

For Lease

N. Green Valley Pkwy. & I-215



[Click for a Virtual Tour](#)

601 N. Green Valley Pkwy.
Henderson, NV 89074

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Listing Snapshot



Contact Broker
Lease Rate



± 14,589 SF
Available Square Footage



± 2.75 AC
Total Acreage

Property Highlights

- Rare standalone 2nd-generation ± 14,589 SF restaurant that sits on ± 2.75 acres
- Excellent visibility, just off I-215 and Green Valley Pkwy.
 - I-215: ± 165,000 CPD
 - N. Green Valley Pkwy: ± 33,000 CPD
- Sits at the entry to Corporate Circle Office Center with major neighboring office tenants
- Freestanding freeway pylon signage included
- In close proximity to The District at Green Valley Ranch, Whole Foods-Anchored Power Center, Lee's Family Forum Arena, and the Henderson Multi-Generational Center
- 157 parking stalls available
- The property sits in the midst of the Green Valley Corporate Center Tech Park which includes ± 900,000 SF of general office space

Demographics

	1-mile	3-mile	5-mile
2025 Population	16,545	150,915	317,637
2025 Average Household Income	\$147,130	\$128,934	\$123,211
2025 Total Households	7,296	63,174	130,381





Retail

Eastern Bay Shopping Mall

Office

Green Valley Corporate Center
± 900,000 SF
Total Office Space

Hospitals

P3 Health Partners

AVAILABLE

± 14,589 SF
± 2.75 AC

Airports

