

**FOR LEASE**

# **GREEN VALLEY CIVIC CENTER**

2501-2651 N. Green Valley Parkway  
Henderson, NV 89014



**Pete Janemark, CCIM**

Senior Vice President

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NV #S.76731



All SVN® offices are independently owned and operated.

# PROPERTY SUMMARY



## OFFERING SUMMARY

BUILDING SIZE:	106,920 SF
AVAILABLE SF:	810 - 10,795 SF
LOT SIZE:	5.96 Acres
ZONING:	CC
APN:	178-06-512-001, 002, 003, 004 and 178-06-510-003

## PROPERTY OVERVIEW

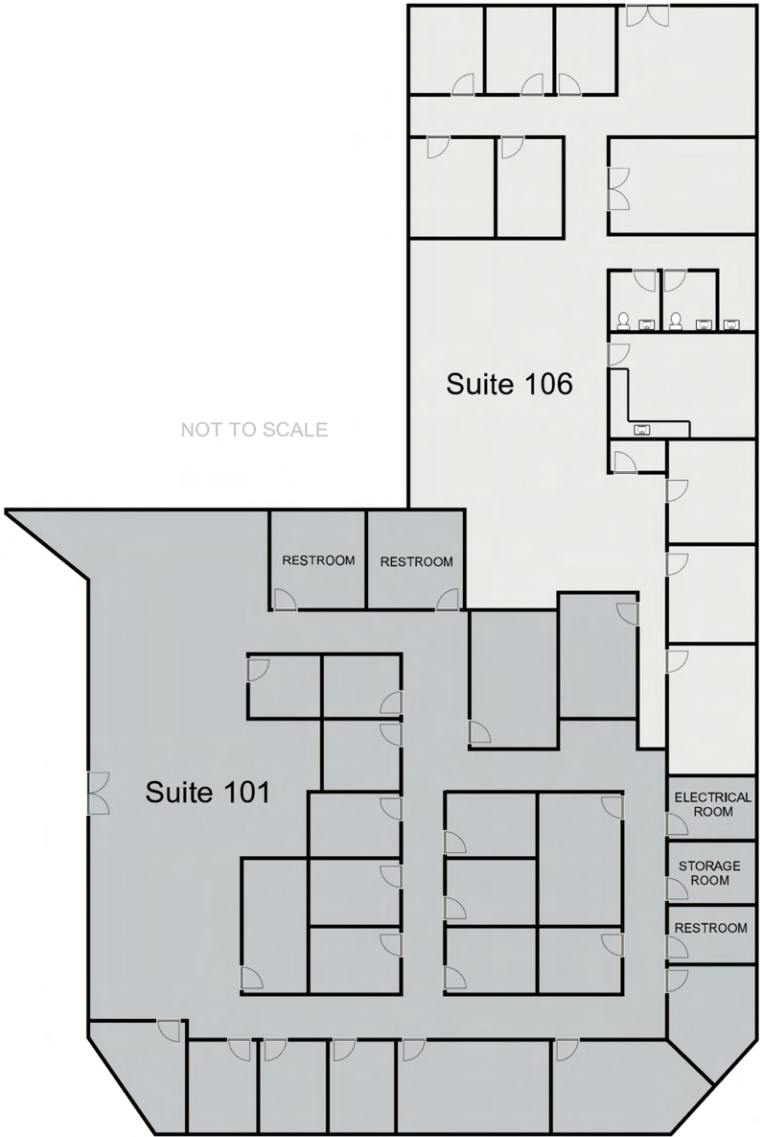
Green Valley Professional Center is conveniently located single story office complex located at the intersection of Green Valley Parkway and Sunset Road in Henderson. The grounds are open and spacious with upgraded landscaping and break areas. The area offers substantial shopping, services and eateries in all direction, many within walking distance. The property is flanked by the Green Valley Library, and the intersection is served by two major bus routes.

## PROPERTY HIGHLIGHTS

- Signalized entrance
- Ample dedicated parking
- Ample shopping and services
- Central Location

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# 2651 GREEN VALLEY PARKWAY - SUITE 101-106 - ±10,795 SF



## SUITE DESCRIPTION

This suite combination provides 26 offices, 4 conference rooms, two kitchens, multiple open work areas, and 5 restrooms.

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**Map Labels:**

- Chevron
- TERMINAL 1
- metro
- Dotti's
- COURTYARD® Marriott
- Olive Garden
- BARLEY'S
- usbank
- BR
- Smith's
- DISCOUNT TIRE
- Lee's Discount Liquor
- TRADER JOE'S
- SUPERCUTS
- BIG 5
- DOLLAR TREE

**Demographic Data:**

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	7,336	26,108	62,066
TOTAL POPULATION	16,872	61,210	147,191
AVERAGE HH INCOME	\$72,345	\$82,343	\$75,752

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