



the CLIFF

CELEBRATING FOOD, FRIENDS,
& THE FINER THINGS



PARTNERS CAPITAL

CNR RETAIL

A LOCALS ONLY



LIFESTYLE OASIS

WELCOME TO THE CLIFF

A curated collection of crafted cuisine, artful spaces, and brands off the beaten path, designed to bring quality, convenience, and community to the people of Green Valley.

*the*CLIFF

An architectural rendering of a modern, two-story commercial building at dusk. The building features large glass windows and doors, with the word "HAUS" visible on the upper level. The ground floor has large glass openings where people are seen walking. The building is surrounded by landscaping, including palm trees and other plants. In the foreground, there is a wet parking lot with several cars parked and a person walking. The sky is a mix of blue and orange, suggesting sunset or sunrise.

the CLIFF

Now leasing **100K SF** of experiential dining and retail
coming to Green Valley Ranch **Q2 2026.**

A **creative collective** OF
HENDERSON'S PREMIER PLACES TO

SIP
SAVOR
SHOP &
GET FIT

*the*CLIFF





A FOOD DRIVEN EXPERIENCE

We are working with top level **mixologists**, talented **local chefs** and proven restaurant groups to create Henderson's most **dynamic food experience.**

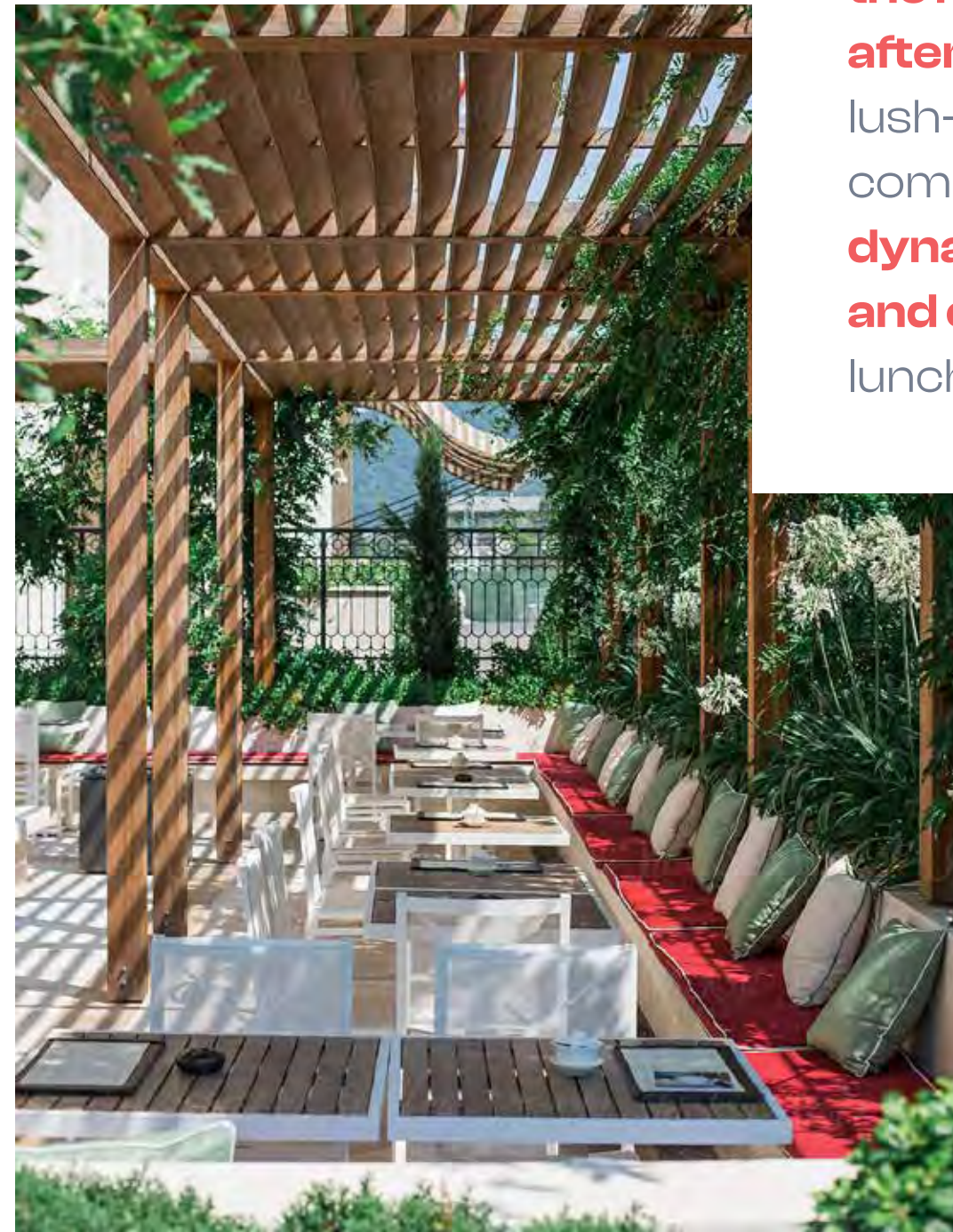
With a unique collection of fast-casual favorites, rotating food kiosk pops, and ingredient-driven fine dining destinations, The Cliff offers next-level food culture to the community of Green Valley.





