

Space For Lease



Retail Services

Pebble Marketplace

SEC OF GREEN VALLEY & PEBBLE ROAD
HENDERSON, NV 89074



Property Summary

Pebble Marketplace is located on the SEC of Green Valley Pkwy. and Pebble Road. Located with easy I-215 access and adjacent to a large business park, The District at Green Valley Ranch, an urban lifestyle center.

Property Highlights

- Smith's anchored center
- Food court brings heavy daily, evening and weekend traffic
- Tenants include Fitness 19, Washington Mutual, Euphoria Day Spa, major banks, and professional service tenants.

Lease Information

Lease Type: Triple Net
 CAMS: \$0.50 per square foot
 Zoning: CC

Currently Occupied/Please do not disturb tenant

Suite A-1 +/- 5,426 SF \$2.25 per SF

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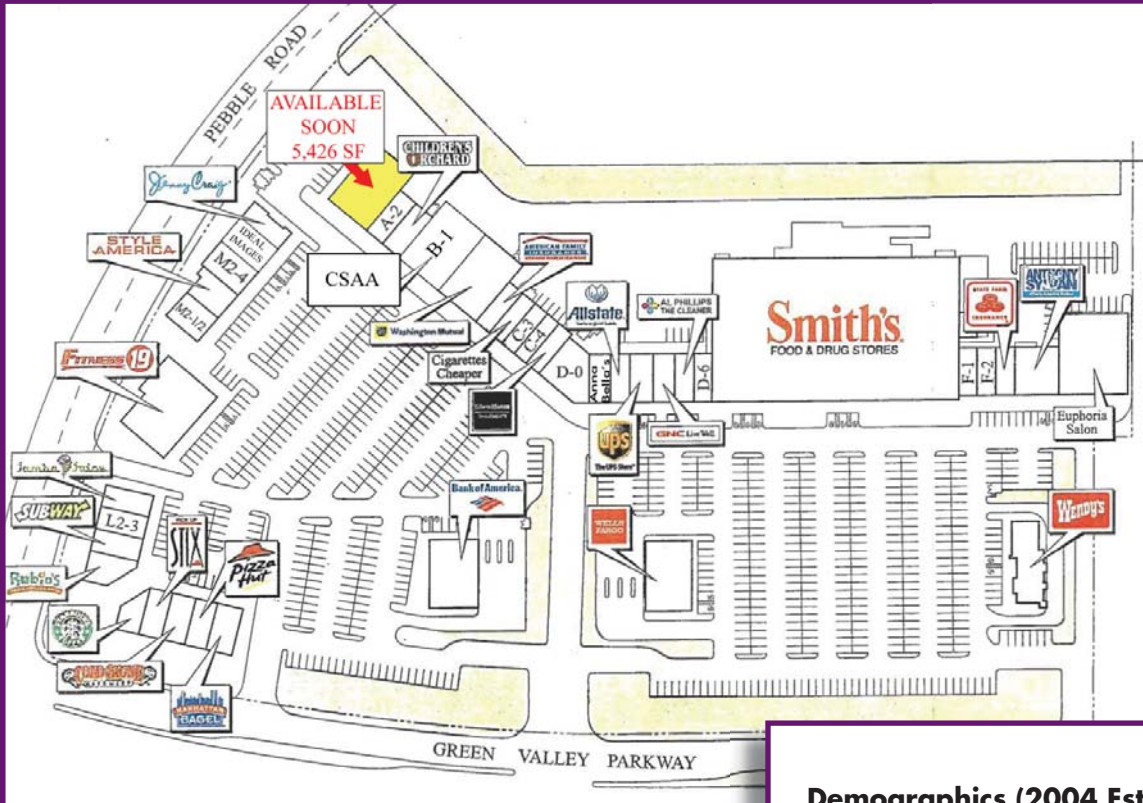
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Contact us today for additional information





Demographics (2004 Estimates)

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population	18,339	141,197	254,154
Average HH Income	\$98,693	\$85,154	\$79,063



Traffic Counts

est. 29,900 Cars Per Day

ID#	TENANT	SF
A1	AVAILABLE SOON	5426
A2	Cathy Bittinger Team	1630
A3	Children's Orchard	1635
B1	CSAA	5406
B2	Washington Mutual	5438
C1	American Family Mutual	1376
C2	Smokes	1300
C3	Unicorn Health Services	1369
C4	Clocks and Locks	1689
C5	Edward Jones	1053
D1	Anna Bellas	5180
D2	Allstate Insurance	1193
D3	The UPS Store	1193
D4	GNC	1181
D5	Al Phillips The Cleaners	1485
D6	Mountain State Cellular	2106
F1	Prestige Travel	1193
F2	Water Place	895
F3	State Farm	1492
F4	Sylvan Pools	3589
G1	Euphoria Salons	8362
L11	Manhattan Bagel	2029
L12	Pizza Hut	1706
L13	Cold Stone Creamery	2145
L14	Pick Up Stix	1688
L15	Starbucks Coffee	1357
L21	Rubio's Fresh Mexican Grill	2418
L22	Subway	1139
L23	Mr. Hot Dog	1369
L24	Jamba Juice	1375
MJR1	Smith's Market	60000
M11	Fitness 19	7487
M21	Wonder Sushi	2514
M23	Just Cut's	1263
M24	Pebble Family Dentistry	1492
M25	Ideal Images	1983
M26	Jenny Craig	2481
PAD 1	Bank of America	5068
PAD 2	Wells Fargo Bank	4810
PAD 3	Wendy's	3808

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