

H E N D E R S O N , N V



THE DISTRICTSM
at green valley ranch

shop | dine | live



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about



demographics

	1mile	3mile	5mile
Population:	16,562	151,067	309,669
Employees:	11,118	56,235	129,059
Average HH Income:	\$110,825	\$96,909	\$93,091

traffic counts

- CR 215 170,000 ADT
- Green Valley Pkwy 28,500 ADT
- Paseo Verde Dr 17,600 ADT

(NDOT 2018)

project scope

The District at Green Valley Ranch brings urban sophistication to Henderson's greatest neighborhoods. Vestar Development's upscale destination is the gathering place for south Vegas' prosperous & expanding residential and professional communities.

In the heart of Green Valley, you'll find a mixed-use metropolitan community like no other in the city.

A place to shop for the latest fashions, home furnishings, unique art and jewelry. A place to try new cuisine from a variety of restaurants and cafes.

The District is a favorite destination for locals and upscale visitors, with the variety of national brand retailers, unique boutiques, dining establishments, entertainment and special events making The District at Green Valley Ranch a unique destination, and an ideal location for your business.

Welcome to THE DISTRICT AT GREEN VALLEY RANCH.

details

- 573,000 SF of Restaurant / Retail / Service
- 88 Condominiums at The District
- Green Valley Ranch Hotel / Casino: 495 keys
- Join:



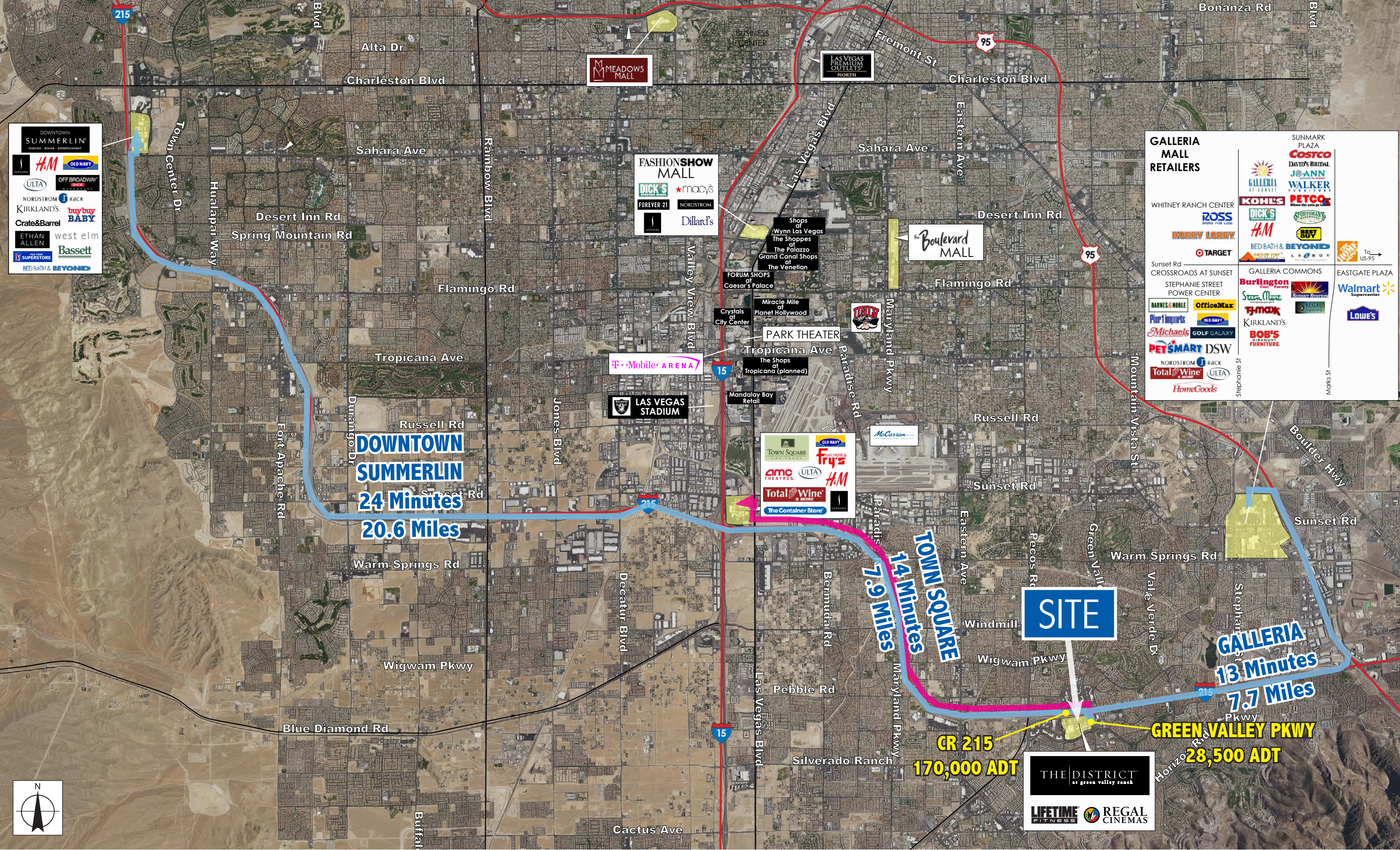
area information



the district at green valley ranch

The District at Green Valley Ranch provides a vibrant and diverse mix of shopping, dining, entertainment, residences and office space — all set in an urban environment, with a beautiful central park.