ARTFUL COMMUNAL SPACES

Walls adorned by some of **the region's most sought-after art talents** sit amongst lush-landscaped and shaded communal spaces, **bringing a dynamic atmosphere of ease and exhilaration** to brunch, lunch, or a day at the cafe.



SIGNAGE



CONCEPTUAL RENDERING – FOR REFERENCE ONLY



SHADED COMMUNAL SPACES



STYLISH & SOPHISTICATED DESIGN



PUBLIC ART AND CURATED DESIGN DETAILS



ELEVATED STREET FOOD & KIOSK RETAIL EXPERIENCE



KIOSK RETAIL SPACES



OUTDOOR SHADED PATIO DINING



theCLIFF

CENTRAL BAR & COMMUNAL OUTDOOR DINING LOUNGE

PRIME LOCATION IN THE HEART OF GREEN VALLEY

LIFETIME LIVING

2460 E SERENE
149 HIGH-RISE LUXURY RESIDENCES

LIFETIME FITNESS

FITNESS FLOOR
INDOOR-OUTDOOR POOLS
8 TENNIS COURTS

THE DISTRICT AT GREEN VALLEY RANCH

384,000 SF MIXED-USE RETAIL, OFFICE, CONDO

15 MIN
DRIVE TO AIRPORT
& THE STRIP

215

177,000
CARS PER DAY

PASEO VERDE PARKWAY

LEE'S FAMILY FORUM

222 S GREEN VALLEY PARKWAY
±200K SF ARENA
5,567 SEATS
1,470 PARKING STALLS
BUILT IN 2022

30,500
CARS PER DAY

the
CLIFF

GREEN VALLEY RANCH

±143,891 SF HOTEL, CASINO, RESTAURANTS
490 HOTEL ROOMS
±3,000 EMPLOYEES

80,000
CARS PER DAY

SILVERADO RANCH

S EASTERN AVENUE

CORONADO CENTER

S GREEN VALLEY PARKWAY

CARNEGIE STREET

W HORIZON RIDGE PARKWAY

ST ROSE PARKWAY

ST. ROSE
DOMINICAN HOSPITAL

This location is what restaurants and retailers dream of. A location situated in the midst of Green Valley Ranch, the most sought out destination for businesses in the City of Henderson. The property is located directly off the freeway and has a ton of parking. Nearby major attractions include, **LifeTime Fitness & Living, Green Valley Ranch Hotel & Casino, The District, Lee's Family Forum, and St. Rose Dominican Hospital.**

