

LIFESTYLE & 55+ FOCUSED

LIVING IN LAS VEGAS

*"Helping you find the right home,
neighborhood, and lifestyle in
Southern Nevada."*



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YOUR RELOCATION GUIDE

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1. OPENING: YOUR POSITIONING

I've lived in Las Vegas for nearly 25 years, and today most of what I do is help people, especially retirees, figure out where they actually fit here.

This guide is not about selling you a house. It's about helping you understand the different areas, lifestyles, and tradeoffs so you can make a smart, comfortable decision.

Our number one focus is simple: we want our clients to be happy with the decision they make. Everything we do is centered around being helpful and beneficial in a meaningful way. Sometimes that means helping someone buy a home here.

Sometimes it means they decide not to buy yet, or even choose somewhere other than Las Vegas, and we fully support that. The goal is not the transaction. The goal is that you make the right decision for you.

WHY I APPROACH THIS DIFFERENTLY

You are not just choosing a house. You are choosing how you want to live every day for the next phase of your life.

That is why I focus so heavily on what I call “Lifestyle Match.”

The house itself is usually the easy part. The harder part is figuring out:

- Which area fits your personality
 - How social you want to be
 - Whether you want a lock-and-leave lifestyle
 - How close you want to be to healthcare • Whether you want privacy or activity
 - Whether you want golf, hiking, restaurants, clubs, or quiet
 - How much maintenance you realistically want later in life
- The goal is not simply to help you buy property.

The goal is to help you avoid making an expensive lifestyle mistake.

I also believe in being honest about the tradeoffs. Every community has positives and negatives. Some people thrive in active 55+ environments. Others quickly realize they want more privacy, more space, or fewer restrictions.





2. WHY PEOPLE ARE MOVING TO LAS VEGAS

There are a handful of consistent reasons people are choosing Las Vegas, especially if they're coming from higher-cost states. It's not just one thing. It's the combination.

- No state income tax
- No estate tax
- Relatively low property taxes
- 300+ days of sunshine
- Easy travel access
- Entertainment at every level
- Outdoor lifestyle
- Strong 55+ infrastructure
- A large and growing retiree population

IMPORTANT TREND

Right now, a significant portion of people moving to Las Vegas are in the 55+ category. In many cases, it's estimated that around 70% of inbound movers are 55 and older.

- That shapes everything:
- The types of communities being built
- The amenities available
- The services people want
- The way the valley is evolving
- The social and lifestyle infrastructure

If you're in that stage of life, this really is a sweet spot. Las Vegas is built for it right now. If you're older like me, this is our time. Now is the time to be looking seriously at Las Vegas.

3. UNDERSTANDING THE VALLEY

One of the biggest sources of confusion is how Las Vegas is actually structured. Before you look at homes, it's important to understand the difference between the cities, the unincorporated parts of Clark County, and the outlying retirement areas.

WHY LOCATION MATTERS MORE HERE

Las Vegas is a car-dependent city, and understanding the valley layout matters far more than most people realize.

Where you live affects:

- Your drive time to hospitals
- Airport access
- Grocery shopping
- Medical specialists
- Traffic patterns
- Outdoor recreation
- Social opportunities
- Summer driving exposure
- How often you will realistically use amenities

Many retirees initially focus too much on the house itself and not enough on how the location affects everyday life.

In Las Vegas, lifestyle convenience often matters more than square footage.



THE THREE CITIES

1. Las Vegas
2. Henderson
3. North Las Vegas

KEY CLARIFICATIONS

- Summerlin is not a city. It is a large master-planned community.
- Summerlin West is in unincorporated Clark County.
- Summerlin is highly desirable, but it comes at a premium.
- Lake Las Vegas is in Henderson.
- Green Valley, Inspirada, and Cadence are in Henderson.

CLARK COUNTY

Clark County is over 8,000 square miles. Much of what people call “Las Vegas” is actually unincorporated Clark County. Many homes have a Las Vegas mailing address but are not inside Las Vegas city limits.

Examples include:

- Spring Valley
- Enterprise
- Paradise
- Summerlin West



OUTLYING RETIREMENT AREAS

Pahrump

- About 1 hour from Las Vegas
- Lower cost
- More rural
- Includes 55+ communities

Mesquite

- About 1 hour 20 minutes from Las Vegas
- Smaller, quieter town
- Strong retirement presence
- Includes 55+ communities

This map is interactive on our website! Check it out





4. THE LIFESTYLE

This is what people are really moving for. Most people don't move here just for a house. They move here for how they want to live every day.