Harry Reid International Airport

Golf Courses

The Legacy Golf Club

Retail

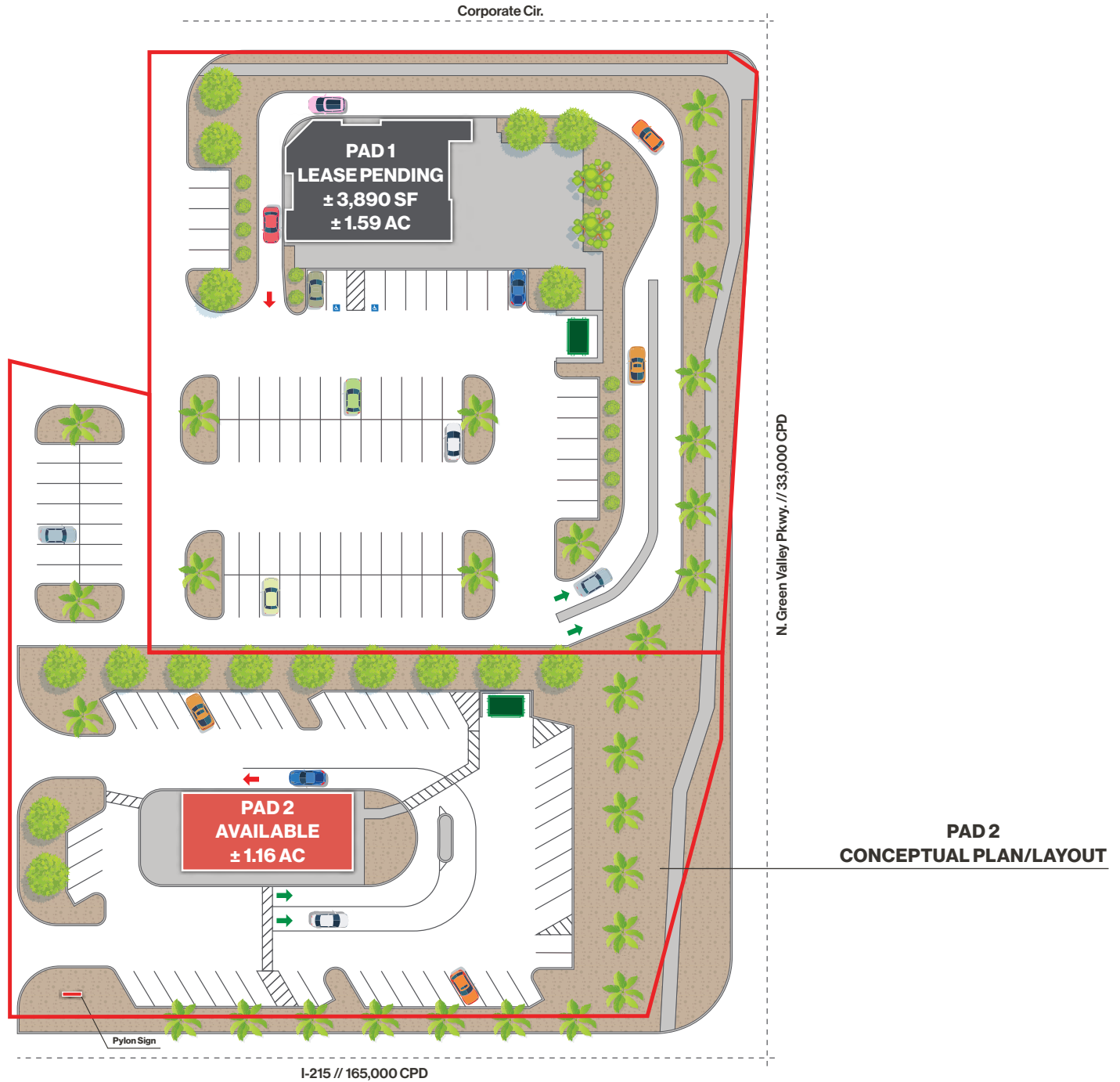
Pebble Marketplace

Las Vegas Strip

I-215 Beltway // 165,000 CPD

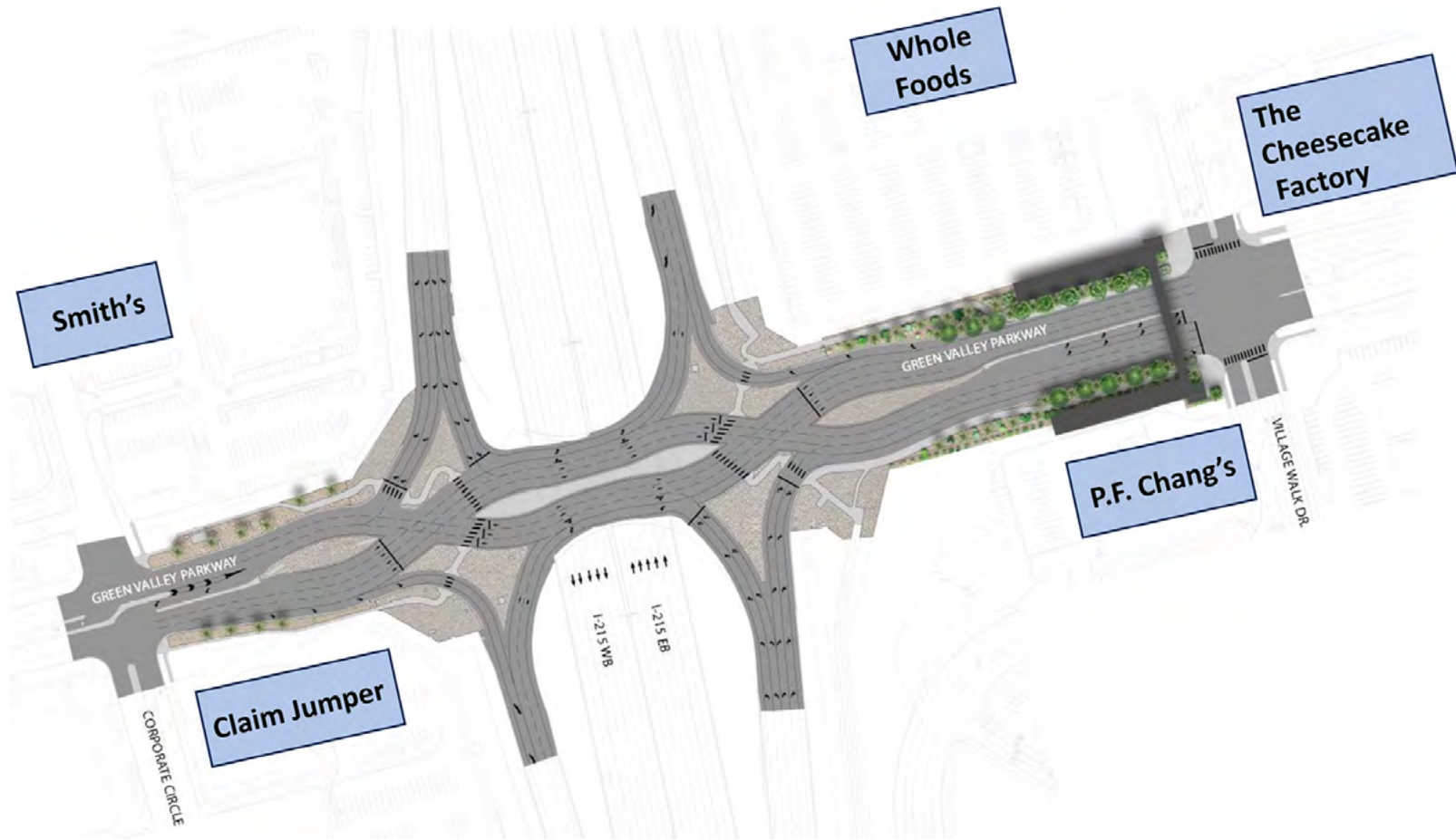
N. Green Valley Pkwy. // 33,000 CPD





PAD 2 CONCEPTUAL PLAN/LAYOUT

Overview



Floor Plan



Property Photos



Property Photos



Key Figures of Southern Nevada

Southern Nevada, site of the world-famous Las Vegas Strip, and home to over **3.19 million residents**. With the 8th busiest airport in the US, Harry Reid International Airport, Southern Nevada welcomes **41.7 million visitors annually**. From the neon lights and bustling casinos to the serene beauty of Red Rock Canyon and Lake Mead, Southern Nevada offers an unparalleled lifestyle and adventure for all.



2024
Travel

41.7_{MM}

Number of Visitors to Las Vegas



2024
Revenue

\$13.5_B

Clark County's Gaming Revenue



2024
Occupancy

90.8%

Las Vegas' Weekend Occupancy

58.5_{MM}

Number of Enplaned/Deplaned
Airline Passengers

\$8.8_B

Las Vegas Strip
Gaming Revenue

83.6%

Las Vegas'
City-Wide Occupancy

± 5k

Number of People Moving
To Las Vegas Daily

6.0_{MM}

Number of Convention Visitors

150k

Number of Hotel Rooms

46.8_{MM}

Total Room Nights
Occupied



Top Projects 2025-2029

Under Construction & Planned



\$30.6 Billion