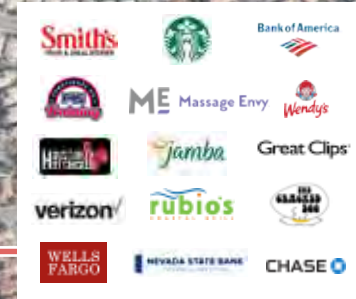
A LOOK AT THE NEIGHBORHOOD

SAMMY'S
RESTAURANT & BAR

GREEN VALLEY
CORPORATE CENTER

CLAIM JUMPER
STEAKHOUSE & BAR

34,500
CARS PER DAY



177,000
CARS PER DAY



ST ROSE PARKWAY

the
CLIFF

THE ATRIUM
AT HENDERSON

LIFETIME FITNESS

LIFETIME LIVING
149 HIGH-RISE LUXURY RESIDENCES

GREEN VALLEY RANCH
±143,891 SF HOTEL, CASINO, RESTAURANTS
490 HOTEL ROOMS

THE DISTRICT
AT GREEN VALLEY RANCH
384,000 SF MIXED-USE RETAIL, OFFICE, CONDO



LEE'S FAMILY FORUM
5,567 SEATS | ±200K SF ARENA

ST ROSE
CORPORATE PLAZA
RESTAURANTS & SERVICES

80,000
CARS PER DAY



PASEO VERDE PARKWAY

CARNEGIE STREET

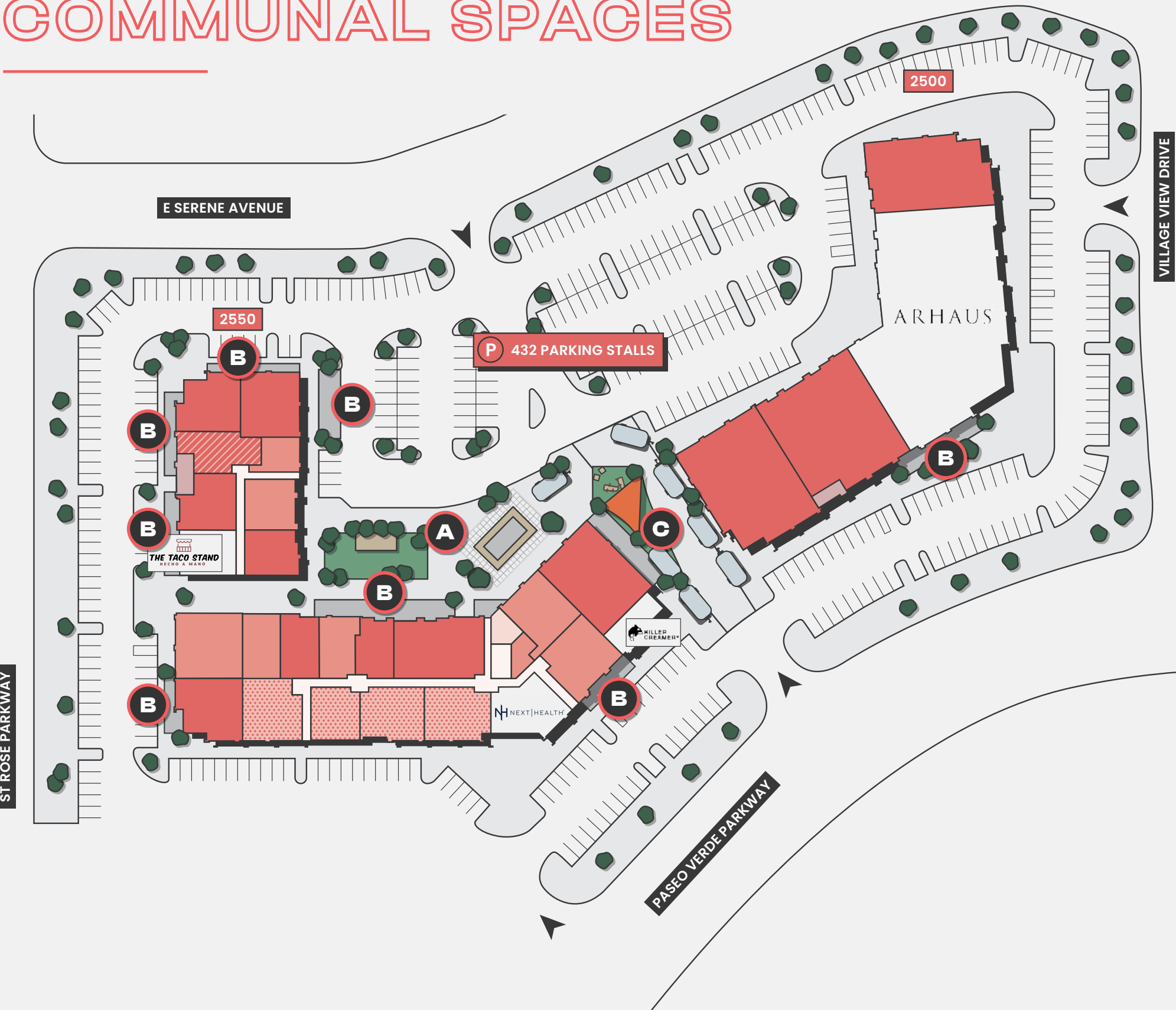
S GREEN VALLEY PARKWAY

theCLIFF

2500 & 2550 PASEO VERDE PARKWAY, HENDERSON, NV 89074

CAST

ACTIVATED COMMUNAL SPACES



A
CENTRAL
BAR &
OUTDOOR
LOUNGE

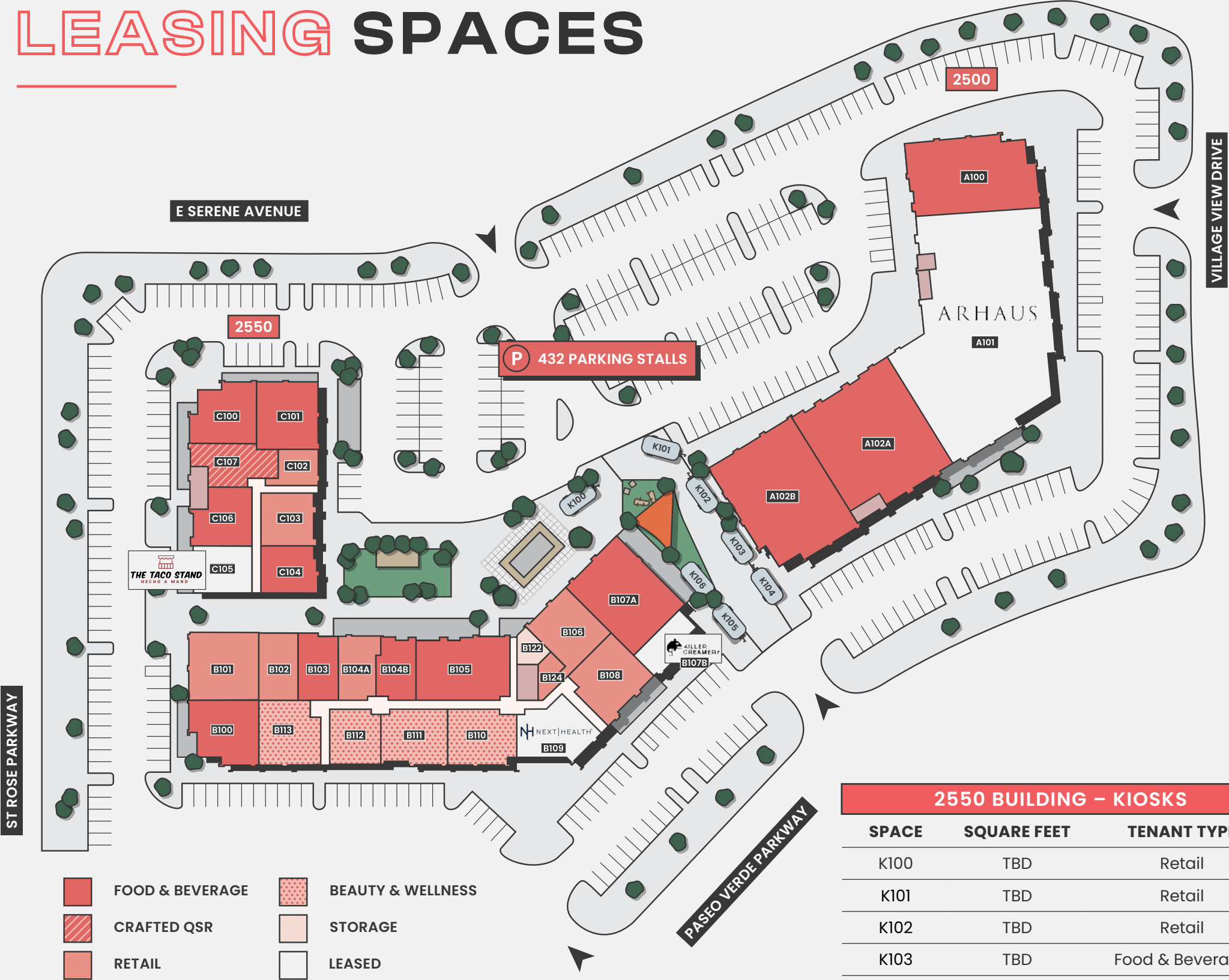


B
LUSH
COVERED
PATIOS



C
FOOD KIOSK
ALLEY &
CHILDREN'S
PLAY AREA

LEASING SPACES



| 2500 BUILDING | | |
|---------------|-------------|-------------------------------|
| SPACE | SQUARE FEET | TENANT TYPE |
| A100 | 2,845 SF | Food & Beverage |
| A101 | 16,308 SF | Arhaus |
| A102A | 9,748 SF | Food & Beverage |
| A102B | 6,789 SF | Food & Berage / Entertainment |
| 2550 BUILDING | | |
| B100 | 2,292 SF | Food & Beverage / Retail |
| B101 | 2,406 SF | Retail |
| B102 | 1,465 SF | Ready to Wear |
| B103 | 1,535 SF | Food & Beverage |
| B104A | 1,523 SF | Ready to Wear |
