



SUBLEASE SPACE

±4,036 SF

±4,036 SF
FOR SUBLEASE

Smith's MARKETPLACE

580 N Stephanie Street
Henderson, NV 89014

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CBRE

PROPERTY HIGHLIGHTS

NOW UNDER CONSTRUCTION:
SMITH'S MARKETPLACE



4,036-square-foot space is available adjacent to Smith's Marketplace within Galleria Commons, a premier shopping center located in Henderson with national co-tenancy. The entire center spans 278,411 square feet, offering a vibrant retail environment in a highly trafficked area.



Available:
±4,036 SF



Parking:
4:1 Ratio



High Visibility:
Over ±31,000 Vehicles Daily
on Stephanie Street

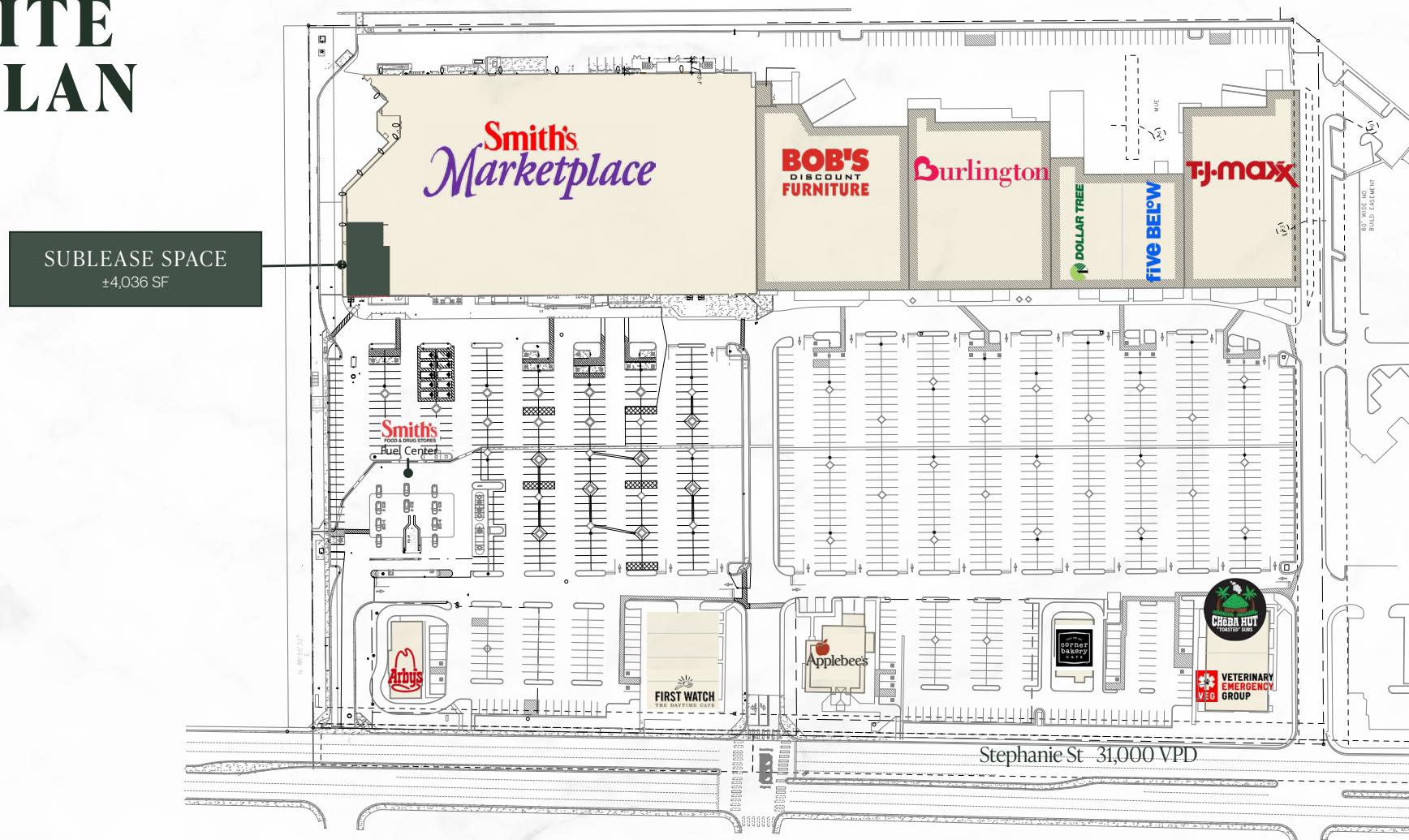


APN:
178-03-499-001



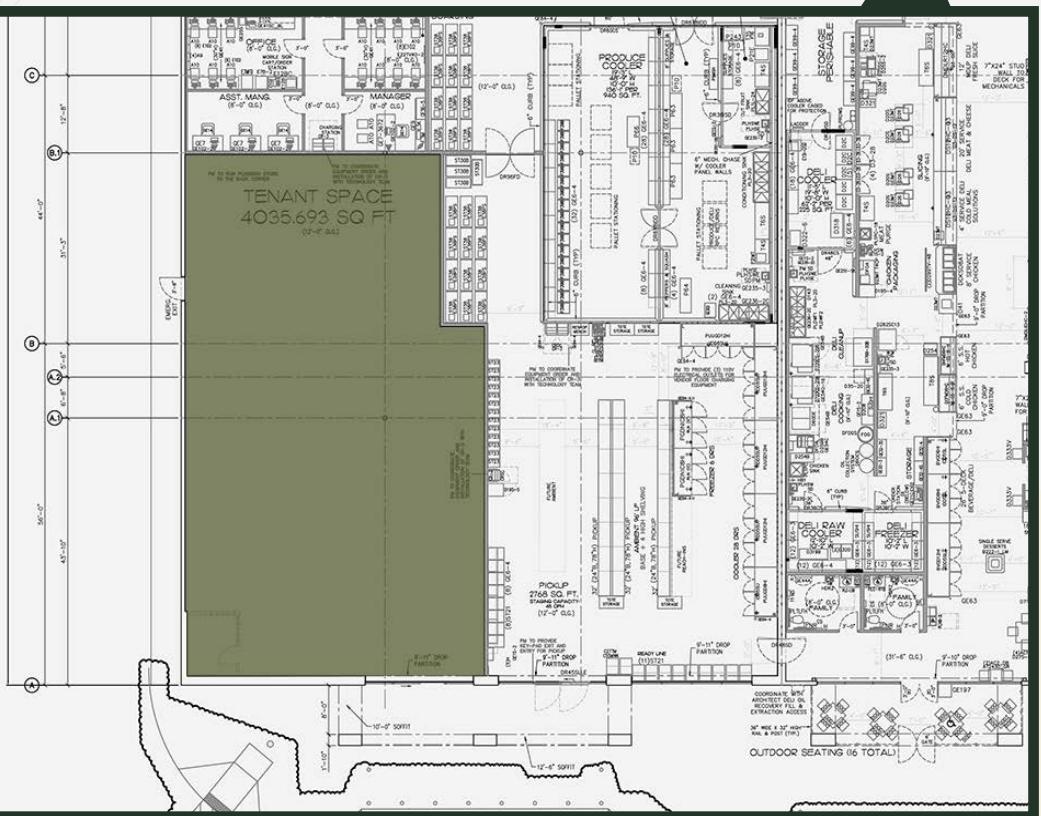
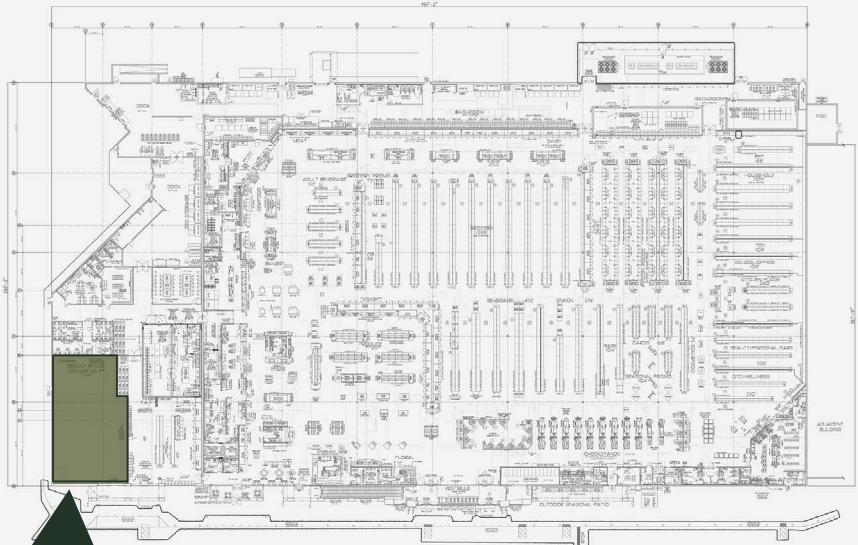
Zoning:
City of Henderson - CC
(Community Commercial)