In Project Costs in the Development Pipeline in Southern Nevada

#	Project	Cost	Status of Project	Estimated
1	Brightline High Speed Rail High-speed rail line from Las Vegas to SoCal	\$12B	Planned	2026
2	Oak View Group Arena & Hotel-Casino 850,000 SF arena, casino, and hotel	\$10B	Planned	2026
3	Sony / Howard Hughes Project Movie studio and mixed-use development on 30 AC in Summerlin South	\$1.8B	Planned	TBD
4	Tropicana / A's Stadium 30,000 seat ballpark on the Tropicana site	\$1.5B	Planned	2028
5	LV Convention Center N., Central, & S. Halls Renovation Technology upgrades, newly designed parking lot, outdoor plaza and indoor lobby at the South Hall	\$600MM	Under Construction	2025
6	LVXP Arena Casino resort, 2,605 units, 752-ft tower, NBA arena	DND	Planned	2029
7	Universal Studios- Horror Unleashed (AREA 15) Next to Area 15/close to LV Strip; 110,000 SF; 20 AC expansion	DND	Under Construction	TBD
8	Station's Casino Inspirada Henderson; 80,000 SF of casino space, 600 hotel rooms, 4 restaurants, 11 unit food hall, bowling alley, movie theatre	DND	Under Construction	January 2026
9	BLVD Retail Center Las Vegas Strip; high-end retail shopping mall w/ outdoor experience for consumers	DND	Under Construction	2025
10	Fertitta Entertainment Casino / Hotel Project 43-story 2,420 room project on the southeast corner of LV Blvd. and Harmon	DND	Planned	TBD



