

# 1397 GALLERIA DRIVE

HENDERSON, NV 89014 | FOR SALE OR LEASE



8708 SPANISH RIDGE AVE | SUITE 115, LAS VEGAS, NV 89148

## DAVID BAUMAN, SIOR, CCIM

Principal  
O (702) 490-0699  
C (702) 460-7013  
dbauman@lee-associates.com  
License: S.0182687

## NICOLE CLOVIS

Principal  
O (702) 490-0699  
C (702) 250-7755  
nclovis@lee-associates.com  
License: S.0193945

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**\$4,350,000**

Sale Price



**\$1.35 PSF NNN**

Lease Rate

## PROPERTY HIGHLIGHTS

- ±13,328 SF building
- ±987 – 1,878 SF available
- ±\$0.56 PSF/Mo. CAM
- Premium Class B office building with professional, medical and office tenant mix
- Immediate access to the US-95 and I-215 freeways
- Excellent owner/user opportunity
- Surrounded by complementary medical and professional services, and close proximity to Galleria at Sunset mall, retail centers and Henderson Hospital
- Suite 201: ±1,878 SF grey shell, former medical office with waiting room, reception area, three (3) wet rooms and restroom
- Suite 202: ±987 SF open space, former law office



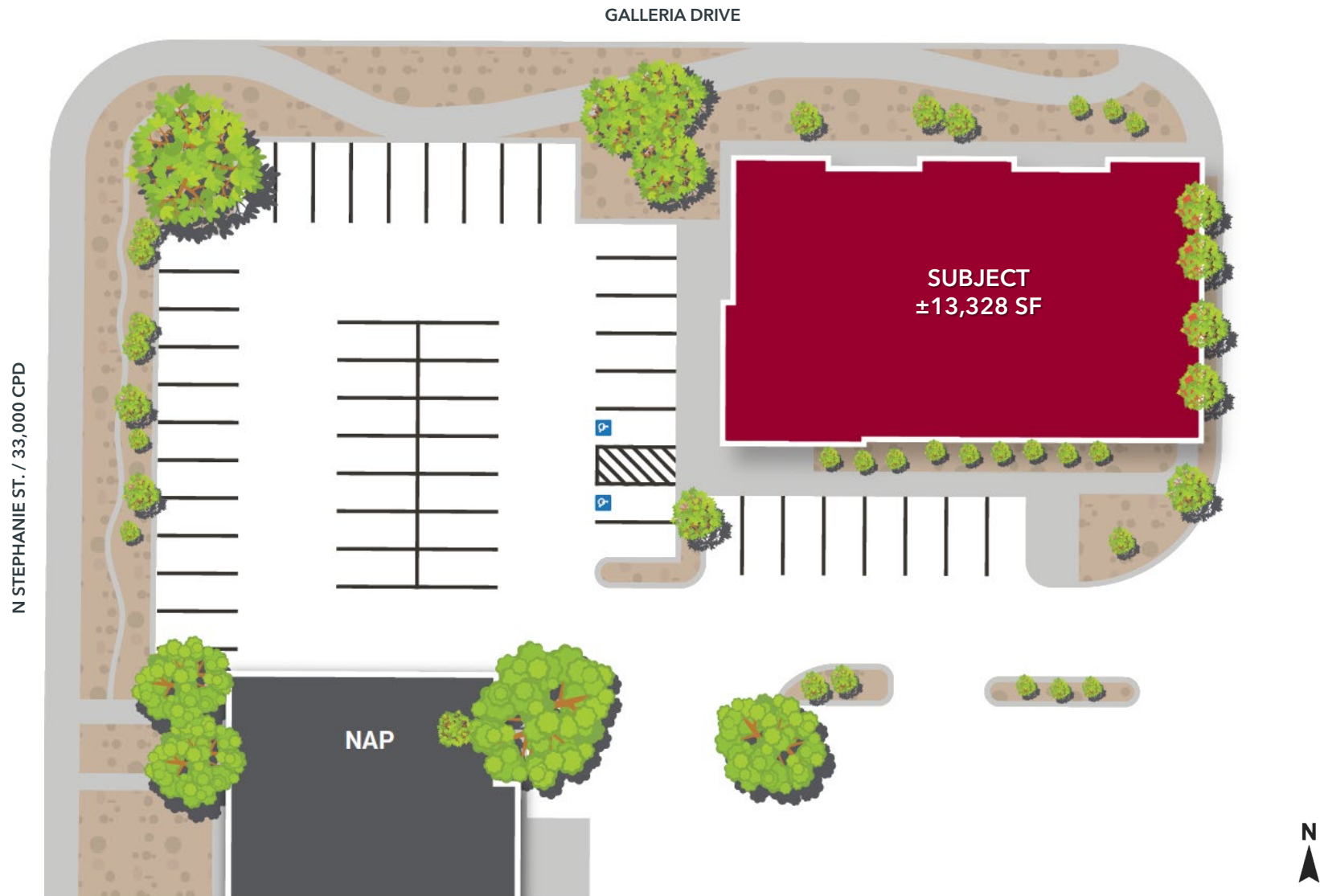
## DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
<b>2024 POPULATION</b>	15,563	140,308	343,602
<b>2024 AVERAGE HOUSEHOLD INCOME</b>	\$84,997	\$92,181	\$99,618
<b>2024 TOTAL HOUSEHOLDS</b>	5,961	55,413	135,643