As the first mixed-use metropolitan lifestyle center to open in southern Nevada, The District at Green Valley Ranch is the premier shopping, dining, entertainment, residential and office space destination in the Las Vegas valley.



AVAILABLE

Phase I

- B 7,852 Suite 127
- J 4,285 SF Suite 187
- L 1,099 SF Suite 173
- M 2,008 SF Suite 100
- P 891 SF Suite 171
- L + P 1,990 SF

Phase II

- T 1,468 SF Suite 114
- R 1,499 SF Suite 194
- S 1,050 SF Suite 154

Pads

- Pad 1 8,300 SF
- Pad 2 7,200 SF

- Available
- Ground Lease
- Lease Pending
- Seeking Restaurant Tenant

VILL

Echo+Rag 7,500 SF

M 2,008 SF

PACT 3,480 SF

WALKER BLYA 1,485 SF

SHIRAZI 1,927 SF

LUSH 2,004 SF

WALKER BLYA 2,096 SF

ANTHROPOLOGIE 10,240 SF

ATHLETA 3,428 SF

AVEDA 2,738 SF

Balboa 4,166 SF

POTTERY BARN 12,453 SF

B 7,852 SF

any bar 2,900 SF

GLO 1,200 SF

1,200 SF

2,000 SF

Pad 1

COMMON PARKING BY LL

Pad 2

COMMON PARKING BY LL

PARCEL 2

PARCEL 5

lululemon

BLOOM 1,724 SF

THE LOCAL

CHICO'S 3,104 SF

Soft Surroundings 3,578 SF

KREI 22,570 SF

AVEDA 2,738 SF

ATHLETA 3,428 SF

Balboa 4,166 SF

POTTERY BARN 12,453 SF

B 7,852 SF

1,417 SF

7,365 SF

5,132 SF

10,225 SF

1,105 SF

1,378 SF

1,105 SF

1,378 SF

3,053 SF

J 4,285 SF

L 1,099 SF

P 891 SF

5,944 SF

5,944 SF

5,944 SF

SEEKING RESTAURANT TENANT

OFFICE BUILDING 3-STORY

PP CLANG'S 7,100 SF

GREEN VALLEY PARKWAY

SHINING SATS 4,095 SF

MAX 2,018 SF

STRELLATO 4,147 SF

The Cheesecake Factory 10,300 SF

PASEO VERDE PARKWAY

WHOLE FOODS MARKET 51,315 SF

R 1,499 SF

T 1,468 SF

REST ROOMS

LAS VEGAS PILATES 1,801 SF

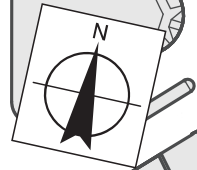
LOBBY 831 SF

State Farm 1,837 SF

S 1,050 SF

Sola 8,753 SF

REDDOG MEDIA



casino & spa

Located at the west end of THE DISTRICT, the Green Valley Ranch Resort, Spa & Casino is a luxurious resort providing a beautiful hotel, world-class spa, exciting casino action, a variety of dining options and some of the hottest nightlife in the Las Vegas valley.

This magnificent resort attends to its guests with unspoken special touches and an impeccable service philosophy. The resort has combined these standards with the grandeur of the grounds and facilities. Whether your stay is for pleasure, business, action or relaxation, Green Valley Ranch Resort & Spa will treat you to an experience that is truly close to the action, but a world apart.



community & neighborhoods

The Top-Selling Master-Planned Communities of 2021 - Cadence is #8 and Inspirada is #11 in the nation.

Henderson Nevada hosts some of the most prestigious residential communities in Las Vegas:

- Seven Hills

Designed as a modern Tuscan-styled village, the rolling hills of the McCullough Mountain Range offer some of the most incredible views in the Las Vegas valley, including the mountains, the glittering Strip and the Rio Secco Golf Course. Seven Hills offers a wide range of home styles from detached single-family homes to luxury mansions. Home prices range from \$400,000 to more than \$6 million.

- MacDonald Highlands:

Situated to the southeast of Green Valley Ranch and just 15 miles from the Las Vegas Strip, Mac Donald Highlands is one of three adjacent neighborhoods know as the “Diamond Hills” that are generally regarded as the most lavish in the immediate Las Vegas area. Custom lots and homes range from \$650,000 to \$17.5 million.

- Anthem Country Club:

Anthem Country Club is an exclusive guard gated private golf neighborhood with approximately 1,600 custom residences. Custom lots and homes range from \$450,000 to \$9 million.



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