Source: vegasdevmap.com | lvca.com/research | reviewjournal.com/business DND: Did Not Disclose

A New Frontier for Sports

Las Vegas is now a sports epicenter, with teams like the NFL's Raiders, NHL's Golden Knights, WNBA's Aces and events like Super Bowl 58 and Formula 1 Grand Prix.



Raiders

- Inaugural season: 2020
- Home Field: **\$1.9B** Allegiant Stadium built in 2020 with **65,000 seat capacity**
- Hosted Super Bowl 58 in 2024



Formula 1

- Purchased 39 AC for **\$240MM** in 2022 with a total project cost estimated at **\$500MM**
- Inaugural race: November 2023
- Race attracted 315,000 fans and generated **\$1.2B** in economic impact



Vegas Golden Knights

- Inaugural season: 2017-18
- Home ice: T-Mobile Arena built in 2016 with **18,000 seat capacity**
- **2023 Stanley Cup Champions**



Ultimate Fighting Championship

- Las Vegas is home of the **55 AC UFC headquarters**
- UFC programming is broadcast in over **165 countries**
- Produces more than 40 live events annually around the globe, **over 5 events in 2024**



Las Vegas Aces

- Inaugural season: 2018
- **2022 and 2023 WNBA champions**
- Aces are owned by Mark Davis, the current owner of the NFL's Las Vegas Raiders



Las Vegas A's – Coming Soon!

- In Nov. 2023, MLB owners approved Athletics' move from Oakland to Las Vegas
- New stadium planned at Tropicana Las Vegas, covering **35 acres**
- Expected to cost **\$1.5 billion** with **30,000 seat capacity**



Las Vegas Aviators

- Minor League Baseball, Oakland A's affiliate
- Inaugural season: 2019
- Home Field: **\$150MM** Las Vegas Ballpark with **8,196 seating capacity**



Henderson Silver Knights

- American Hockey League, Vegas Golden Knights Affiliate
- Inaugural season: 2020-21
- Home Ice: **\$84MM** Dollar Loan Center with **5,567 seating capacity**



LV Lights FC

- American professional soccer team, that plays in the USL Championship
- Inaugural season: 2018
- Home field: Cashman Field with **9,334 seating capacity**

Nevada

Tax Advantages

Nevada is the most business-friendly state in the West, offering a very low-regulation environment and a variety of incentives to help qualifying companies make the decision to do business in the state. Both Money and Forbes Magazines have named the Silver State one of the most business-friendly in the country.

