

JOIN DAVE & BUSTER'S

NEC Galleria Drive & Stufflebeam | Henderson, NV 89011



Name	Notes
1 Medical Office	85,000 SF 32 Practices 300+ Employees
2 Fresenius Dialysis	14,000 SF
3 Storage	
4 Service King	
5 Fleet Fuel	
6 Self Storage	
7 Warehouse	Office/Industrial 200,000 SF
8 Henderson Hospital	416 Beds 4,000+ Employees Once 2nd Expansion Completed Q4
9 House to Home Hotel	
10 Mixed Use	Retail / Office 50,000 SF

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**
I-95 & Galleria



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LAKE LAS VEGAS
10,231
Homes

TUSCANY VILLAGE
2,137 Homes

CADENCE
MASTER PLANNED COMMUNITY
13,250 Units on Completion

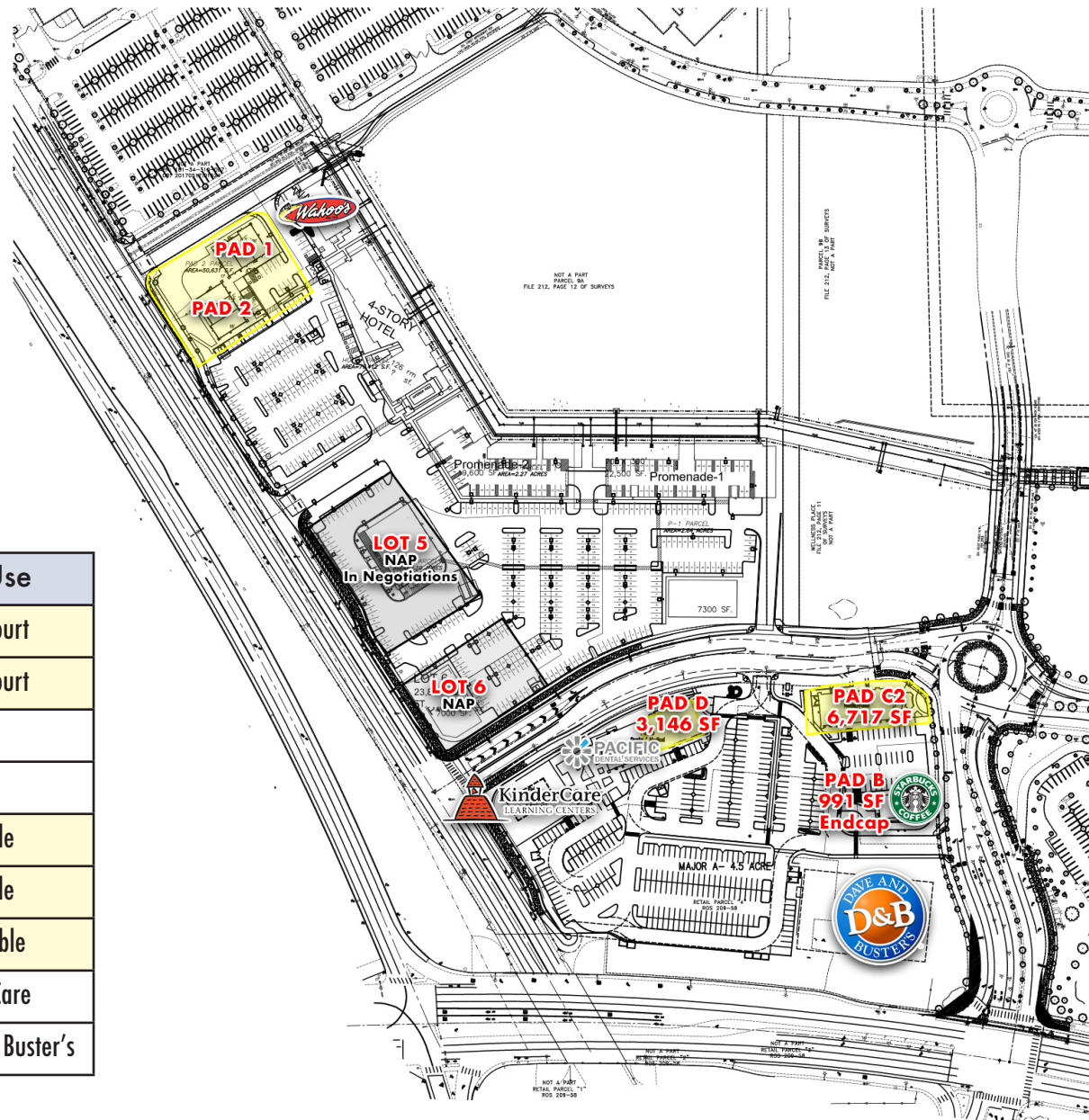
SUBJECT



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Site	SQ FT	Use
Pad 1	4,300 SF	Food Court
Pad 2	4,300 SF	Food Court
Lot 5	2.10 Acres	NAP
Lot 6	7,000 SF	NAP
Pad B	991 SF	Available
Pad C2	6,717 SF	Available
Pad D	3,146 SF	Avaiailable
Pad E	3,000 SF	KinderCare
Parcel 5	4.5 Acres	Dave & Buster's