| B104B | 1,503 SF | Bar |
| B105 | 3,671 SF | Food & Beverage |
| B106 | 2,657 SF | Ready to Wear |
| B107A | 3,943 SF | Food & Beverage |
| B107B | 1,045 SF | Killer Whale Ice Cream |
| B108 | 2,608 SF | Barber Shop |
| B109 | 2,180 SF | NextHealth |
| B110 | 1,939 SF | Health & Wellness |
| B111 | 2,297 SF | Health & Wellness |
| B112 | 1,566 SF | Health & Wellness |
| B113 | 2,282 SF | Group Fitness |
| B122 | 534 SF | Outdoor Bar & Kiosk Storage |
| B124 | 449 SF | Open |
| C100 | 2,043 SF | Food & Beverage / Retail |
| C101 | 2,176 SF | Food & Beverage / Retail |
| C102 | 2,180 SF | Ready to Wear |
| C103 | 1,417 SF | Ready to Wear |
| C104 | 1,700 SF | Food & Beverage |
| C105 | 1,786 SF | The Taco Stand |
| C106 | 1,513 SF | Food & Beverage |
| C107 | 1,612 SF | Crafted QSR |

| 2550 BUILDING – KIOSKS | | |
|------------------------|-------------|-----------------|
| SPACE | SQUARE FEET | TENANT TYPE |
| K100 | TBD | Retail |
| K101 | TBD | Retail |
| K102 | TBD | Retail |
| K103 | TBD | Food & Beverage |
| K104 | TBD | Food & Beverage |
| K105 | TBD | Food & Beverage |
| K106 | TBD | Food & Beverage |

THE COMMUNITY

3-Mile Radius of Site

| | |
|---|---|
| <div>Total Population (2022)</div> <div>163,166</div> | <div>Median Age</div> <div>40.3 Years</div> |
| <div>Household Income</div> <div>\$119,054</div> | <div>Home Values</div> <div>\$401,411</div> |
