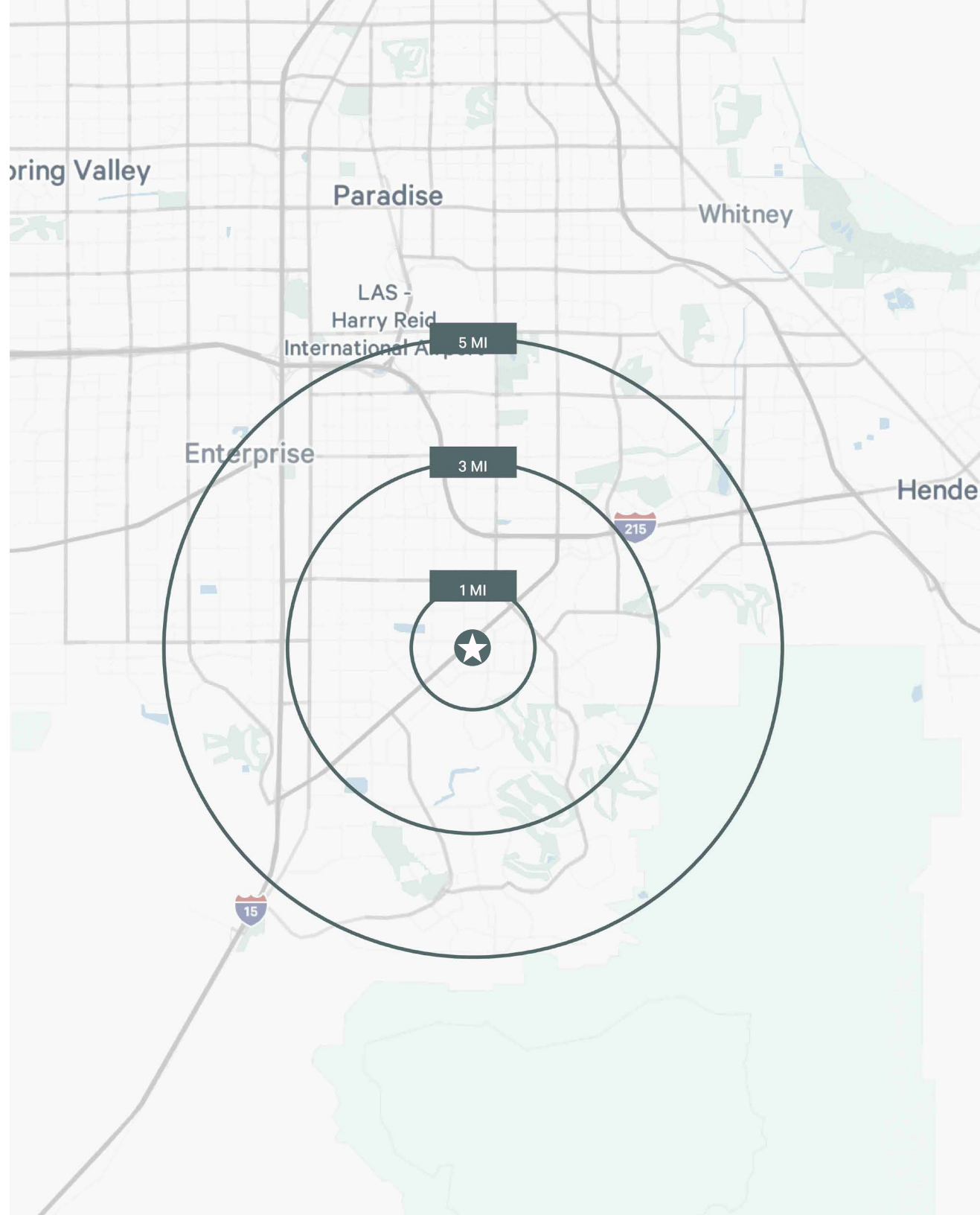
1 mile	2,8376
3 miles	14,7481
5 miles	318,680

## AVERAGE HOUSEHOLD INCOME

1 mile	\$104,562
3 miles	\$128,169
5 miles	\$135,948

## # OF HOUSEHOLDS

1 mile	11,997
3 miles	59,476
5 miles	130,387





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**CBRE**

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