



**SIZE**

89,332 square feet

**DEMOGRAPHICS**

	1 mile	3 mile	5 mile
<b>Population</b>	17,063	152,324	394,222
<b>Households</b>	7,484	59,863	158,293
<b>Median HH Income (\$)</b>	63,446	69,021	64,978

**MAJOR TENANT(S)**

Trader Joe's  
Dollar Tree  
Big 5 Sporting Goods



**LOCATION**

2716 North Green Valley Parkway | Henderson, NV 89014

**PROPERTY HIGHLIGHTS**

- Anchored by a Trader Joe's grocery store, a leading grocer in the fresh format category
- Located in Henderson, a suburb 15 miles south of downtown Las Vegas
- Additional national and regional tenants include Big 5, Bank of America, The UPS Store, U.S. Post Office, Dollar Tree and Subway
- The center is situated at the high-traffic intersection of North Green Valley Parkway and E Sunset Road, which benefits from over 52,200 vehicles per day

**LEASING CONTACT**

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**MORE INFO**

www.phillipsedison.com



# GREEN VALLEY PLAZA

2716 North Green Valley Parkway | Henderson, NV 89014

SPACE	TENANT	SQ. FT.			SQ. FT.
A1	Smoke and Vapes	800 SF	C16	Desert Art Supplies	3,870 SF
A2	Subway	1,600 SF	C2	U.S. Post Office	1,750 SF
A3	Green Valley Grocery	2,400 SF	C3	The Connection	2,300 SF
B1	Ramen Ebisu	1,000 SF	C5	Fruition Las Vegas	900 SF
B3	IM=X Pilates	2,300 SF	C6	Elite Nutrition & Wellness	900 SF
B4	Mothership Coffee Roasters	1,300 SF	C8	Exclamations! Salon	2,825 SF
B6	Big 5 Sporting Goods	11,929 SF	D2	Cat Hospital	2,934 SF
B7	Family Music Centers	7,935 SF	D4	Nevada Nails and Lashes	1,400 SF
B8	Trader Joe's	12,412 SF	D5	The UPS Store	1,400 SF
B9	Dollar Tree	12,012 SF	G1	Bank of America	5,000 SF
C1	Green Valley Chiropractic	1,875 SF	H0	Nevada Cleaners	1,779 SF
C10	Kriti Eyebrow Threading	825 SF	H2	Green Valley Barber	309 SF
C11	Dylan's Gaming Lounge	3,842 SF	H4	AB Jewelers	608 SF
C13	Weiss Restaurant	3,127 SF		SHAD2 Bennett Family Trust	
				<b>TOTAL SQ. FT.</b>	<b>89,332</b>

  

SITE LEGEND	
<span style="display:inline-block; width:15px; height:15px; background-color:orange; border:1px solid black;"></span> Available	<span style="display:inline-block; width:15px; height:15px; background-color:gray; border:1px solid black;"></span> Occupied
<span style="display:inline-block; width:15px; height:15px; background-color:blue; border:1px solid black;"></span> Leased (not occupied)	<span style="display:inline-block; width:15px; height:15px; background-color:lightgray; border:1px solid black;"></span> Owned by Others
<span style="display:inline-block; width:15px; height:15px; border:2px dashed blue;"></span> Site Boundary	



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

# GREEN VALLEY PLAZA

2716 North Green Valley Parkway | Henderson, NV 89014

DOWNTOWN  
LAS VEGAS

GREEN VALLEY  
PLAZA

N. Green Valley Parkway (22,669 VPD)

E. Sunset Road (27,994 VPD)

# GREEN VALLEY PLAZA

2716 North Green Valley Parkway | Henderson, NV 89014



# Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 36.069526

Longitude: -115.081319

Green Valley Plaza Henderson, NV		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	17,063	152,324	394,222
	2028 Projected Population	16,507	149,797	393,974
	2010 Census Population	15,920	140,196	354,440
	2000 Census Population	15,087	127,924	295,851
	1990 Census Population	13,202	71,386	161,520
	Historical Annual Growth 1990 to 2000	1.34%	6.01%	6.24%
	Historical Annual Growth 2000 to 2010	0.54%	0.92%	1.82%
	Estimated Annual Growth 2010 to 2023	0.51%	0.61%	0.78%
	Projected Annual Growth 2023 to 2028	-0.66%	-0.33%	-0.01%
	Median Age	38.8	40.3	40.5
Households	Q4 2023 Estimated Households	7,484	59,863	158,293
	2028 Projected Households	7,214	58,958	158,283
	2010 Census Households	7,007	54,611	140,587
	2000 Census Households	6,393	49,157	118,108
	1990 Census Households	5,304	26,605	67,338
	Historical Annual Growth 1990 to 2000	1.88%	6.33%	5.78%
	Historical Annual Growth 2000 to 2010	0.92%	1.06%	1.76%
	Estimated Annual Growth 2010 to 2023	0.48%	0.67%	0.87%
	Projected Annual Growth 2023 to 2028	-0.73%	-0.30%	0.00%
	Population per Household	2.28	2.53	2.48
Population by Race	White	46.9%	44.8%	43.0%
	Black or African American	12.9%	8.6%	9.9%
	Asian & Pacific Islander	6.7%	7.9%	9.5%
	Other Races	10.0%	8.1%	7.6%
	Hispanic Population	23.4%	30.6%	30.0%
Income	Average Household Income	\$88,524	\$91,403	\$88,984
	Median Household Income	\$63,446	\$69,021	\$64,978
	Per Capita Income	\$38,827	\$36,081	\$35,881
Education (Age 25+)	Elementary	2.6%	4.9%	4.9%
	Some High School	2.5%	6.7%	7.3%
	High School Graduate	30.2%	28.0%	28.6%
	Some College	30.4%	25.2%	24.4%
	Associates Degree Only	7.9%	8.4%	8.4%
	Bachelors Degree Only	16.0%	17.4%	17.1%
	Graduate Degree	10.3%	9.4%	9.3%
Business	Number of Businesses	870	5,877	13,825
	Total Number of Employees	11,013	84,607	232,876
	Employees per Business	12.66	14.40	16.85
	Residential Population per Business	19.62	25.92	28.52

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.