



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

theCLIFF

Now leasing **100K SF** of experiential dining and retail coming to Green Valley Ranch **Q2 2025.**



theCLIFF

2500 & 2550 PASEO VERDE PARKWAY, HENDERSON, NV 89074

CAST

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.





ELEVATED STREET FOOD & KIOSK RETAIL EXPERIENCE



KIOSK RETAIL SPACES



OUTDOOR SHADED PATIO DINING



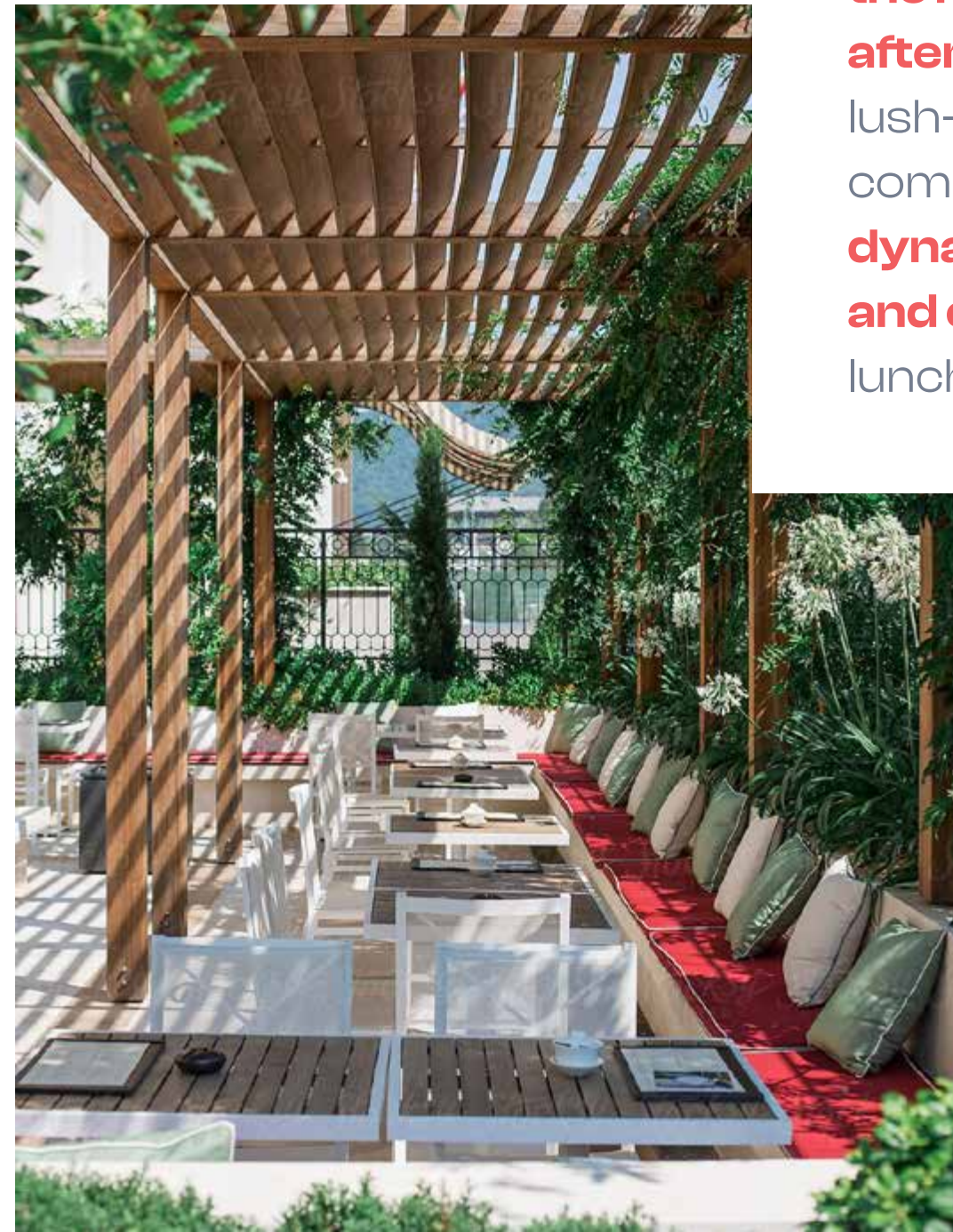
*the*CLIFF

CENTRAL BAR & COMMUNAL OUTDOOR DINING LOUNGE



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.

