

VICTORY VILLAGE

FOR LEASE



PROPERTY DETAILS

200-300 E. Lake Mead Pkwy., Henderson, NV 89015

- Available Space: $\pm 5,418$ and $\pm 1,451$ SF
- Lease Rates: \$1.75/SF plus \$0.30/SF NNN
- Shadow Anchored by Walmart Supercenter
- Ingress/Egress on Lake Mead Parkway
- Less Than Two Miles From the I-11 Lake Mead or 215 Freeway
- Surrounded by Established Neighborhoods Like Lake Las Vegas, Tuscany, and Ever-Growing Cadence

SURROUNDING TENANTS



2026 DEMOS

EST. POPULATION



1 MILE » **13,565**
3 MILE » **99,911**
5 MILE » **209,694**

EST. HOUSEHOLDS



1 MILE » **5,317**
3 MILE » **39,639**
5 MILE » **83,734**

EST. AVERAGE HH INCOME



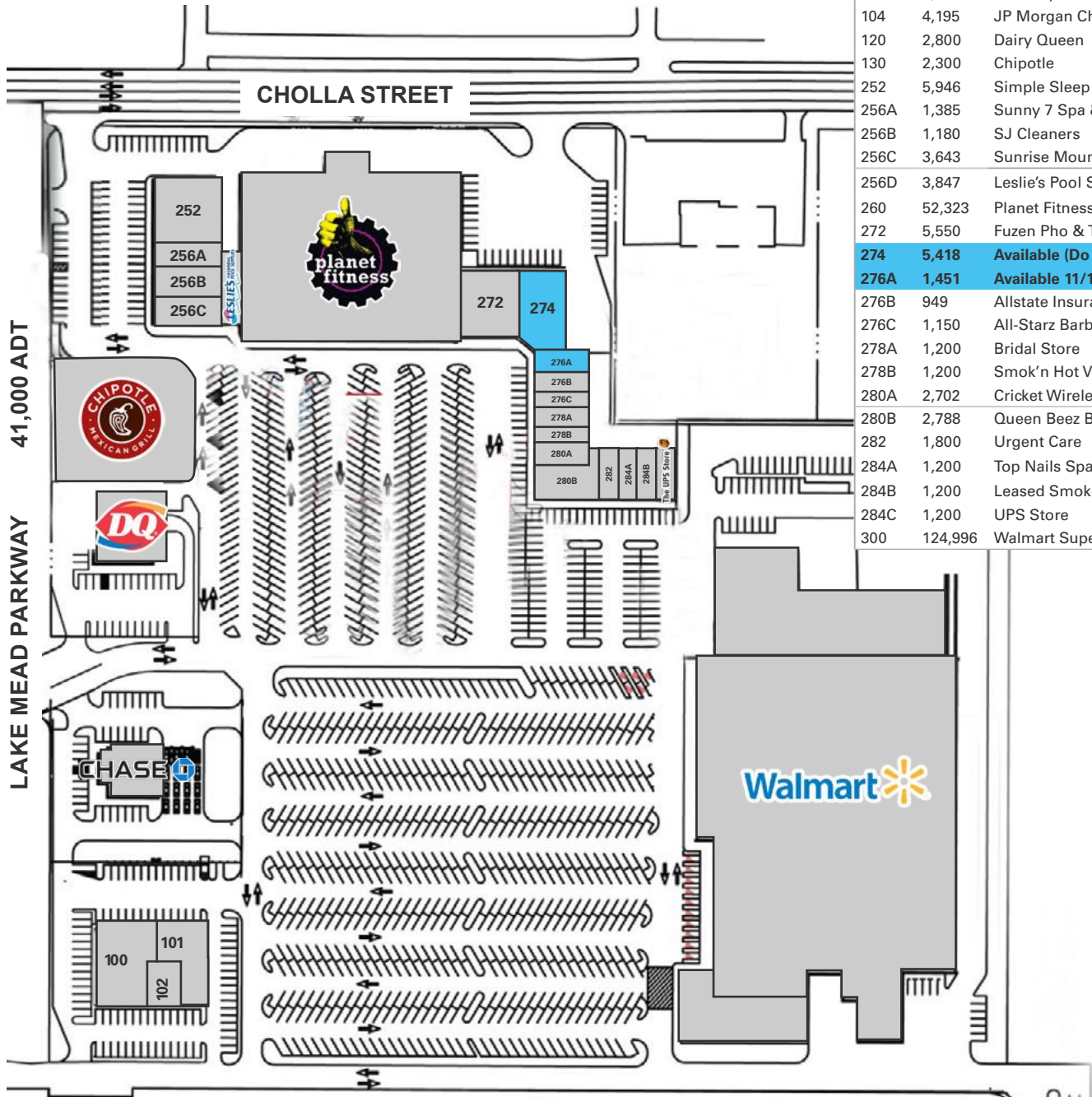
1 MILE » **\$79,900**
3 MILE » **\$123,554**
5 MILE » **\$126,112**



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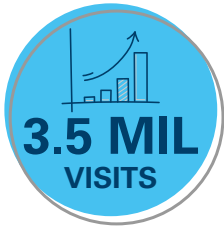
**FULL SERVICE
COMMERCIAL REAL ESTATE**
8488 Rozita Lee Ave, Ste 125
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VICTORY VILLAGE SHOPPING CENTER		
UNIT	SF	TENANT NAME
100	6,500	Hounds Town Doggy Daycare
101	4,050	Eye Candy Lounge
102	1,450	Fred Loya's
104	4,195	JP Morgan Chase
120	2,800	Dairy Queen
130	2,300	Chipotle
252	5,946	Simple Sleep
256A	1,385	Sunny 7 Spa & Foot Massage
256B	1,180	SJ Cleaners
256C	3,643	Sunrise Mountain Dental
256D	3,847	Leslie's Pool Supplies
260	52,323	Planet Fitness
272	5,550	Fuzen Pho & Thristea Juice
274	5,418	Available (Do Not Disturb)
276A	1,451	Available 11/1/2026
276B	949	Allstate Insurance
276C	1,150	All-Starz Barber Shop
278A	1,200	Bridal Store
278B	1,200	Smok'n Hot Vapors
280A	2,702	Cricket Wireless
280B	2,788	Queen Beez Beauty Supply
282	1,800	Urgent Care
284A	1,200	Top Nails Spa
284B	1,200	Leased Smoke Shop
284C	1,200	UPS Store
300	124,996	Walmart Super Center

VICTORY VILLAGE



Victory Village had 3.5 million visits last year



Walmart Super Center had 2.2 million visits in 2025



Seventh ranked Planet Fitness out of 22 with 390,300 visits



ranks 6th out of 36 with 195,700 visits



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