



PROPERTY HIGHLIGHTS

Green Valley Civic Center is a 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 center is parked at 4 spaces per 1,000 square feet, and offers ease of access for both customers and employee parking. Up front parking as well as ample dedicated parking is available and the center can be accessed via a dedicated traffic signal at the entrance from Green Valley Parkway.

The center is located at the intersection of Sunset Road and Green Valley Parkway, with access to the 215 freeway and McCarran Airport. 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.

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



DEMOGRAPHICS

	2020	1 MILE	3 MILE	5 MILE
POPULATION				
Estimated Population		17,961	147,586	393,996
Estimated Households		7,925	57,499	155,200
INCOME				
Est. Median HH Income	\$51,393	\$59,425	\$55,061	
Est. Average HH Income	\$77,130	\$82,333	\$77,595	

Source: STDB

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Exclusively listed by Sun Commercial Real Estate, Inc.

2625 N. Green Valley Parkway | Suite 125

±1,625 Rentable Square Feet



Reception w built-in desk, 3 windowed offices, conference room, storage, break room



GREEN VALLEY CIVIC CENTER
2625 N. GREEN VALLEY PARKWAY
HENDERSON, NEVADA 89014

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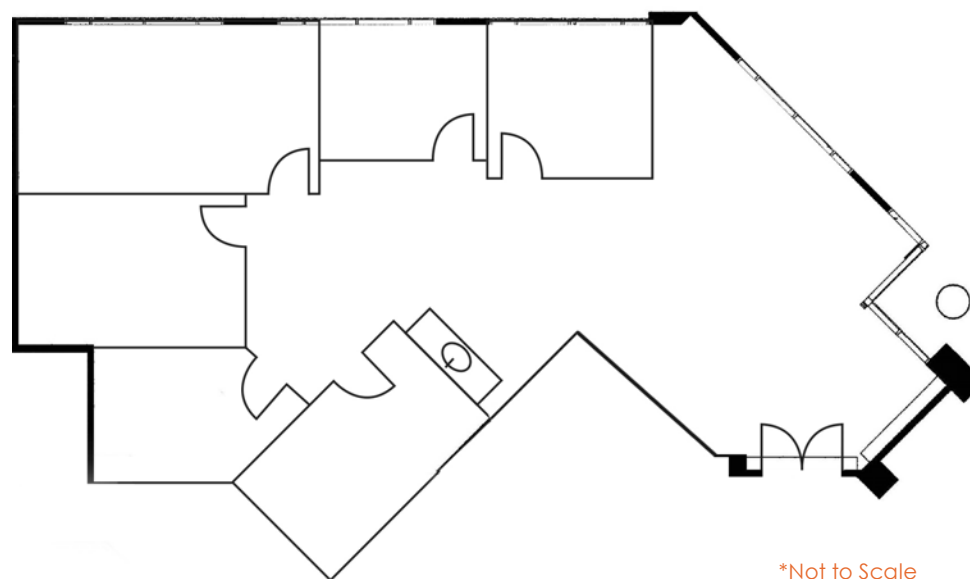
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2625 N. Green Valley Parkway | Suite 135

±2,232 Rentable Square Feet



This off-lobby ground-floor suite features a reception and waiting area, five offices, a conference room, and a break area. Brand new carpet and paint.



*Not to Scale

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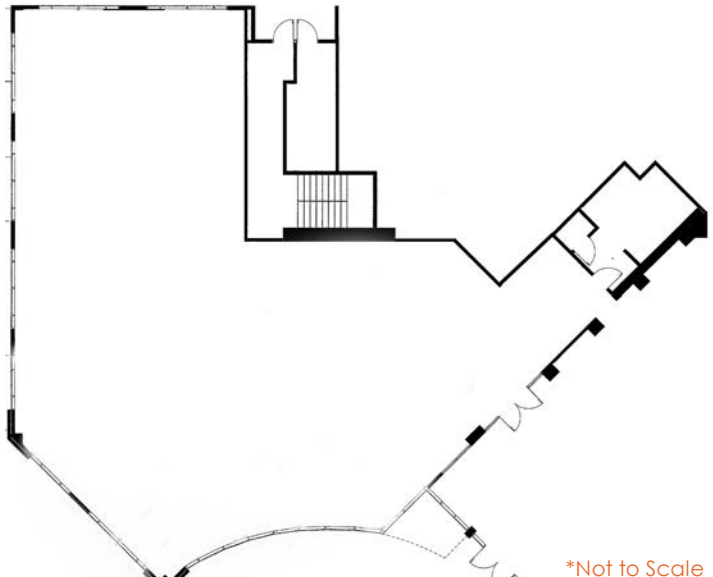
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2625 N. Green Valley Parkway | Suite 150