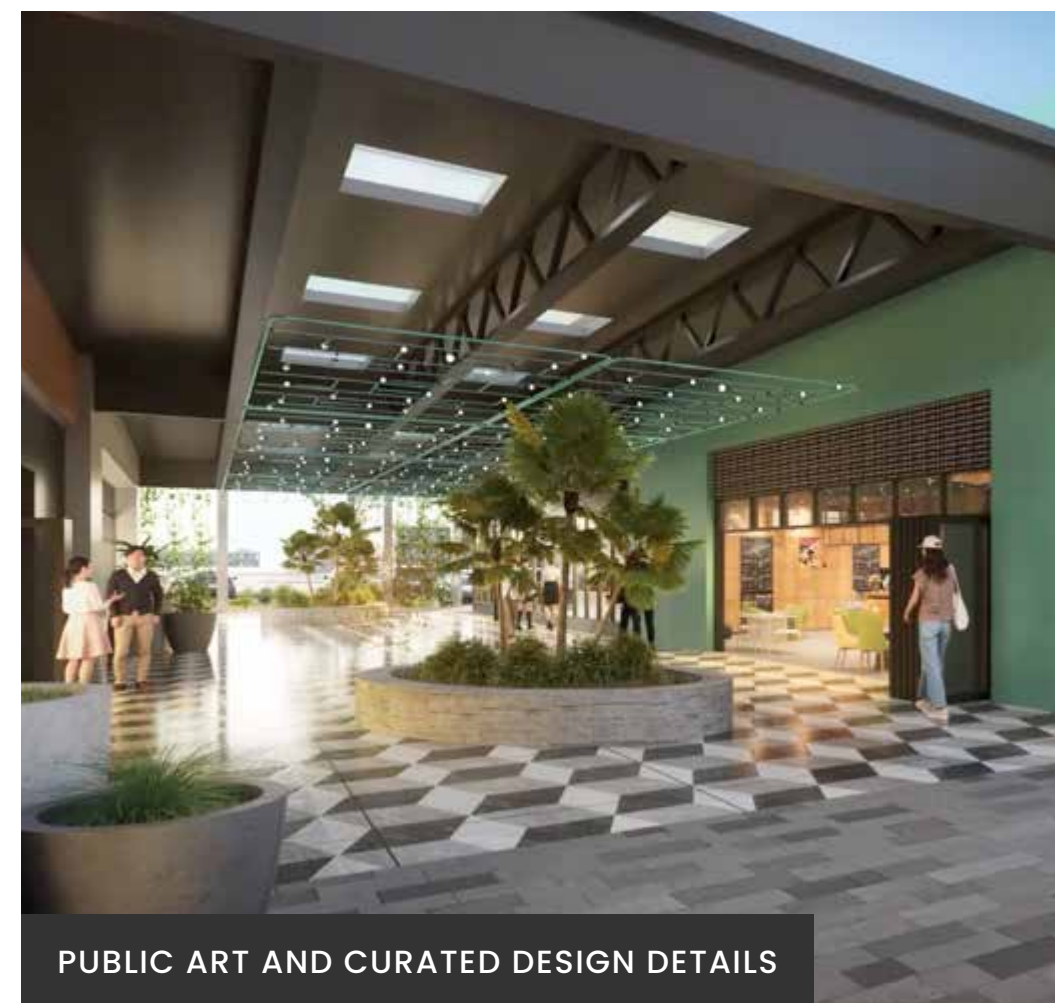




SHADED COMMUNAL SPACES



STYLISH & SOPHISTICATED DESIGN



PUBLIC ART AND CURATED DESIGN DETAILS

ARTFULLY DESIGNED & ALLURING FEATURES

theCLIFF



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



54,000
CARS PER DAY

the
CLIFF

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

S GREEN VALLEY PARKWAY

GREEN VALLEY RANCH

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

CORONADO CENTER

CARNEGIE STREET

ST. ROSE
DOMINICAN HOSPITAL

ST ROSE PARKWAY

W HORIZON RIDGE PARKWAY

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.**

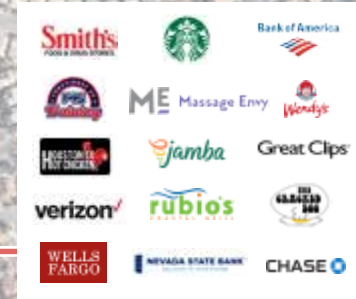
A LOOK AT THE NEIGHBORHOOD

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

54,000
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

2550 BUILDING

SPACE	SQUARE FEET	TENANT TYPE
1	±2,000 SF	Food & Beverage
2	±2,300 SF	Food & Beverage
3	±1,800 SF	Crafted QSR
4	±1,800 SF	Ready to Wear
5	±1,800 SF	Crafted QSR
6	±1,800 SF	Ready to Wear
7	±1,800 SF	Crafted QSR
8	±1,800 SF	Food & Beverage
9	±2,500 SF	Retail
10	±2,100 SF	Retail
11	±2,200 SF	Food & Beverage
12	±2,100 SF	Food & Beverage
13	±2,100 SF	Food & Beverage
14	±3,400 SF	Ready to Wear
15	±5,000 SF	Food & Beverage
16	±2,500 SF	Food & Beverage
17	±2,000 SF	Retail
18	±2,200 SF	Retail
19	±2,200 SF	Beauty
20	±2,200 SF	Beauty
21	±2,700 SF	Health & Wellness
22	±2,500 SF	Barber Shop

2500 BUILDING

SPACE	SQUARE FEET	LEASE STATUS
23	±13,500 SF	Leased
24	±16,600 SF	Furniture
25	±7,200 SF	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



A vertical banner featuring a background image of a modern building with large windows and palm trees. The word "TALK" is repeated ten times in a large, outlined font, alternating between red and white colors. The text is arranged in a vertical column, with each instance of "TALK" slightly offset from the others, creating a sense of movement and repetition. The background image shows a street scene with a white car and a brown car parked in front of the building. The overall aesthetic is clean and modern, with a focus on typography and architectural elements.

theCLIFF

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A PROJECT BY



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