DAILY LIFE

Skip to 3:15 in the video



OUTDOOR ACCESS

Skip to 8:36 in the video



CULTURE & ENTERTAINMENT [Skip to 21:58 in the video](#)



Major League Sports & World-Class Events

Las Vegas has become a major league sports city. For retirees, this adds another layer of lifestyle, entertainment, community pride, and places to take visiting family.

MAJOR LEAGUE SPORTS [Skip to 25:02 in the video](#)



GROCERY & SHOPPING

Skip to 20:52 in the video



Your biggest challenge will not be finding a good meal. Your biggest challenge will be not eating too much.

DINING

Skip to 17:09 in the video







WELCOME TO THE

LAS VEGAS

Welcome to the Greater Las Vegas relocation guide, created for buyers exploring Las Vegas, Henderson, North Las Vegas, and communities throughout Clark County. Whether you are relocating for lifestyle, retirement, work, family, or a fresh start in a tax-friendly state, Southern Nevada offers a wide range of neighborhoods, home styles, and everyday conveniences.

Micah Bleacher Group brings a focused understanding of Las Vegas real estate, with special insight into 55+ communities, active adult living, and lifestyle-driven home searches across the valley.



WHY PEOPLE ARE MOVING TO

LAS VEGAS

Greater Las Vegas offers much more than the Strip. Residents enjoy master-planned communities, golf course neighborhoods, scenic desert views, resort-style amenities, and convenient access to shopping, dining, healthcare, and outdoor recreation.



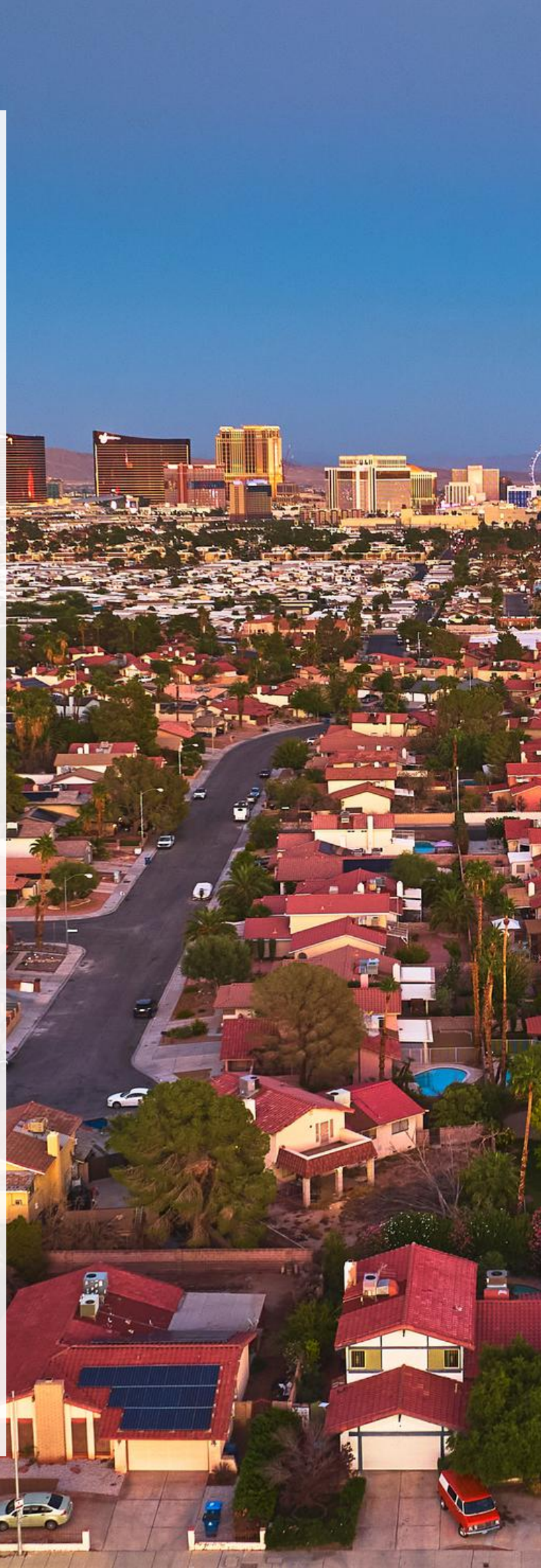
For many buyers, the appeal comes down to lifestyle. Southern Nevada offers low-maintenance living, abundant sunshine, no state income tax, and a wide selection of communities designed for comfort, connection, and convenience. Nevada does not have an individual income tax, which is one reason retirees and relocating buyers often consider the state.

REAL ESTATE OVERVIEW

LAS VEGAS

The Greater Las Vegas real estate market includes everything from lock-and-leave condos and starter homes to luxury estates, golf course properties, and active adult communities. Henderson and Summerlin are especially popular for buyers seeking polished master-planned living, while North Las Vegas and the northwest valley often attract buyers looking for more space and newer construction options.