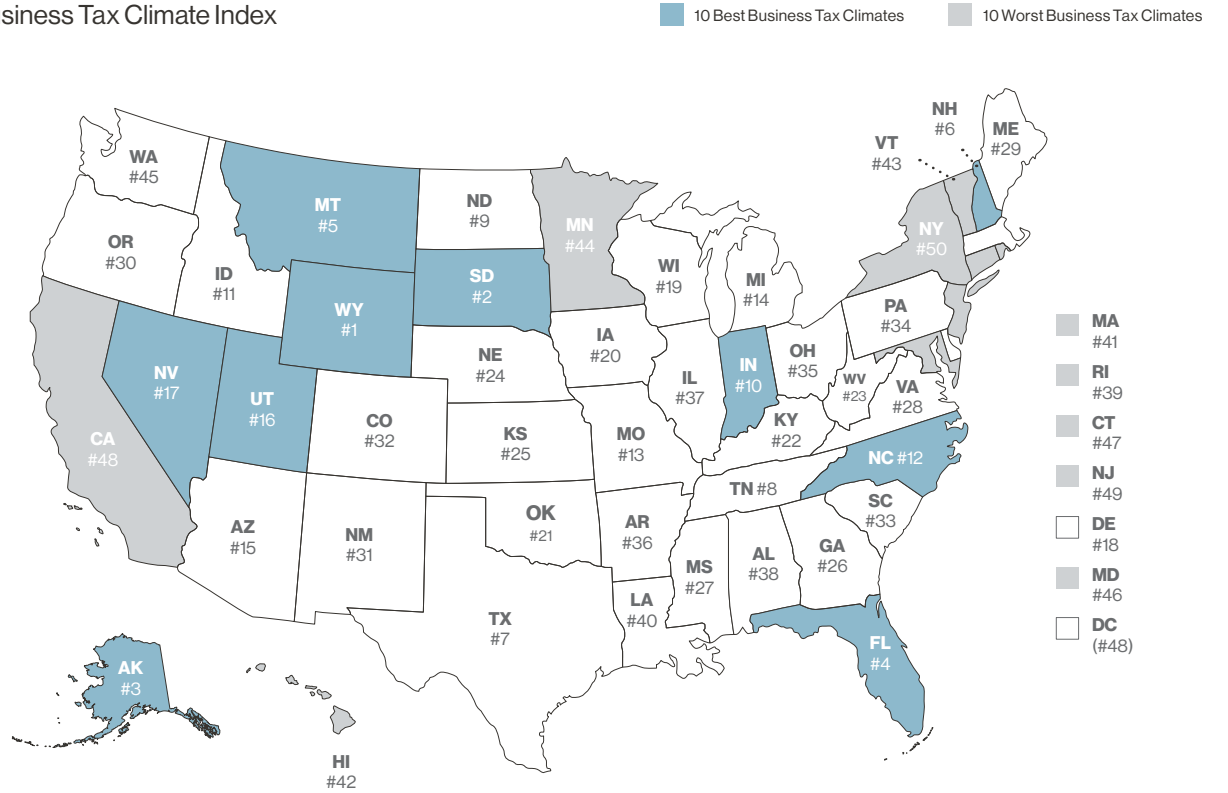
Nevada ranks as the **17th** best state in the Tax Foundation's 2025 State Business Tax Climate Index, an independent ranking of states in five areas of taxation: corporate taxes; individual income taxes, sales taxes, unemployment insurance taxes, and taxes on property, including residential and commercial property.

Tax Free Haven

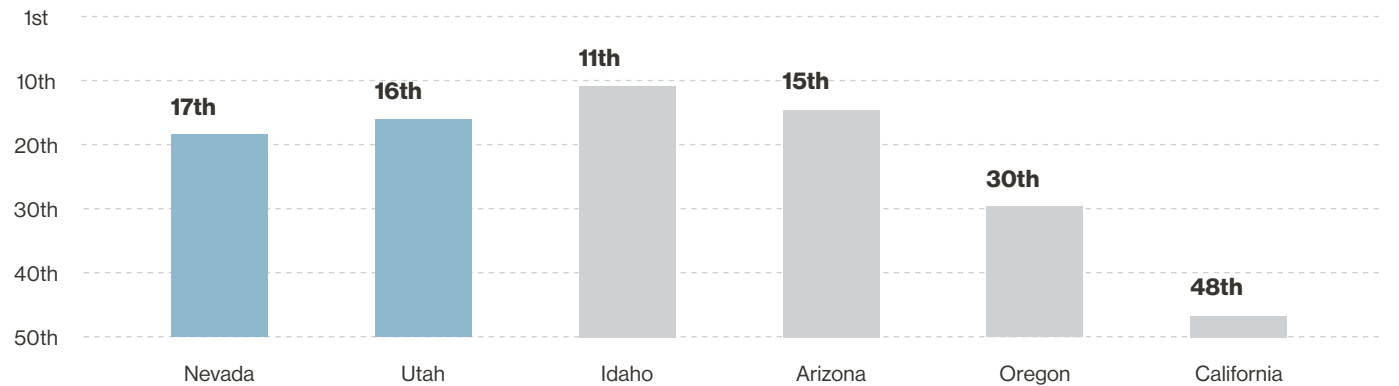
- No Corporate Income Tax
- No Corporate Shares Tax
- No Franchise Tax
- No Personal Income Tax
- No Franchise Tax on Income
- No Inheritance or Gift Tax
- No Unitary Tax
- No Estate Tax

