

# AVAILABLE FOR LEASE

Lease Rate: \$1.25/SF NNN  
(2021 estimated CAMs are \$0.51 PSF)

# BLACK MOUNTAIN MARKETPLACE



RETAIL • 72 & 76 W Horizon Ridge Pkwy | Henderson, NV 89012

## PROPERTY DESCRIPTION

**BLACK MOUNTAIN MARKETPLACE** is a ±44,373 sf Neighborhood Center located at the Northwest corner of West Horizon Drive and West Horizon Ridge Parkway. Situated on the Horizon Drive I-515 freeway exit/entrance, the property enjoys both tremendous visibility as well as easy instant freeway access to the surrounding Henderson areas. Turn-key, second generation spaces with quality buildouts are available at very competitive lease rates. Join tenants: Roberto's Taco Shop, Wahoo's Fish Taco, Tropical Smoothie, and more.

## PROPERTY HIGHLIGHTS

- Upscale street presence with terrific visibility from the frontage road and freeway. Just one block from the I-515 on/off ramp.
- **SEEKING ALL FOOD CONCEPTS!**
- **FREE RENT and/or TI INCENTIVES** (Available for qualified concepts, leases, and applicants. Conditions apply).
- \$85,000 avg. surrounding household incomes.
- Huge 94,500 freeway traffic count.



FOR MORE INFORMATION CONTACT:

**GERI JAMESON** | NV Lic # S.0190514

o: 702.787.0123 x423 | c: 702.907.0767 | geri@virtusco.com

1333 N Buffalo Dr, Ste 120 Las Vegas, NV 89128 | 702.787.0123 ph | 702.463.0123 fax

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.

**virtus**  
commercial

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## AVAILABLE SUITE(S)

SUITE	SIZE	TENANT
72-100	2,000	Il Chianti Italian
72-105	2,000	Teriyaki Madness
<b>72-110</b>	<b>4,000</b>	<b>AVAILABLE</b> (Former Gym)
72-120	1,600	Hella's Bakery & Street Food
72-125	1,600	Ignite Dance
72-130	1,600	Nails With Love
72-135	1,600	Sin City Liquor
72-140	1,200	Rosati's Pizza
72-145	1,200	Vape Shop
72-150/155	2,397	Roberto's Taco Shop
76-100	4,752	Wahoo's Fish Taco
76-120	1,600	Tropical Smoothie Cafe
76-125	1,600	Dog Groomer
76-130	1,600	Lotus Massage
76-135	1,600	Broadway Kids Academy
76-140	2,500	HotWorx Yoga
76-145	1,500	Merle Norman Cosmetics
76-150	2,000	Naga Thai
76-155	2,024	Island Frozen Yogurt Bar



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72 W Horizon Ridge Pkwy - SUITE 110 (4,000 SF) - Former Gym



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## FLOOR PLAN

72 W Horizon Ridge Pkwy - SUITE 110 (4,000 SF) - Former Gym



Floor plan is not to exact scale. It is intended for general information purposes only.

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These maps are intended for general information purposes only. It is not to exact scale, and exact boundaries of areas may differ.

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