SITE PLAN



SUITE	TENANT NAME	SIZE (SF)	SUITE	TENANT NAME	SIZE (SF)
590	Arby's	(NAP)	490-110	Five Below	±9,795
530	Applebee's	(NAP)	480	T.J. MAXX	±30,824
560	Smith's Marketplace	±128,000	500-C	Momo Sushi	±2,073
580	Smith's Marketplace Sublease	±4,036	500-D	Babystacks	±2,328
510	Bob's Discount Furniture	±37,882	494	Corner Bakery	±3,400
500	Burlington	±34,782	470-1,2	Veterinary Emergency Group	±6,000
490-110	Dollar Tree	±13,000	470-3	Cheba Hut	±3,000

FLOOR PLAN



TRADE AERIAL



DEMOGRAPHICS



Population

1 Mile	12,240
3 Miles	145,841
5 Miles	331,698



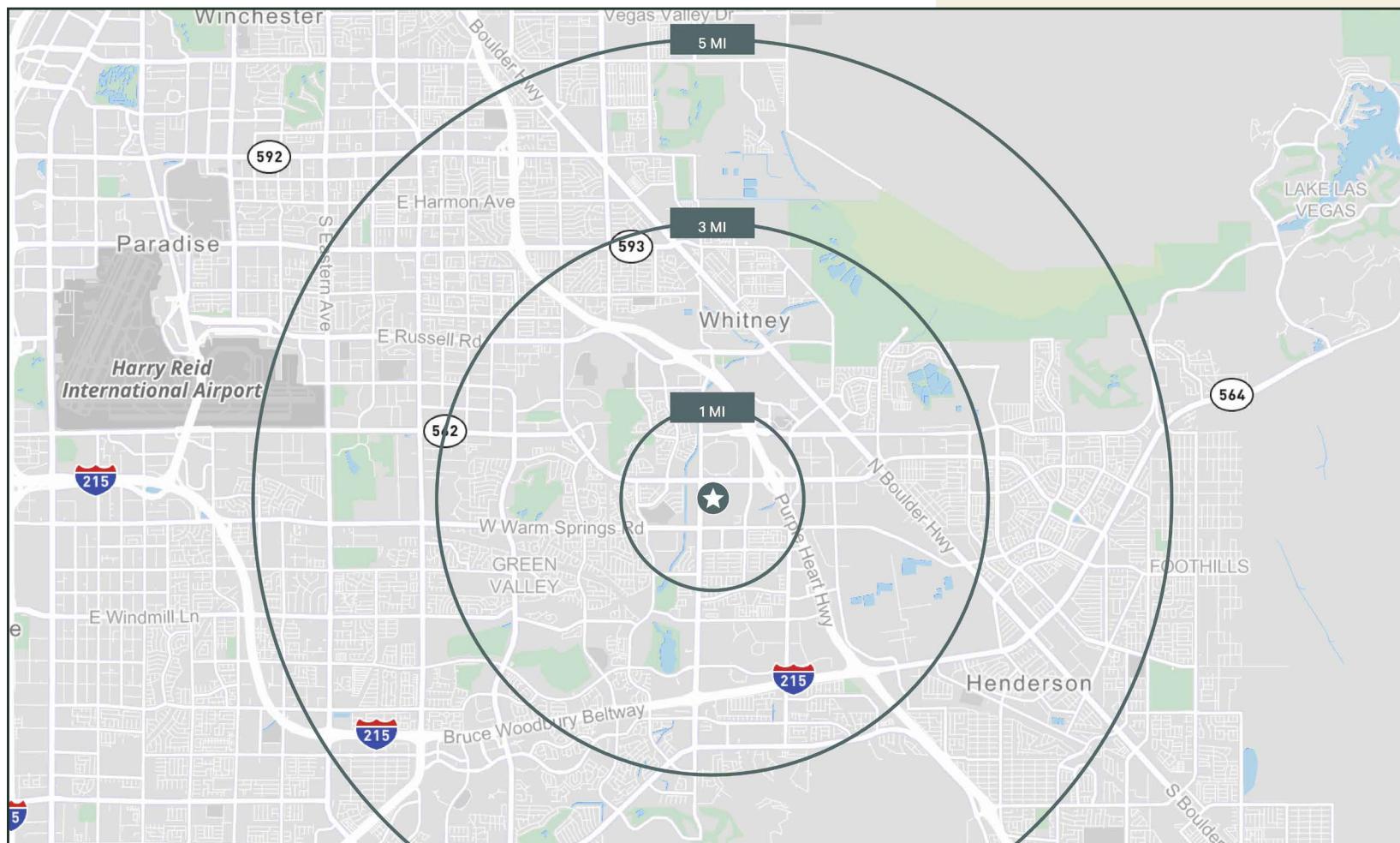
Households

1 Mile	5,455
3 Miles	58,744
5 Miles	132,715



Average Income

1 Mile	\$101,212
3 Miles	\$105,002
5 Miles	\$109,888



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