



FOR LEASE
Galleria Marketplace
 1540 W. Sunset Rd.
 Henderson, NV 89014



AVAILABLE SPACE	
Pad A-B	1-2 acres (ground lease or BTS pads)
Pad C	1,214 - 2,429 SF end cap
Pad E	1,168 - 4,942 SF

PROPERTY HIGHLIGHTS

- NEW RETAIL DEVELOPMENT in the heart of the Galleria trade area
- Competitive rates starting at \$2.25/SF per month
- NNN est. \$0.48/SF
- Excellent frontage along Sunset Road just west of Stephanie
- Heavily traveled corridor - Sunset Rd 30,000 cars per day, Stephanie St 29,000 cars per day
- Inline & pad space available
- Easy ingress/egress with multiple entrances & signalized intersection
- Join PT's Gold, Roberto's Tacos, Las Pupusas and Las Vegas Barbershop
- Seeking: beauty supply, coffee, boba/juice, fitness, medical office, pharmacy/lab, restaurants, donuts and more!

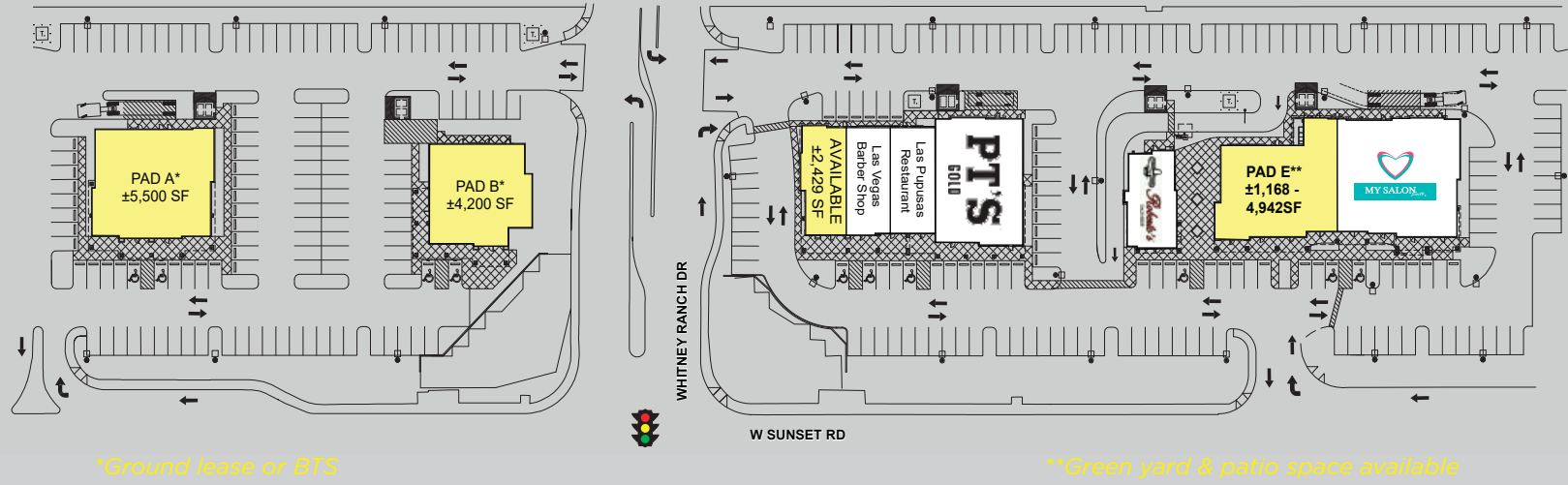
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*Ground lease or BTS

**Green yard & patio space available

	Suite	Tenant	SF
Pad A-B		PRE-LEASING	±3,-000 - 8,000 (1-2 acres)
Pad C	1	AVAILABLE (END CAP)	1,214 - 2,428
Pad C	2	Las Vegas Barber Shop	
Pad C	3	Las Pupusas Restaurant	
Pad C	4	PT's Gold	
Pad D	5	Roberto's Taco Shop	
Pad E (Portion)	150	My Salon Suite	
Pad E		PRE-LEASING - UNDER CONSTRUCTION	1,168 - 4,942

