

BRING YOUR TENANTS TO UNION VILLAGE

NEC Galleria Drive & Stufflebeam | Henderson, NV 89011



AVAILABLE SF Up to ±10,000 SF
APN 161-34-810-034,
161-34-810-029, &
161-34-710-030

PROPERTY HIGHLIGHTS

- Located in Union Village near the LVAC, Henderson Hospital & Dave & Buster's
- Ideal for amenities and services that cater to healthier lifestyles
- Gateway to Cadence, Tuscany and Lake Las Vegas with over 25,000 homes

AVAILABLE SPACES

- Pads 1 & 2 have been approved for up to 2-4,300 SF building located on 1.22 acres
- Lot 5 is 2.10 acres and available for sale, ground lease or BTS.
- ±1,591 SF Available Now next to Roll Em Up Taquitos - Grey Shell
- ±1,670 Former Elements Massage

NEARBY TENANTS



Contact:

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Melissa Campanella, CCIM • c: 702.743.1967 • o: 702.954.3904 • mcampanella@newmarketadvisors.com



CHAIN LINKS
RETAIL ADVISORS

5245 South Durango Drive • Las Vegas, Nevada 89113 • newmarketadvisors.com



Contact:

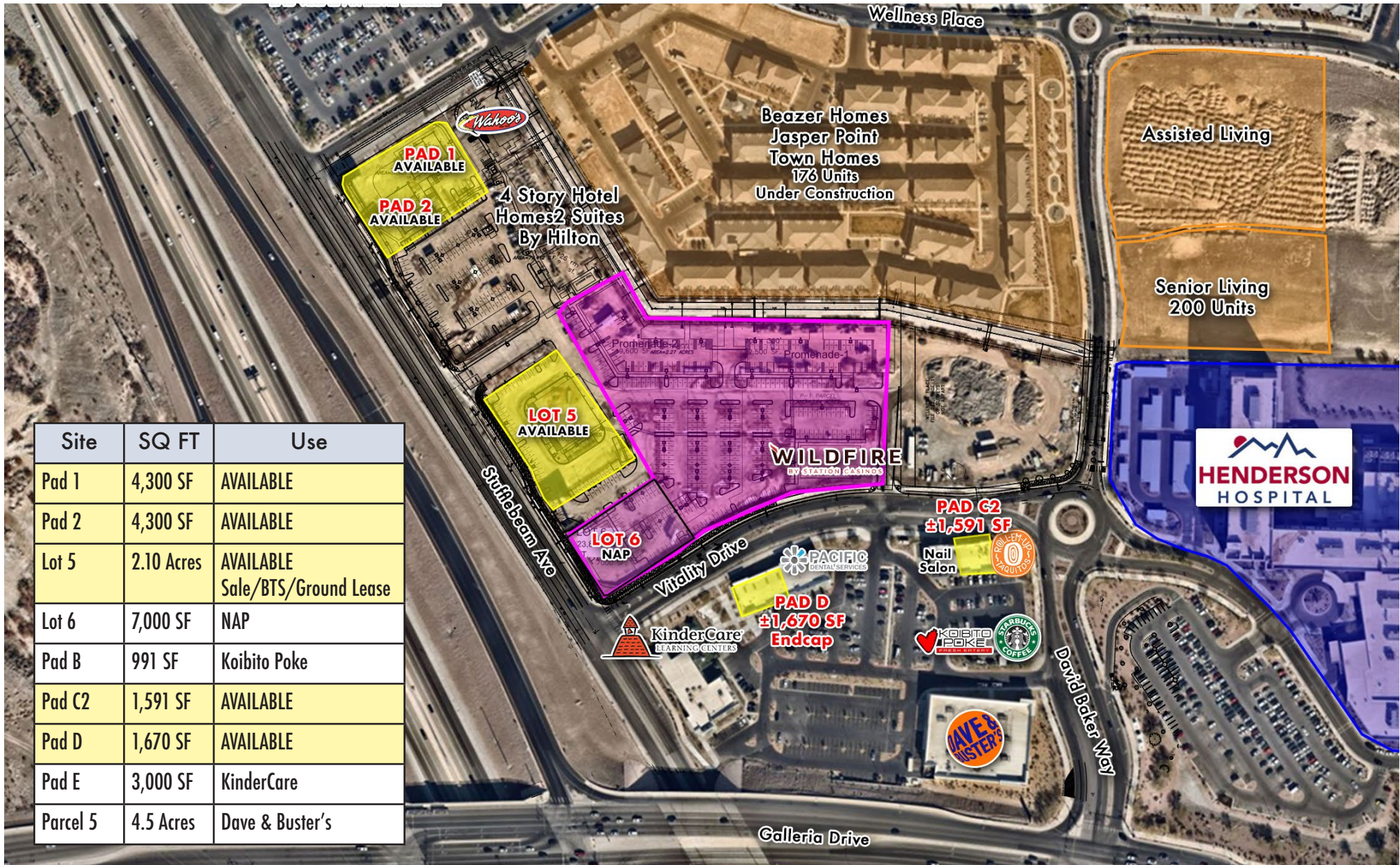
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PARKING LOT ELEVATIONS