For 55+ buyers, the region offers a strong selection of age-qualified communities with amenities such as clubhouses, fitness centers, pools, walking trails, social clubs, pickleball, golf access, and low-maintenance home options.



WHY BUY

HOUSING MARKET SNAPSHOT



Buying in Greater Las Vegas gives residents access to a lifestyle that blends convenience, recreation, and long-term livability. The area has continued to attract relocating buyers because it offers multiple price points, established neighborhoods, and newer master-planned communities across the valley.

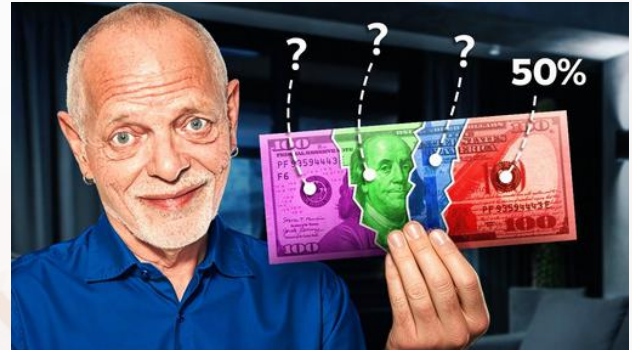
Many buyers choose the region for:

- No Nevada state income tax
- Strong 55+ and active adult community options
- Year-round outdoor recreation
- Access to major entertainment, dining, and travel hubs
- A wide range of suburban, luxury, and low-maintenance home styles

UNDERSTANDING THE COST OF LIVING

Southern Nevada can feel more affordable than many coastal markets, especially for buyers relocating from California, the Pacific Northwest, or higher-tax metro areas. Housing costs vary widely by location, home type, age of the property, and community amenities.

Nevada does not have a state individual income tax, while sales tax and property taxes vary by area and taxing district. Clark County publishes property tax information by tax entity, and buyers should always review estimated taxes, HOA dues, and any community fees before purchasing.



The TRUE Cost of Retiring In Las Vegas



NEIGHBORHOODS TO WATCH

Greater Las Vegas is filled with distinctive areas, each offering a different lifestyle. Summerlin remains a top choice for luxury, trails, golf, and Red Rock proximity, while Henderson continues to attract families, retirees, and buyers who want clean, amenity-rich suburban living.

Areas worth watching include:

- Summerlin West for newer development and elevated desert views
- Lake Las Vegas for resort-style waterfront living
- Inspirada and Anthem for polished Henderson communities
- Southwest Las Vegas for growth, newer homes, and commuter access
- Northwest Las Vegas for value, space, and mountain proximity
- Southern Highlands for gated options and a quieter south valley feel



Top 7 Places To Retire In Las Vegas





GETTING AROUND

TRANSPORTATION & COMMUTE

Greater Las Vegas is largely car-friendly, with major routes including I-15, I-215, US-95, and Summerlin Parkway helping residents move across the valley. Commute times depend heavily on where you live and where you work, especially if traveling to the Strip, Downtown Las Vegas, Henderson, or North Las Vegas.

RTC Southern Nevada provides public transit service across Las Vegas, downtown, Henderson, North Las Vegas, and surrounding areas, including route maps and travel planning resources. Harry Reid International Airport is also a major convenience for residents who travel often or host out-of-town family.



Vegas
Retirement
Expert Answers
Retirement
Questions



WEATHER OVERVIEW

WEATHER IN THE GREATER LAS VEGAS



Las Vegas has a desert climate with abundant sunshine, hot summers, mild winters, and very little rain compared to many other U.S. regions. Summer temperatures can be intense, so shaded patios, energy-efficient homes, pools, and covered outdoor spaces are valuable lifestyle features.

Fall, winter, and spring are major lifestyle seasons in Southern Nevada. Residents enjoy golf, hiking, outdoor dining, walking trails, community events, and neighborhood activities for much of the year.