Source: taxfoundation.org

2025 State Business Tax Climate Index



Tax Climate Index Ranking By State



A Look at Southern Nevada

Clark County

Clark County, home to the renowned Las Vegas Strip, is the **nation's 11th largest county**. With over 3.19 million residents and 41.7 million yearly visitors, it offers various services, including the 8th busiest US airport and the state's largest hospital. Mt. Charleston and skiing are just 45 minutes away, with the Red Rock National Conservation Area nearby.

Las Vegas

Las Vegas ranks as the **24th most populous city in the US**, the largest in Nevada. It anchors the Las Vegas Valley metro area, being the Mojave Desert's largest city. Celebrated globally as a resort destination, it's known for its vibrant gambling, shopping, dining, entertainment, and nightlife scenes, making the Las Vegas Valley the prime financial, commercial, and cultural hub of Nevada.

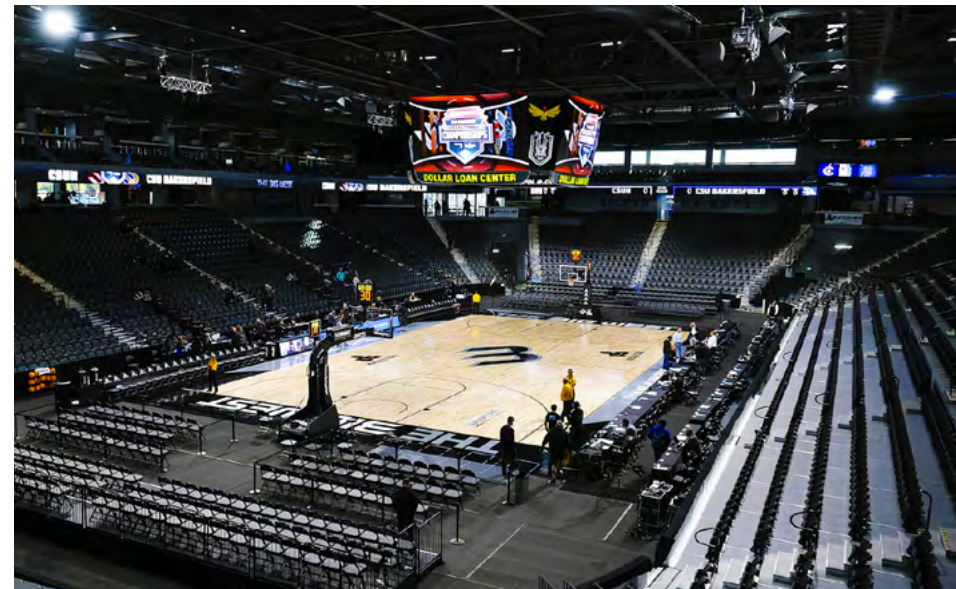
North Las Vegas

North Las Vegas experienced a population surge over the past 17 years due to factors like low unemployment, a thriving economy driven largely by its industrial development, freeway loop connections, and record home construction. The city, with around **290,000 residents**, hosts Nellis Air Force Base, recognized as the "Home of the Fighter Pilot" and housing the U.S. Air Force Warfare Center, the world's largest and most rigorous advanced air combat training center.

