## JOIN DAVE & BUSTER'S

NEC Galleria Drive & Stufflebeam | Henderson, NV 89011

COMMERCIAL REAL ESTATE ADVISORS





AVAILABLE SF	Up to ±10,500 SF
ZONING	C- "Commercial"
RATES	Contact Agent
APN	161-13-481-015

#### PROPERTY HIGHLIGHTS

- Join Dave & Buster's, Pacific Dental, Starbucks, Henderson Hospital, LVAC and many more in Union Village.
- Ready for tenant improvements
- Food Court adjacent to LVAC two-pad building - 4,300 SF

#### NEARBY TENANTS



#### DRONE FOOTAGE

Click here for Drone Video: LINK: https://www.youtube.com/watch?v=csn2NJ1EKCk

# Traffic Counts: 134,000 vpd



November 30, 202

NewMarket Advisors

The information contained herein has been given to us by the owner of the property or other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Site plan subject to change without prior notice

Cicsc

CHAIN\_INKS

RETAIL ADVISORS

Melissa Campanella, NV S.0054328.LLC

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Site

Pad 1

Pad 2

Lot 5

Lot 6

Pad B

Pad C2

Pad D

Pad E

Parcel 5

SQ FT

4,300 SF

4,300 SF

7.000 SF

991 SF

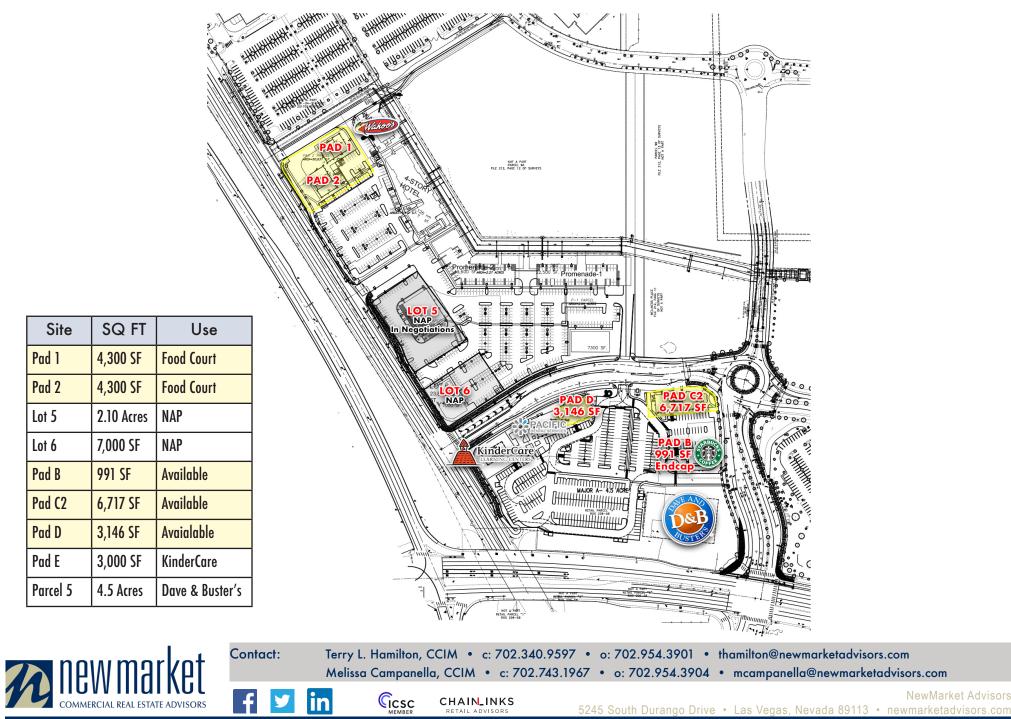
6,717 SF

3.146 SF

3,000 SF

4.5 Acres

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License: Terry Hamilton, NV S.0060856.PC Melissa Campanella, NV S.0054328.LLC November 30, 2021

## NEC Galleria Drive & Stufflebeam | Henderson, NV 89011

2021 E	STIMATED DEMO	G R A P H I C S	
	Population		Root St Hotel D
	1-Mile	16,165	W Grand Tetro Dr Farm Rd V Chard Tetro Dr Farm Rd V Chard Tetro Dr V Chard Tetro Dr V Chard Tetro Dr
35	3-Mile	121,683	Pit and the second seco
	5-Mile	323,538	W Arm Rd P W Wathborn Rd W Wat
	Average Household Income		W Craig Rd W Craig Rd W Alkeander Rd W Grown Rd W Grown Rd W Grown Rd
	1-Mile	\$71,531	Sunctive Manor Sunctive Mandel Blud W Carey Are W Carey Are W Carey Are
	3-Mile	\$77,322	Participant Partic
$\rightarrow \rightarrow \rightarrow$	5-Mile	\$82,864	Alla Dr Alla D
	Number of Households		PECCOLE RANCH O CANYON GATE W Oakry Bird
ちも	1-Mile	6,210	W Detert Inn Rd W Spring Moutain Rd W Spring Moutain Rd B S S S S S S S S S S S S S S S S S S
	3-Mile	47,353	Precovery Spring Valley on The State
	5-Mile	127,023	W Russell Rd W Russell Rd W Sunsell Rd W Sunsell Rd W Sunsell Rd W Sunsell Rd
	<b>Daytime Population (Employees)</b>		W Weem Spreads Red W Weem Spreads Red Revoces Reactor W Weem Spreads Red W Weem Spreads R
	1-Mile	6,737	Enterprise
	3-Mile	44,331	S ECTA Automotion of the second secon
	5-Mile	108,324	B Somerge vells Are   Star Are Star Are
	<b>Traffic Counts:</b> 1-95 & Galleria	134,000 vpd	Sioan Address Data
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