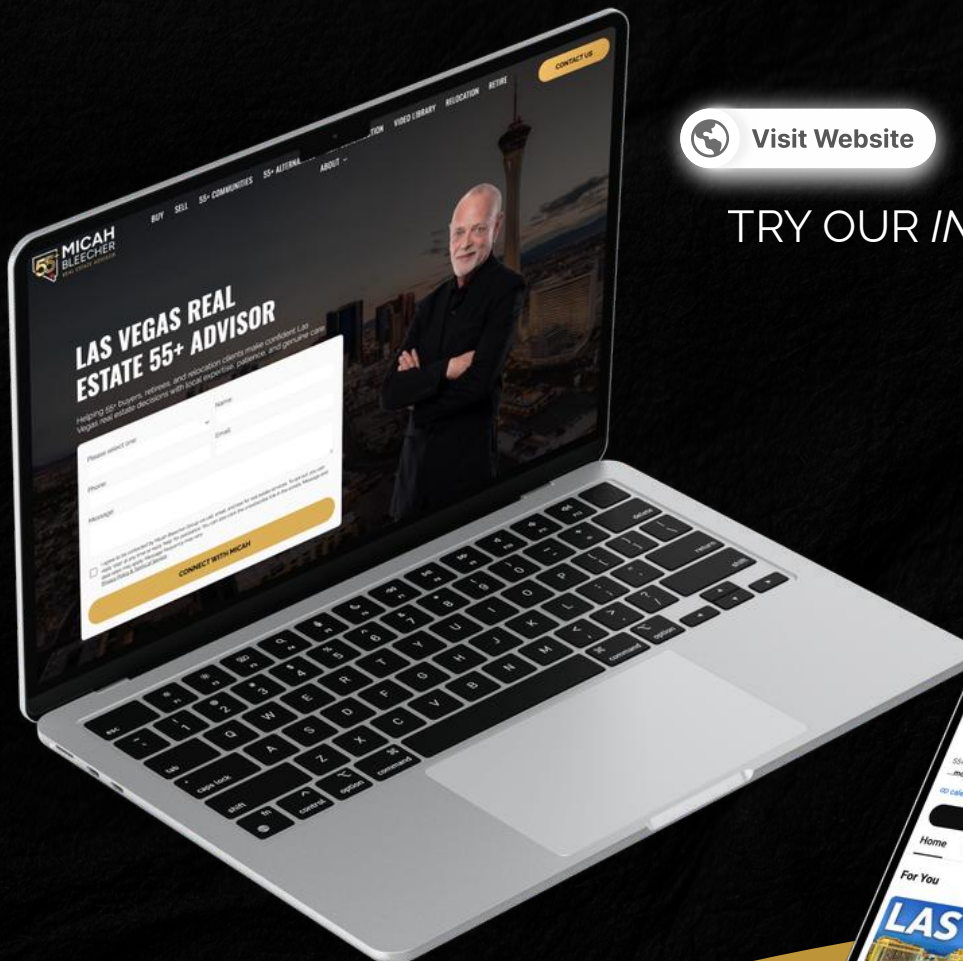
STAY CONNECTED



Stay connected with the Micah Blecher Group for Las Vegas real estate updates, 55+ community insights, relocation tips, and featured homes across Clark County.

Use the interactive map on the website to explore neighborhoods, compare communities, and see where each area sits in relation to shopping, healthcare, golf, recreation, and major roadways.

This is especially helpful if you are moving from out of state and want a better feel for the valley before visiting in person.



Visit Website

OUR **WEBSITE** TO

TRY OUR *INTERACTIVE MAP!*



DON'T **FORGET** TO  **SUBSCRIBE**
SO YOU NEVER MISS A
CONTENT!



LOCAL AMENITIES

LIFESTYLE & CULTURE

Greater Las Vegas offers a lifestyle that can be as energetic or relaxed as you want it to be. Residents can enjoy world-class shows and restaurants, quiet gated communities, mountain trails, golf courses, local parks, and active adult social calendars.

For 55+ buyers, the lifestyle appeal is especially strong. Many communities are designed around connection, wellness, and convenience, with clubs, events, fitness classes, resort pools, and homes that support a lower-maintenance lifestyle.

LOCAL AMENITIES

WHERE TO SHOP

Shopping options range from luxury retail on the Strip to everyday conveniences throughout Henderson, Summerlin, North Las Vegas, and southwest Las Vegas. Downtown Summerlin, The District at Green Valley Ranch, Tivoli Village, Town Square, and Galleria at Sunset are popular destinations depending on where you live.

Residents also have access to major grocery stores, specialty markets, warehouse clubs, home improvement centers, and neighborhood retail plazas throughout the valley.



CRAFTKITCHEN



TODD'S UNIQUE DINING



PARTAGE



VINTNER GRILL



MICAH'S FAVORITE RESTAURANTS & COFFEE SPOTS

As a longtime Las Vegas realtor helping many retirees relocate, here are some of my personal favorites across key neighborhoods. These spots offer reliable quality, welcoming atmospheres, and great value—perfect for enjoying retirement, meeting friends, or hosting family.

HENDERSON

CRAFTkitchen 10940 S. Eastern Ave, Suite 107, Henderson, NV 89052 [Website](#)

A go-to for breakfast, brunch, or lunch with a creative, fresh menu. I often meet clients here when working in the Anthem area—consistently solid and relaxing.