Henderson









As of 2024, Henderson, Nevada, boasting over 350,000 residents, retains its status as Nevada's second-largest city. It continues its legacy of safety, consistently ranking among the nation's top cities. In the most recent FBI Uniform Crime Report, Henderson secured a position in the **top 10 safest cities** in the United States.

Source: lvcva.com | britannica.com



West Henderson Features

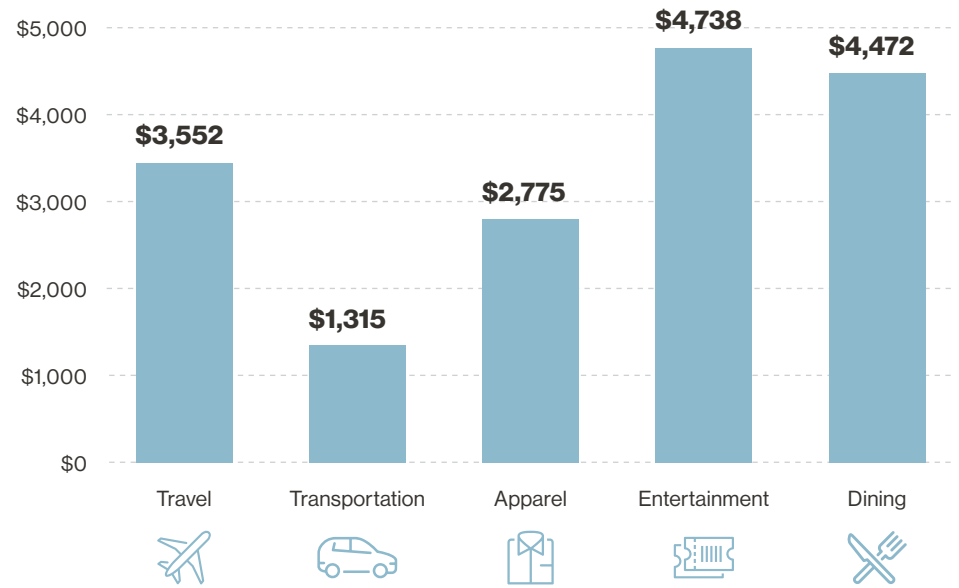
West Henderson has emerged as a premier destination for luxury living in the Las Vegas Valley.

	216K Population		184+ Miles of Award Winning Trails
	± 68,928 AC Total Community Acreage		43,839 Total Employees
	\$130K Average HHI		20+ Neighborhood Parks
	\$490K Median New Home Price		3.11% 2024-2029 Population Growth

Spending Statistics

5-Mile Radius

Spending facts are average annual dollars per household





ST. ROSE SQUARE

St. Rose Square is a vibrant power center and dining hub featuring 24 specialty stores, services, and eateries. It offers a diverse mix of national, regional, and boutique restaurants and retailers. With 2,300 linear feet of frontage along St. Rose Parkway, the center is strategically positioned at the signalized intersection of St. Rose and Amigo. Anchored by major tenants including Costco, EOS Fitness, and the soon-to-open Grocery Outlet, St. Rose Square attracts significant traffic, with 53,617 vehicles passing daily according to NDOT. The area is projected to experience over 30% growth in the next five years, making it a prime location for retail and dining establishments.



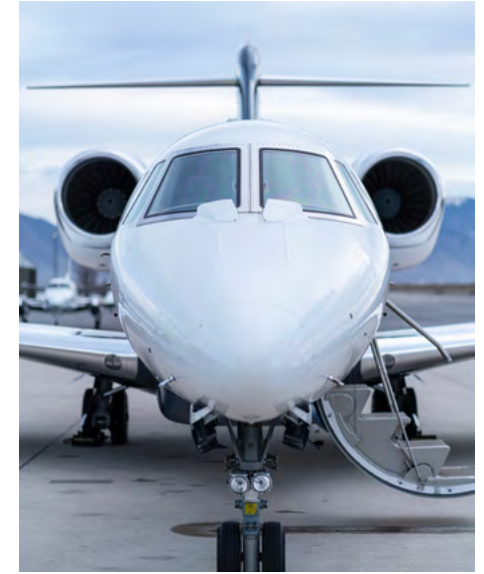
THE M RESORT SPA CASINO

The M Resort Spa Casino is a boutique hotel and casino located eight miles south of the Las Vegas Strip. The property, which includes a 92,000 SF casino and a 16-story tower with 390 rooms, is owned by Gaming and Leisure Properties and managed by Penn Entertainment. Since 2019, the resort has partnered with the Las Vegas Raiders, providing accommodation for the team before games.