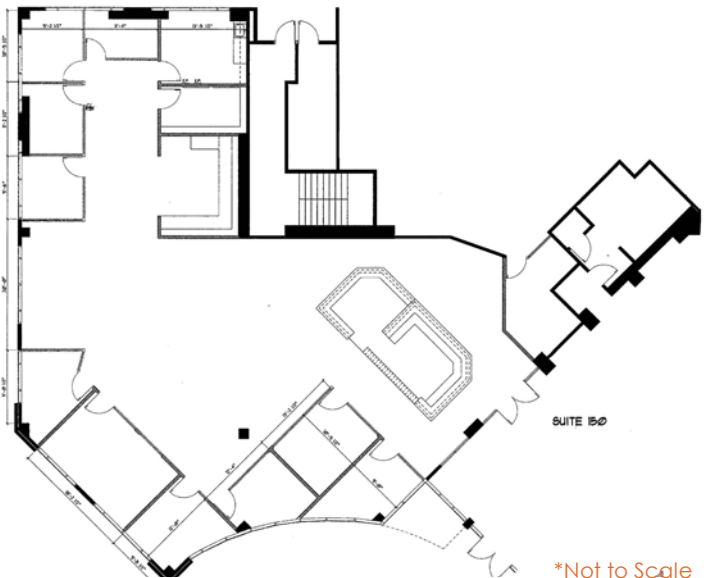
±5,059 Rentable Square Feet



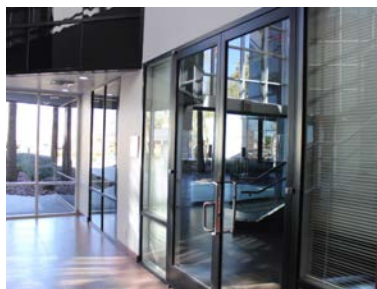
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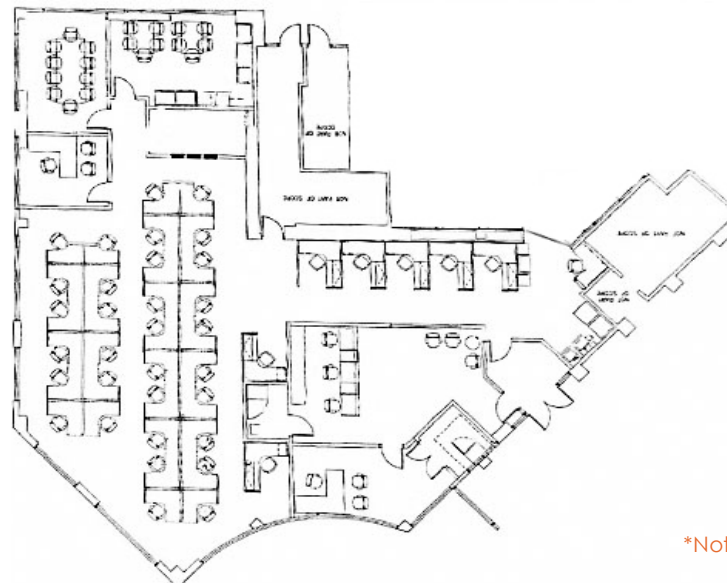
ALTERNATIVE 1:



This off-lobby anchor space features floor to ceiling glass on all sides, a double door entrance directly inside the lobby, a back entrance, and stubbed water for break areas or restrooms. The space is currently a blank slate, ready for your tenant improvements. The floor plans represent proposed configuration alternatives



ALTERNATIVE 2, With Furniture:



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