Todd's Unique Dining 4350 E. Sunset Rd #102, Henderson, NV 89014 [Website](#)

An upscale favorite for decades. Chef Todd delivers standout dishes like short ribs and ribs with mashed potatoes in a warm, sophisticated setting ideal for special dinners.

CHINATOWN

Partage 3839 Spring Mountain Rd, Las Vegas, NV 89102 [Website](#)

Elegant modern French dining perfect for celebrations. Choose from 5-, 7-, or 9-course tasting menus—exceptional for marking milestones in retirement.

China Mama 4266 Spring Mountain Rd, Suite 106, Las Vegas, NV 89102 [Website](#)

Authentic Chinese comfort food. We love ordering takeout here, especially during the holidays.

SUMMERLIN AREA

Vintner Grill 10100 W. Charleston Blvd #150, Las Vegas, NV 89135 [Website](#)

A longtime neighborhood staple with excellent bistro fare and a lively yet comfortable patio—great for relaxed dinners.

Honey Salt 1031 S. Rampart Blvd, Las Vegas, NV 89145 [Website](#)

Farm-to-table American with creative, comforting dishes. A welcoming spot for brunch or dinner.

Flower Child (formerly noted as Flour Child) 1007 S. Rampart Blvd, Las Vegas, NV 89145 [Website](#)

Healthy, flavorful bowls, salads, and plates with a fresh, casual vibe.

Harlo Steakhouse & Bar 1720 Festival Plaza Dr, Las Vegas, NV 89135 (Downtown Summerlin) [Website](#)

Elevated steaks and classic favorites in an elegant setting—hard to beat for a quality steak dinner.

Hiro Yoshi Sushi 5900 W. Charleston Blvd #10, Las Vegas, NV 89146 [Website](#)

A true hole-in-the-wall gem for fresh, authentic sushi off Jones and Charleston.



HONEY SALT



FLOWER CHILD



CAFE BREIZH



SEASONS GROCERY & DELI

COFFEE SHOPS

(GREAT FOR MEETING CLIENTS OR RELAXING)

Cafe Breizh 3555 S. Fort Apache Rd #141, Las Vegas, NV 89147 (near Summerlin) [Website](#)

- French bakery with award-winning pastries and coffee. Former Wynn chefs elevate every visit—ideal for client meetings.

Gäbi Coffee & Bakery 5808 Spring Mountain Rd #104, Las Vegas, NV 89146 (Chinatown) [Website](#)

- Charming spot with great coffee and baked goods. I regularly meet clients here.

Mothership Coffee Roasters 1980 Festival Plaza Dr #115, Las Vegas, NV 89135 (Downtown Summerlin) [Website](#)

- Excellent chai tea and coffee in a welcoming space. Also convenient near the Downtown Las Vegas Arts District.

LAKE LAS VEGAS

Seasons Grocery & Deli 20 Costa Di Lago #120, Henderson, NV 89011

A pleasant stop for a hot chai tea to enjoy by the lake—comforting year-round, summer or winter.

Las Vegas has endless excellent options, so explore and discover your own favorites. These have stood the test of time for me and many clients starting their next chapter here. Let me know if you'd like more suggestions tailored to specific tastes!

LOCAL AMENITIES

THINGS TO DO



Southern Nevada offers a unique mix of entertainment, outdoor adventure, and community recreation. Residents can enjoy Red Rock Canyon, Lake Mead, local golf courses, casino resorts, live music, sports, arts events, and scenic day trips.

Popular activities include:

- Hiking and scenic drives near Red Rock Canyon
- Boating and recreation near Lake Mead
- Golf throughout Henderson, Summerlin, and Las Vegas
- Shows, concerts, and sporting events
- Community clubs and fitness activities in 55+ neighborhoods

A large-scale art installation featuring numerous glowing, translucent, jellyfish-like structures in shades of blue, purple, and pink. They are suspended in a dark space, creating a mesmerizing, ethereal effect.

ARTE MUSEUM

A group of people are kayaking through a narrow, rocky cave. The water is a vibrant green color, and the cave walls are rugged and illuminated by natural light filtering in from above.

EMERALD CAVE KAYAK

A close-up view of the rugged, layered rock formations of Red Rock Canyon. The rocks are a mix of red, orange, and tan colors, showing distinct geological strata.

RED ROCK CANYON

A view of the Fremont Street Experience, showing the Golden Nugget and the large, colorful, illuminated tunnel structure. The tunnel is a massive, arched structure with a vibrant, multi-colored interior, creating a dramatic and festive atmosphere.

FREMONT STREET EXPERIENCE

LOCAL AMENITIES

HEALTHCARE

Healthcare is one of the most important considerations for retirees. The valley has hospitals and medical services spread across the major areas, but access varies depending on where you live.