THE RAIDERS HEADQUARTERS AND INTERMOUNTAIN HEALTH PERFORMANCE CENTER

The Raiders Headquarters and Intermountain Health Performance Center includes a three-story, 135,000-square-foot office area, along with a 150,000-square-foot field house that houses one-and-a-half indoor football fields. There are three outdoor football fields and a 50,000-square-foot performance center.



HENDERSON EXECUTIVE AIRPORT

Henderson Executive Airport, is a public-use airport managed by the Clark County Department of Aviation. Covering 760 acres, the airport features two asphalt runways and serves as a reliever airport for the Las Vegas area. In the year ending May 31, 2022, it recorded 78,000 aircraft operations, with a mix of general aviation, air taxi, and military flights. The terminal includes amenities such as car rentals, a flight school, line services, and the Landings Restaurant.



INSPIRADA

Inspirada is a dynamic and fully-planned large-scale community that has been evolving since its opening in 2007. Inspirada is home to more than 9,600 residents and continues to grow, with approvals in place for up to 8,500 homes. Central to Inspirada's appeal is its commitment to outdoor living, with 35 miles of planned trails and parks that span 85 acres.



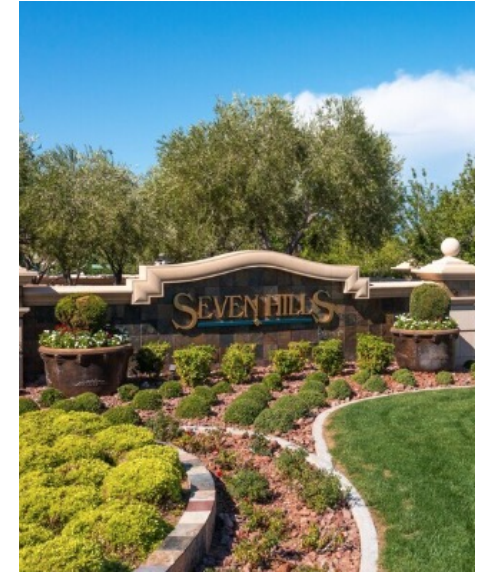
SOUTHERN HIGHLANDS

Developed by Olympia Companies, Southern Highlands is one of Henderson's premier communities, offering luxury living in a picturesque setting. Home to over 9,000 residents, the community is known for its elegant homes, with average prices around \$900,000. Southern Highlands features several parks, walking trails, and recreational facilities, along with the prestigious Southern Highlands Golf Club, an exclusive, private course renowned for its challenging play and luxurious amenities.



ANTHEM

Developed by Del Webb, Anthem is home to over 13,000 residents, with homes averaging around \$600,000, making it a sought-after destination for families, professionals, and retirees alike. Anthem boasts a variety of amenities, including the Anthem Country Club, a private, members-only golf course known for its challenging layout and upscale facilities.



SEVEN HILLS

Seven Hills is a 1,300-acre village in Henderson, Nevada, featuring more than 20 upscale neighborhoods. Drawing inspiration from Italian architecture, the community is home to over 3,000 residences, with an average home value of \$780,576. Centered around the scenic Rio Secco Golf Course, Seven Hills offers residents access to this 18-hole public course. The area also includes five park and is minutes from the 13-mile Black Mountain Trail, and the 48,000-acre Sloan Canyon National Conservation Area, all providing excellent outdoor recreational opportunities.

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