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FOOD COURT, DRIVE THRU, RETAIL PADS AVAILABLE

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2021 ESTIMATED DEMOGRAPHICS



Population

1-Mile **16,165**
 3-Mile **121,683**
 5-Mile **323,538**



Average Household Income

1-Mile **\$71,531**
 3-Mile **\$77,322**
 5-Mile **\$82,864**



Number of Households

1-Mile **6,210**
 3-Mile **47,353**
 5-Mile **127,023**

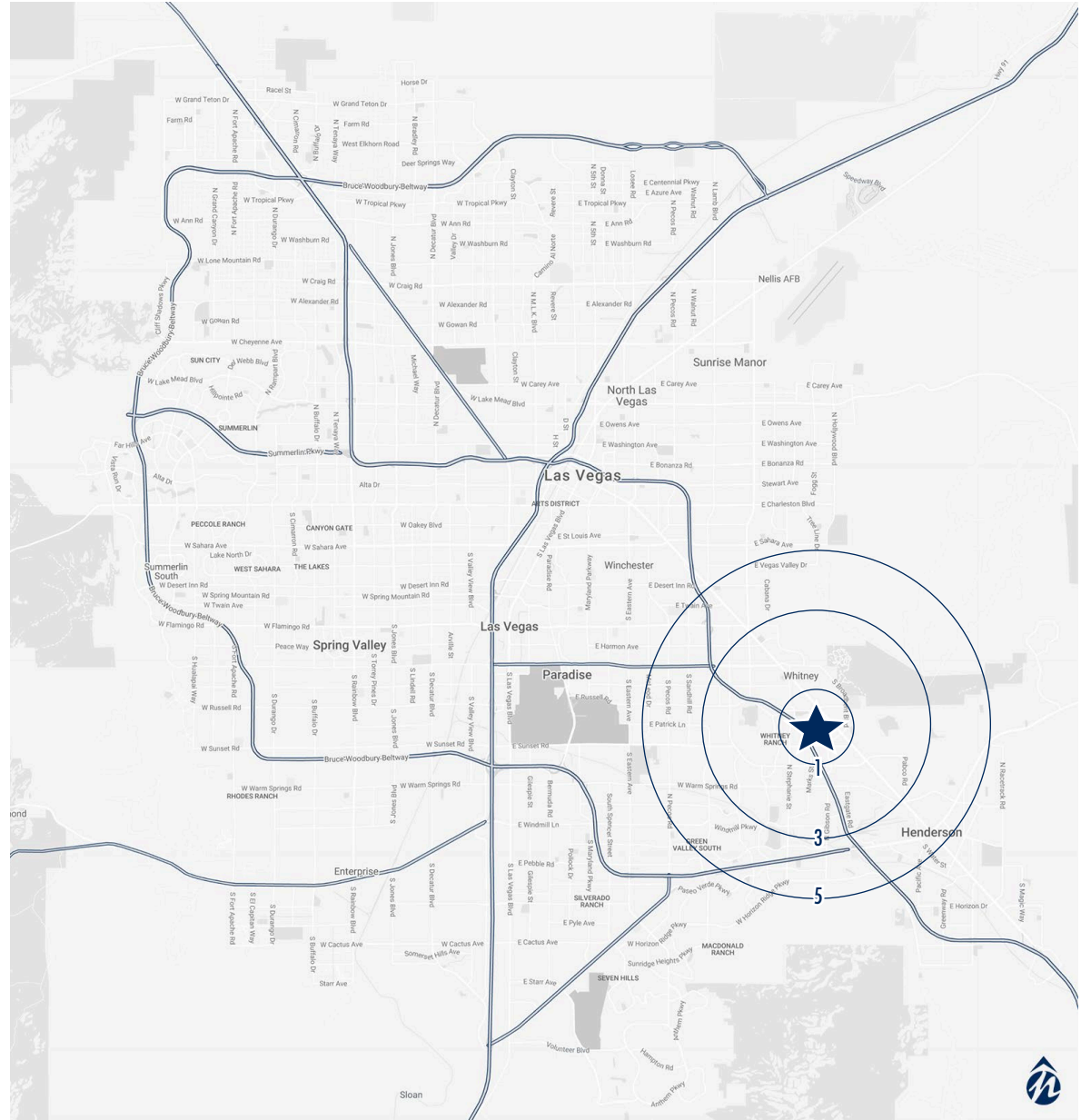


Daytime Population (Employees)

1-Mile **6,737**
 3-Mile **44,331**
 5-Mile **108,324**



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