This section should list hospitals by area so people can understand what is nearby before choosing a community.

Summerlin / West Las Vegas

- Summerlin Hospital Medical Center
- Southern Hills Hospital and Medical Center
- St. Rose Dominican Hospital, San Martín Campus

Henderson

- Henderson Hospital
- St. Rose Dominican Hospital, Siena Campus
- St. Rose Dominican Hospital, Rose de Lima Campus

North / Northwest Las Vegas

- MountainView Hospital
- Centennial Hills Hospital Medical Center
- North Vista Hospital

Central Las Vegas

- University Medical Center of Southern Nevada
- Valley Hospital Medical Center
- Sunrise Hospital and Medical Center

North Las Vegas

- North Vista Hospital
- Nearby access to Centennial Hills Hospital and MountainView Hospital, depending on location





Southwest Las Vegas

- Southern Hills Hospital and Medical Center
- St. Rose Dominican Hospital, San Martín Campus

Boulder City / Southeast Outlying

- Boulder City Hospital

LOCAL AMENITIES

EMPLOYMENT AND ECONOMIC DRIVERS

Greater Las Vegas has a strong employment base led by hospitality, gaming, healthcare, government, education, logistics, construction, and professional services. Tourism remains a major driver of the regional economy, and Clark County notes that tourism supports more than 280,000 jobs in the area.

Major employers and employment sectors include:

- Resort and hospitality companies
- Clark County and local government
- Clark County School District
- Healthcare systems and hospitals
- Nellis Air Force Base and public safety
- Logistics, construction, and professional services
- Higher education, including UNLV and CSN



CHOOSING THE RIGHT FIT

FIND THE RIGHT NEIGHBORHOOD

Finding the right neighborhood in Greater Las Vegas starts with lifestyle. Some buyers want golf and guard-gated privacy, while others prioritize walkability, medical access, new construction, lower HOA dues, or a true active adult community.

For 55+ buyers, the right fit often comes down to daily living. Micah Bleacher Group helps buyers compare amenities, HOA structure, home maintenance, community atmosphere, location, and long-term comfort so the home supports the lifestyle they actually want.

ANTHEM

EXPLORE ANTHEM

Anthem is one of Henderson's most established and desirable master-planned areas, known for elevated views, polished streetscapes, and access to parks, golf, and active adult communities. It offers a quieter, upscale feel while still keeping residents close to shopping, dining, and healthcare.

Best for: retirees, 55+ buyers, luxury buyers, and those who want scenic Henderson living with a refined suburban feel.



55+ COMMUNITIES BY AREA

- Sun City Anthem: single-family homes and duplexes
- Solera at Anthem: single-family homes

LAKE LAS VEGAS

EXPLORE LAKE LAS VEGAS

Lake Las Vegas offers one of the most unique lifestyles in Southern Nevada, with waterfront scenery, resort-inspired architecture, golf, dining, and a slower pace that feels removed from the city. It is especially appealing to buyers who want a vacation-like atmosphere without leaving Henderson.

Best for: luxury buyers, retirees, second-home buyers, and those seeking resort-style living.



55+ COMMUNITIES BY AREA

- Del Webb at Lake Las Vegas: single-family homes

Lake Las Vegas is in Henderson, but it should be treated as its own lifestyle pocket because it feels different from the rest of Henderson. It has a resort environment, water, scenery, restaurants, village areas, and a slower pace. Retirees like Lake Las Vegas beyond just Del Webb.

HENDERSON

EXPLORE HENDERSON

Henderson is known for clean communities, strong amenities, parks, trails, shopping, and a wide variety of housing options. It is one of the most popular relocation choices for families, retirees, and professionals who want suburban comfort with access to Las Vegas.

Best for: families, retirees, professionals, and buyers who want convenience with a polished community feel.



55+ COMMUNITIES BY AREA

- Terra Bella: condos

GREEN VALLEY

EXPLORE GREEN VALLEY

Green Valley is one of Henderson's classic residential areas, offering mature landscaping, established neighborhoods, shopping centers, parks, and convenient access to both Henderson and central Las Vegas. It has a more lived-in, connected feel than some newer communities.

Best for: families, downsizers, longtime locals, and buyers who value established neighborhoods.



55+ COMMUNITIES BY AREA

- Sun City MacDonald Ranch: single-family homes

NORTHWEST AREA LAS VEGAS

EXPLORE NW LAS VEGAS

The northwest valley offers mountain views, newer communities, larger lots in select areas, and convenient access to outdoor recreation near Mount Charleston and the Spring Mountains. Buyers often choose this area for space, value, and a quieter suburban setting.

