

2.14 AC PAD OPPORTUNITY

ATHENIAN DR. & OLYMPIC AVE. | HENDERSON, NV 89014



ALMA
LUXURY APARTMENTS
300+ UNITS

ATHENIAN DR. & OLYMPIC AVE.

GREEN VALLEY
TOWN CENTER III

GREEN VALLEY
TOWN CENTER II

ATHENIAN SHOPS

SUNSET RD. 29,800 VPD



PROPERTY HIGHLIGHTS

PROPERTY DETAILS

PARCEL #	161-32-412-002
LOT SIZE	2.14 AC
RENT	INQUIRE WITH BROKER
ZONING	CC

OPPORTUNITY BENEFITS



GROUND LEASE OR JOINT VENTURE OPPORTUNITY, ADJACENT TO GREEN VALLEY TOWN CENTER III, LOCATED IN THE HEART OF GREEN VALLEY ON SUNSET ROAD



THE SITE OFFERS AMPLE PARKING AND VISIBILITY ALONG SUNSET ROAD



NEIGHBORING TENANTS INCLUDE BANK OF AMERICA, TGI FRIDAY'S, OLIVE GARDEN, WENDY'S, GALAXY LUXURY THEATER, BARLEY'S CASINO AND BREWING COMPANY, TRADER JOE'S, SMITH'S, AND MORE

SITE PLAN



AMENITIES & TRANSIT



DRIVE TIME & DEMOGRAPHICS

POPULATION

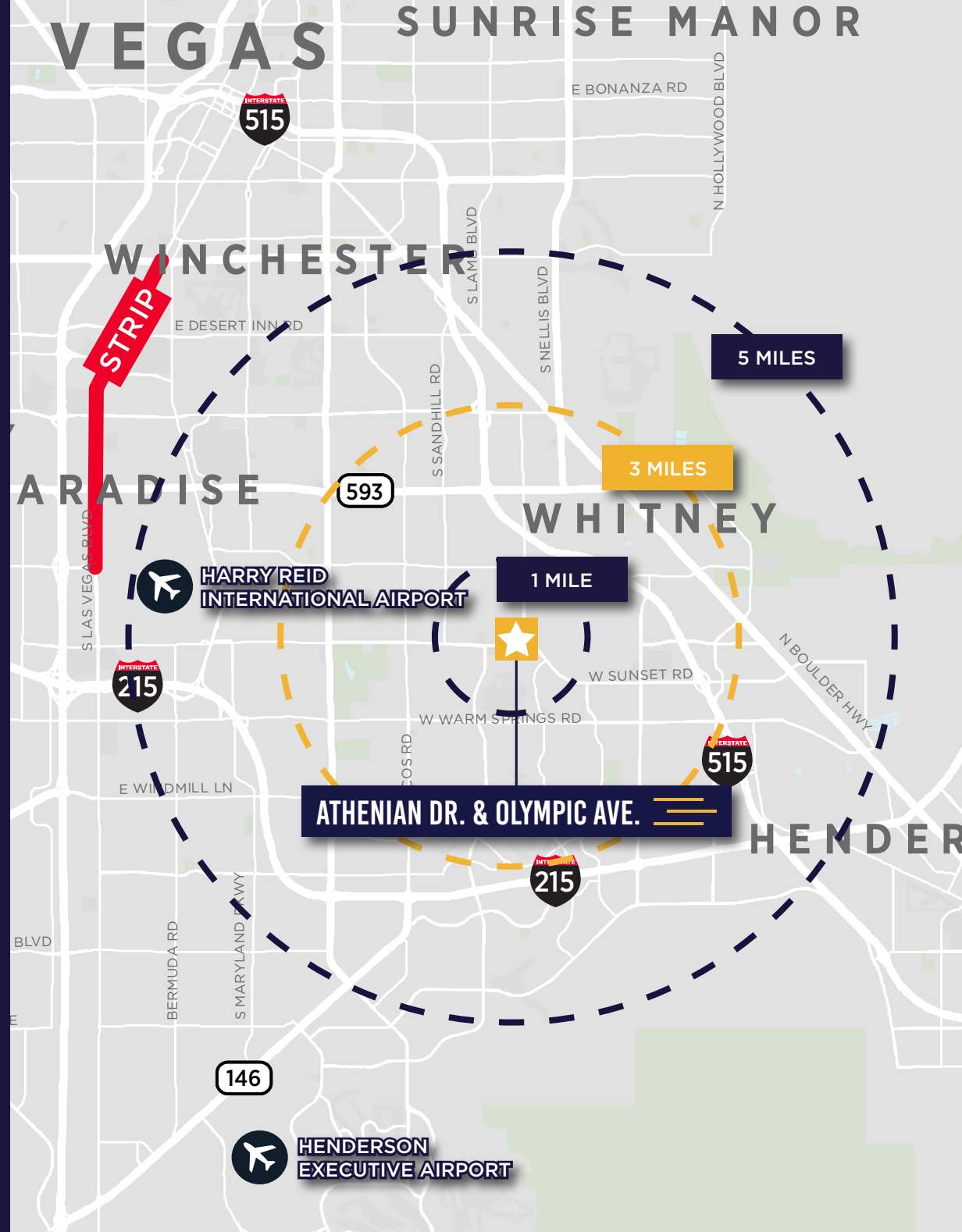
1 MILE	13,955
3 MILES	116,520
5 MILES	274,333

AVG HH INCOME

1 MILE	\$124,240
3 MILES	\$115,128
5 MILES	\$104,589

OF HOUSEHOLDS

1 MILE	5,369
3 MILES	38,880
5 MILES	93,051



LEASING

PLEASE CONTACT US FOR MORE INFORMATION:

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