

FOR LEASE

GROUND LEASE OR JOINT VENTURE

ALMA
LUXURY APARTMENTS

300+ UNITS

S GREEN VALLEY PKWY: 20,100 VPD

WELLS FARGO

Residence Inn
Marriott

GREEN VALLEY TOWN CENTER III

SITE

GREEN VALLEY TOWN CENTER II

COURTYARD
Marriott

CHASE

Amore
TASTE OF CHICAGO

ANGRY
CRAB SHACK

ATHENIAN SHOPS

Olive Garden

Wendy's

SUNSET ROAD: 29,800 VPD

2.14 AC PAD OPPORTUNITY

ATHENIAN DR & OLYMPIC AVE
HENDERSON, NV 89014

 **CUSHMAN & WAKEFIELD**

STREET VIEW OF PAD SITE



HIGHLIGHTS



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

PROPERTY DETAILS

◆ Parcel #	161-32-412-002
◆ Lot Size	2.14 AC
◆ Rent	Inquire With Broker
◆ Zoning	CC

AMENITIES & TRANSIT





**ATHENIAN DR & OLYMPIC AVE
HENDERSON, NV 89014**

For More Information, Please Contact:

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