Best for: families, outdoor enthusiasts, buyers wanting more space, and those seeking newer homes outside the busiest parts of the valley.



55+ COMMUNITIES BY AREA

- Trilogy at Sunstone: single-family homes, attached homes, and condos

NORTH LAS VEGAS

EXPLORE NORTH LAS VEGAS

North Las Vegas has seen steady residential growth, with newer communities, parks, shopping, and access to major employment corridors. It can be a strong option for buyers looking for more home for their budget while staying connected to the broader Las Vegas Valley.

Best for: first-time buyers, military families, growing households, and value-focused buyers.



55+ COMMUNITIES BY AREA

- Sun City Aliante: single-family homes
- Ardiente: single-family homes
- Del Webb at North Ranch: single-family homes

LAS VEGAS

EXPLORE LAS VEGAS

Las Vegas offers the widest range of lifestyles in the region, from high-rise condos and historic neighborhoods to suburban communities, luxury estates, and centrally located homes. It is ideal for buyers who want access to entertainment, dining, business centers, and established residential pockets.

Best for: professionals, investors, entertainment-focused buyers, and those who want central access.

SOUTHWEST LAS VEGAS

EXPLORE SOUTHWEST LAS VEGAS

Southwest Las Vegas is one of the valley's fastest-growing residential areas, with newer construction, convenient freeway access, shopping, dining, and proximity to the airport and the Strip. It has a modern suburban feel with strong appeal for commuting households.

Best for: professionals, families, new construction buyers, and those who want growth-area convenience.



55+ COMMUNITIES BY AREA

North / Central Las Vegas

- Los Prados: single-family homes, guard-gated golf community
- Promenade at the Meadows: condos
- Silver Canyon: single-family homes
- Quail Ridge Estates: townhomes
- Rancho Las Brisas: single-family homes
- Silver Springs Sterling: single-family homes
- Solera at Stallion Mountain: single-family homes



SUMMERLIN NORTH

EXPLORE SUMMERLIN NORTH

Summerlin North offers established master-planned living with parks, trails, schools, golf, and easy access to shopping and recreation. It has a mature, comfortable feel and remains one of the most recognizable residential areas in Las Vegas.

Best for: families, professionals, retirees, and buyers who want established Summerlin amenities.



55+ COMMUNITIES BY AREA

Summerlin / West Las Vegas

- Sun City Summerlin: single-family homes and some duplexes
- Siena: single-family and attached homes
- Regency at Summerlin: single-family homes
- Trilogy in Summerlin: attached homes and condos only
- Heritage at Stonebridge: single-family homes

SUMMERLIN WEST

EXPLORE SUMMERLIN WEST

Summerlin West is known for newer development, elevated desert terrain, and dramatic mountain views near Red Rock Canyon. It offers a fresh, upscale feel with expanding shopping, parks, and community planning.

Best for: luxury buyers, new construction buyers, outdoor lovers, and those who want newer Summerlin living.



SUMMERLIN SOUTH

EXPLORE SUMMERLIN SOUTH

Summerlin South offers upscale neighborhoods, golf course communities, luxury homes, and convenient access to Downtown Summerlin and Red Rock Canyon. It is one of the valley's strongest choices for buyers who want lifestyle, scenery, and premium amenities.

Best for: luxury buyers, executives, retirees, and buyers seeking high-end master-planned living.



SUNRISE MANOR / WHITNEY

EXPLORE SUNRISE MANOR / WHITNEY

Sunrise Manor and Whitney offer more accessible price points in parts of the eastern valley, with proximity to central Las Vegas, Henderson, and outdoor destinations near the east side of the valley. These areas can appeal to buyers looking for value and convenience.

Best for: budget-conscious buyers, investors, first-time buyers, and those who want central-east valley access.



SOUTHERN HIGHLANDS

EXPLORE SOUTHERN HIGHLANDS

Southern Highlands offers a quieter south valley setting with gated neighborhoods, golf, trails, and a more private residential feel. It is especially appealing to buyers who want upscale living away from the busiest parts of town while still having access to I-15.

Best for: luxury buyers, families, retirees, and buyers seeking privacy and a refined neighborhood setting.



55+ COMMUNITIES BY AREA

Summerlin / West Las Vegas

- Sun City Summerlin: single-family homes and some duplexes
- Siena: single-family and attached homes
- Regency at Summerlin: single-family homes
- Trilogy in Summerlin: attached homes and condos only
- Heritage at Stonebridge: single-family homes

SPRING VALLEY

EXPLORE SPRING VALLEY

Spring Valley is centrally located and known for its convenience, diverse dining, established neighborhoods, and access to the Strip, Chinatown, Summerlin, and southwest Las Vegas. It offers a practical lifestyle for buyers who want to stay close to everything.