STREET ELEVATIONS

Rendering Pad 1 and 2



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2025 ESTIMATED DEMOGRAPHICS



Population

1-Mile	15,566
3-Mile	124,854
5-Mile	326,779



Average Household Income

1-Mile	\$81,639
3-Mile	\$94,245
5-Mile	\$109,699



Number of Households

1-Mile	6,551
3-Mile	49,896
5-Mile	129,791

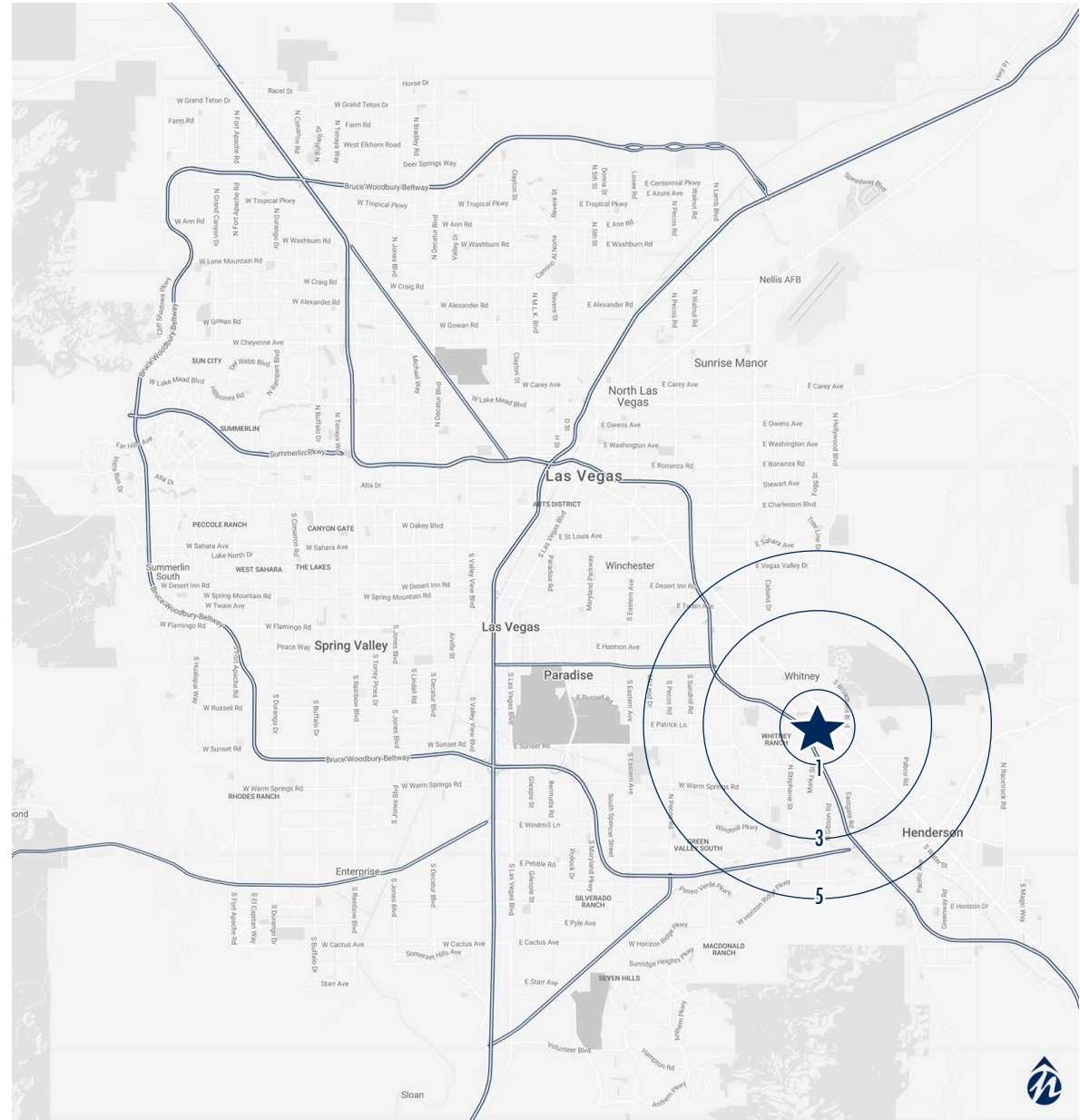


Daytime Population (Employees)

1-Mile	8,960
3-Mile	41,709
5-Mile	95,491



Traffic Counts: 134,000 vpd
I-95 & Galleria



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