| <div>Population (2022-2027)</div> <div>+3.5%</div> | <div>Employment</div> <div>161,244</div> |
| <div>Owner Occupied</div> <div>58.5%</div> | <div>Renter Occupied</div> <div>41.5%</div> |

Source: American Community Survey, ESRI, US Census



PR OF THE CLIFF

As Seen In
These Publications

The New York Times

LAS VEGAS
REVIEW-JOURNAL

REBUSINESS
ONLINE


SAN DIEGO
BUSINESS JOURNAL

SHOPPING CENTER
BUSINESS


CoStar Group™

THE REAL DEAL
REAL ESTATE NEWS





40
Pieces of Coverage


Total number of online, offline and social clips in this book


1.76M
Estimated Views


Prediction of lifetime views of coverage, based on audience reach and engagement rate on social


366M
Audience


Combined total of publication-wide audience figures for all outlets featuring coverage


6.23K
Engagements

Combined total of likes, comments and shares on social media platforms


1.28M
Coverage Views

Coverage views


84.7K
Est. Social Views

Prediction of lifetime views of social posts, based on audience reach



let's TALK

theCLIFF

STEVE NEIGER, CCIM

+1 702.592.7187

STEVE.NEIGER@CAST-CAP.COM

LICENSE# NV-B.0146583.LLC

BRETT RATHER

+1 702.575.1645

BRETT.RATHER@CAST-CAP.COM

LICENSE# NV-S.0174245.LLC

CAST



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2500 & 2550 PASEO VERDE PARKWAY, HENDERSON, NV 89074

A PROJECT BY



+1 702.802.4660

3560 WYNN ROAD, LAS VEGAS, NV 89103

WWW.CAST-CAP.COM

OWNER/LICENSEE

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