Best for: professionals, investors, food lovers, and buyers who value central convenience.



MESQUITE

EXPLORE MESQUITE

Mesquite offers a quieter desert lifestyle northeast of Las Vegas, with golf, retirement communities, open views, and a slower pace. It is popular with buyers who want a small-city feel while still remaining within reach of Las Vegas and outdoor recreation.

Best for: retirees, golfers, second-home buyers, and buyers seeking a quieter lifestyle.



55+ COMMUNITIES BY AREA

- Sun City Mesquite
- Highland Fairways
- Shadow Crest

PAHRUMP

EXPLORE PAHRUMP

Pahrump offers wide-open space, affordability in many areas, and a more rural lifestyle west of Las Vegas. It appeals to buyers who want distance from the city, larger parcels, and a quieter pace while still having access to Las Vegas when needed.

Best for: buyers wanting space, affordability-focused buyers, retirees, and those seeking a rural desert lifestyle.



55+ COMMUNITIES BY AREA

- Ovation at Mountain Falls
- Desert Greens



FAQS

FREQUENTLY ASKED QUESTIONS

Is Greater Las Vegas a good place to retire?

Yes, many retirees choose Greater Las Vegas because of the sunshine, no state income tax, 55+ communities, healthcare access, golf, entertainment, and low-maintenance housing options.

What areas are best for 55+ buyers?

Popular options include Anthem, Henderson, Summerlin, Lake Las Vegas, Mesquite, and select active adult communities throughout the valley. The best fit depends on budget, amenities, HOA preferences, and desired lifestyle.

Is Henderson different from Las Vegas?

Yes. Henderson has a more suburban, polished feel with master-planned communities, parks, shopping, and many popular residential neighborhoods. Las Vegas offers more variety, central access, entertainment, and a broader range of home styles.

What should I know about HOAs?

Many Southern Nevada communities have HOAs, especially master-planned, gated, luxury, and 55+ communities. Buyers should review HOA dues, rules, amenities, maintenance coverage, and any transfer or community fees before purchasing.

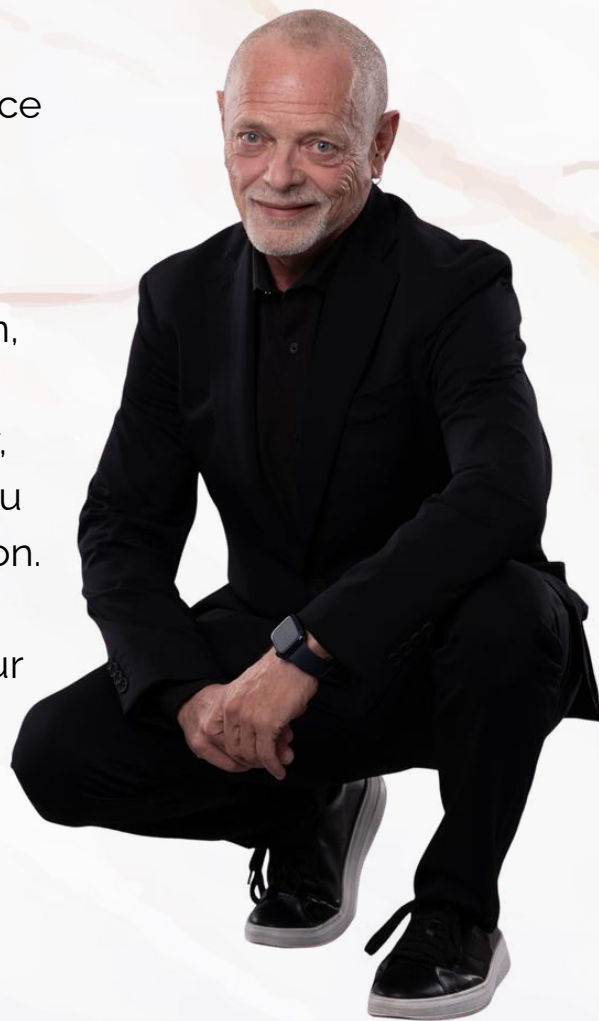


READY TO FIND

YOUR PLACE IN LAS VEGAS?

Relocating to Greater Las Vegas is easier when you have local guidance that understands both the market and the lifestyle behind the move. Whether you are comparing 55+ communities, exploring Henderson, considering Summerlin, or looking for the right fit across Clark County, Micah Bleacher Group can help you make a confident, informed decision.

When you are ready to explore your options, connect with Micah Bleacher Group for thoughtful guidance tailored to your next chapter.



Email: micah@lv55homes.com

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www.lv55homes.com



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