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	17,099	140,425	314,422
2017 Est. Median HH Income	\$51,793	\$52,384	\$52,185
2017 Est. Average HH Income	\$66,951	\$69,382	\$69,665
2017 Est. Per Capita HH Income	\$27,013	\$26,683	\$27,257

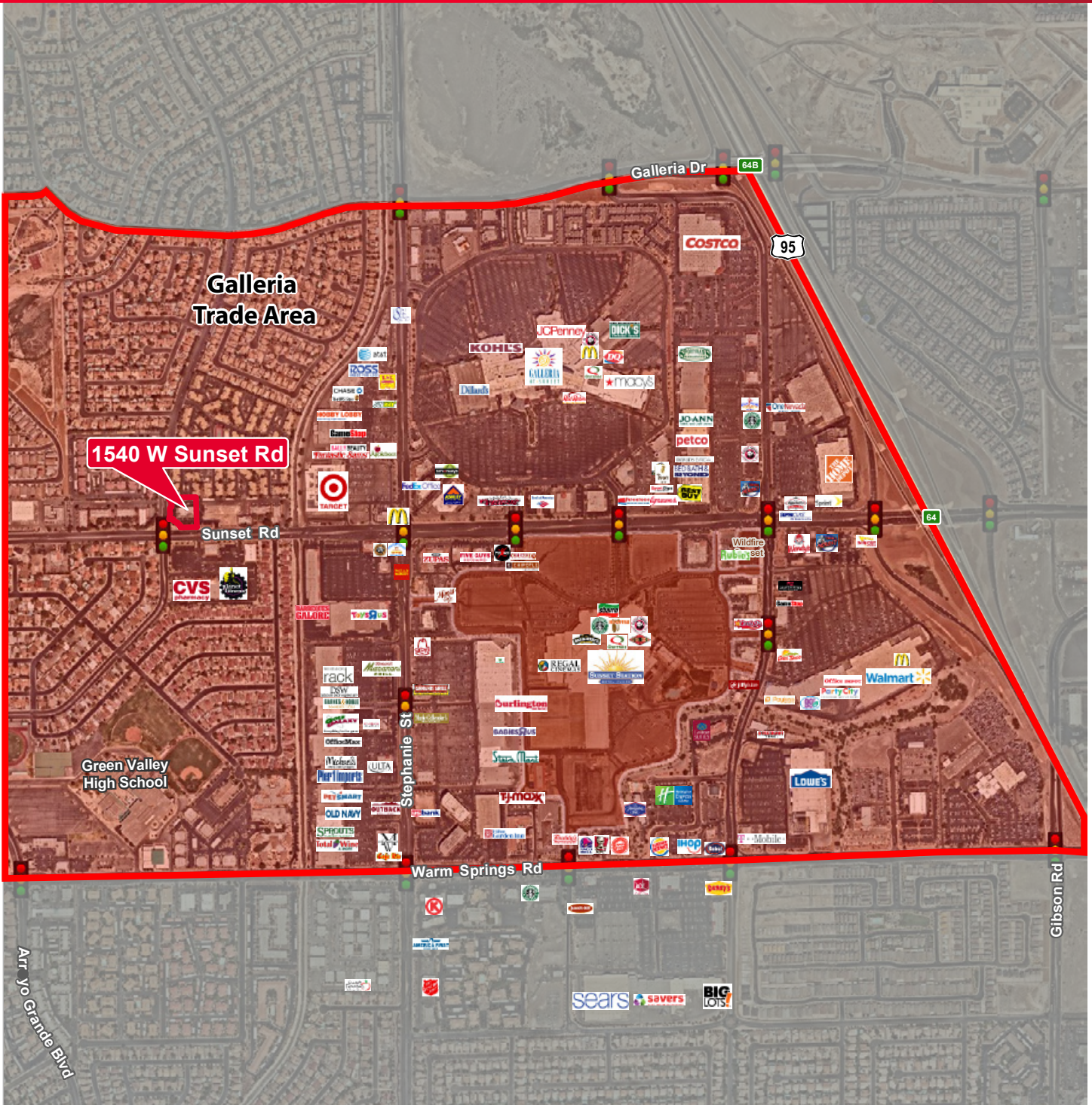
Source: U.S. Census Bureau, Census 2010 Data. Esri forecasts for 2017 and 2022.

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