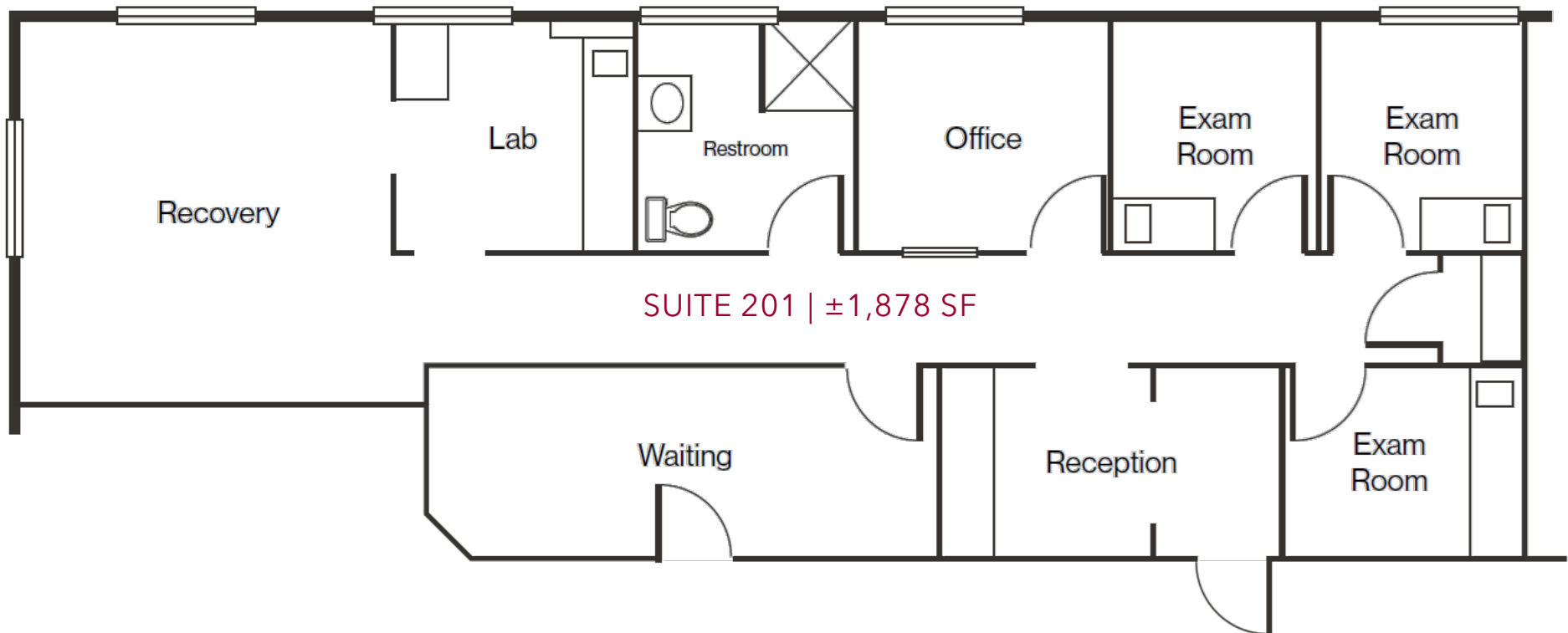
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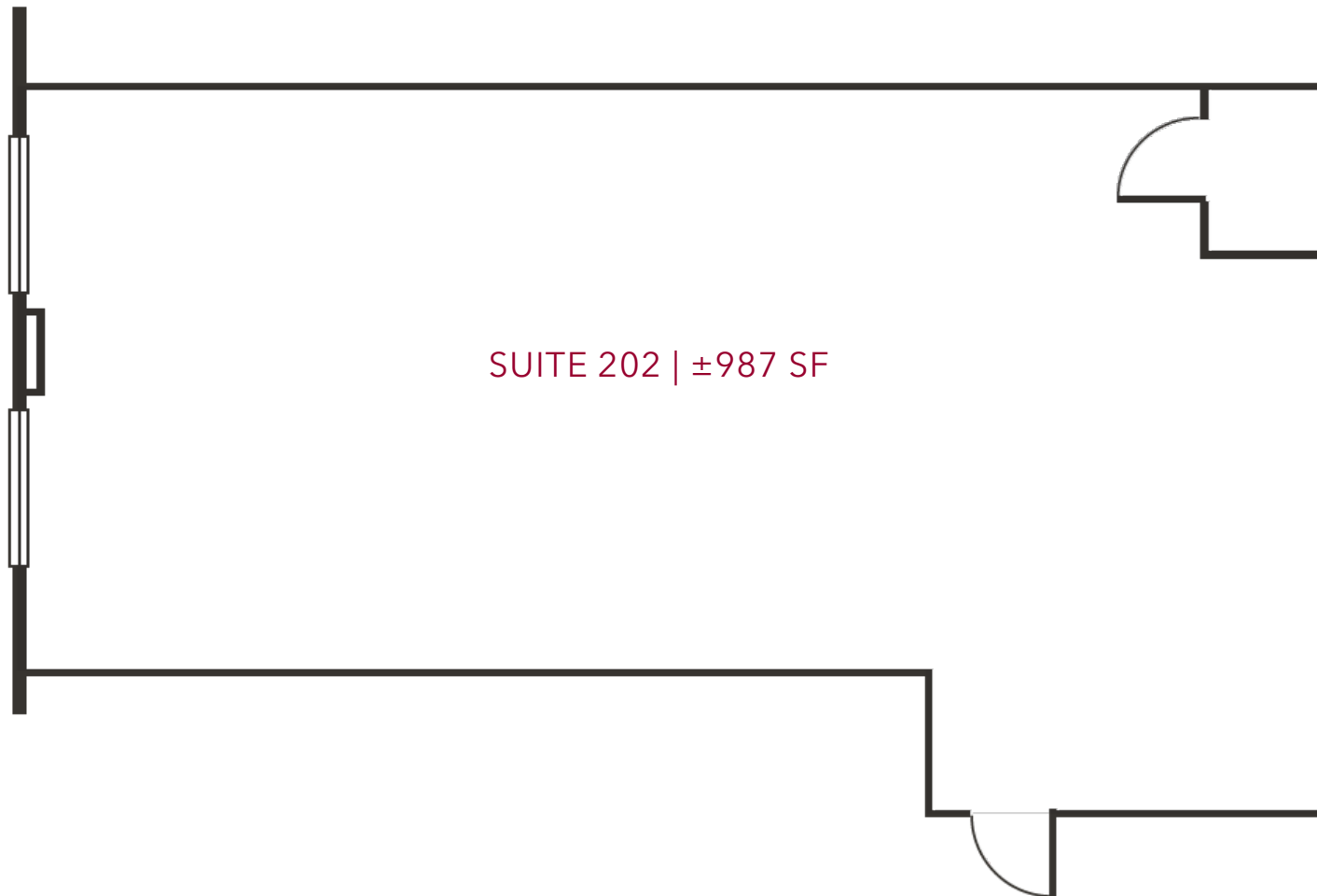
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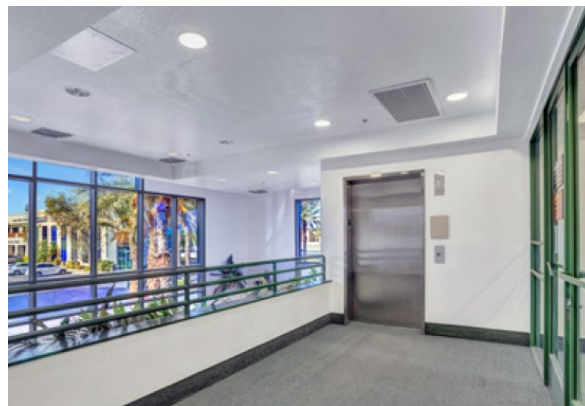
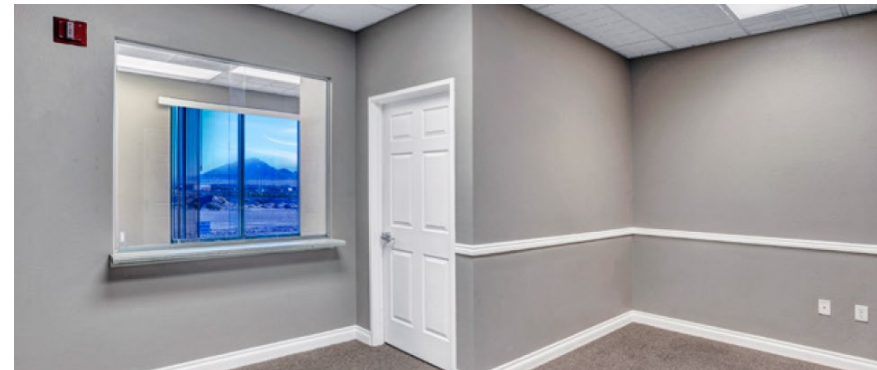
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**LEE & ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

FOR MORE INFORMATION, PLEASE REACH OUT TO OUR TEAM.

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LEE & ASSOCIATES OF LAS VEGAS | BS.1000716 | 8708 SPANISH RIDGE AVE, SUITE 115, LAS VEGAS, NV 89148

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