

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

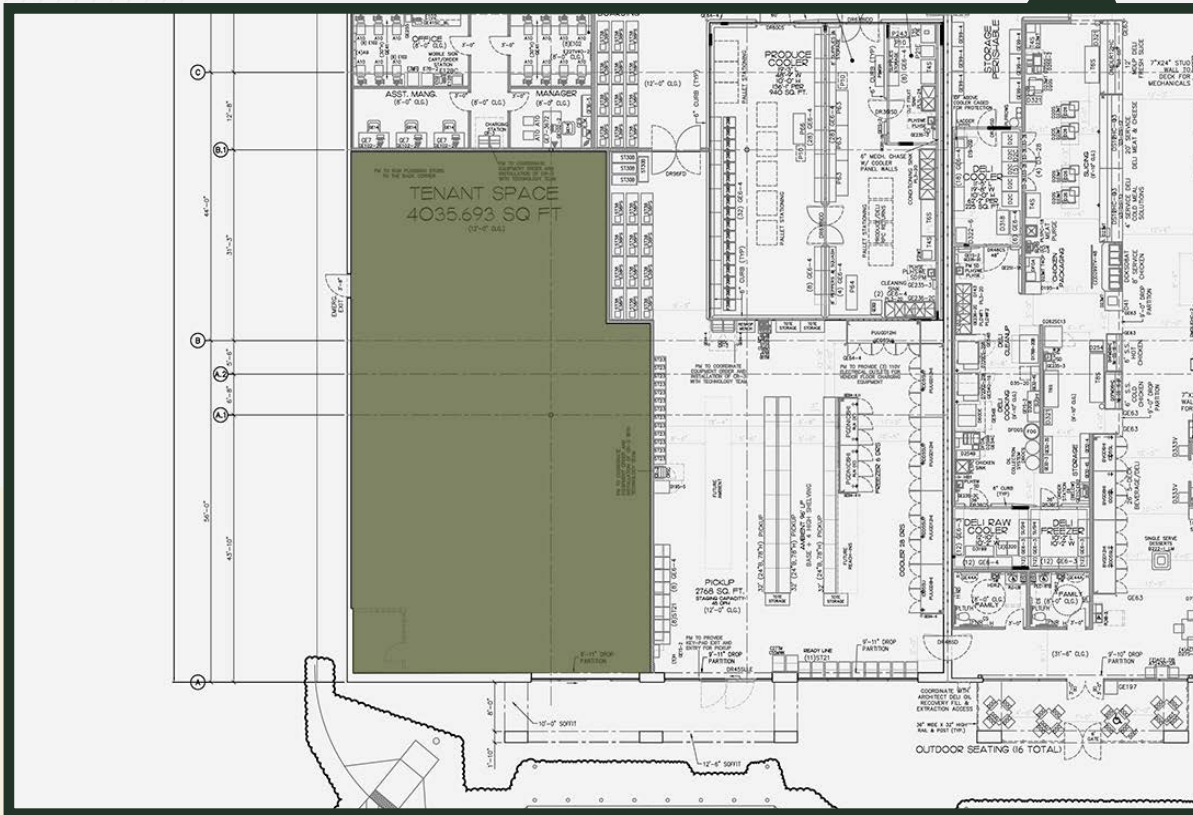
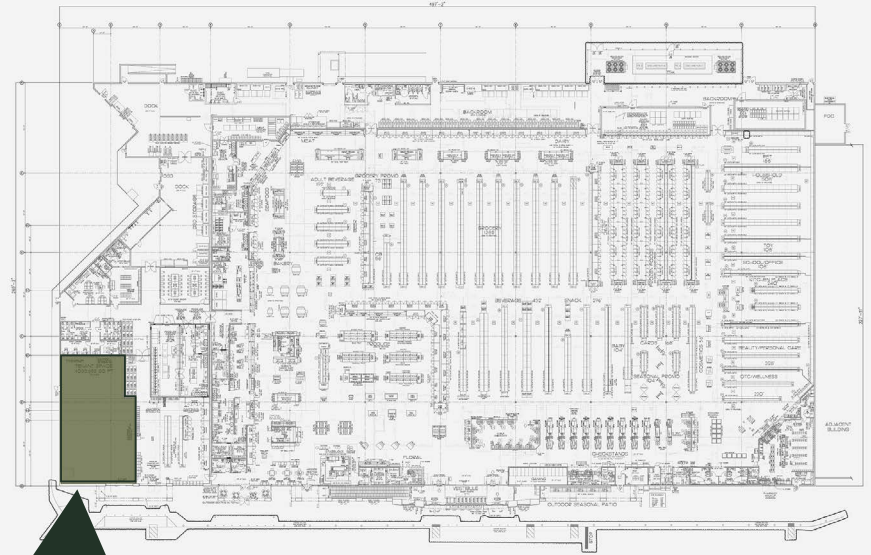
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±4,036 SF



SUITE	TENANT NAME	SIZE (SF)
590	Arby's	(NAP)
530	Applebee's	(NAP)
560	Smith's Marketplace	±128,000
580	Smith's Marketplace Sublease	±4,036
510	Bob's Discount Furniture	±37,882
500	Burlington	±34,782
490-110	Dollar Tree	±13,000

SUITE	TENANT NAME	SIZE (SF)
490-110	Five Below	±9,795
480	T.J. MAXX	±30,824
500-C	Momo Sushi	±2,073
500-D	Babystacks	±2,328
494	Corner Bakery	±3,400
470-1,2	Veterinary Emergency Group	±6,000
470-3	Cheba Hut	±3,000

# FLOOR PLAN





# TRADE AERIAL





# DEMOGRAPHICS



## Population

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



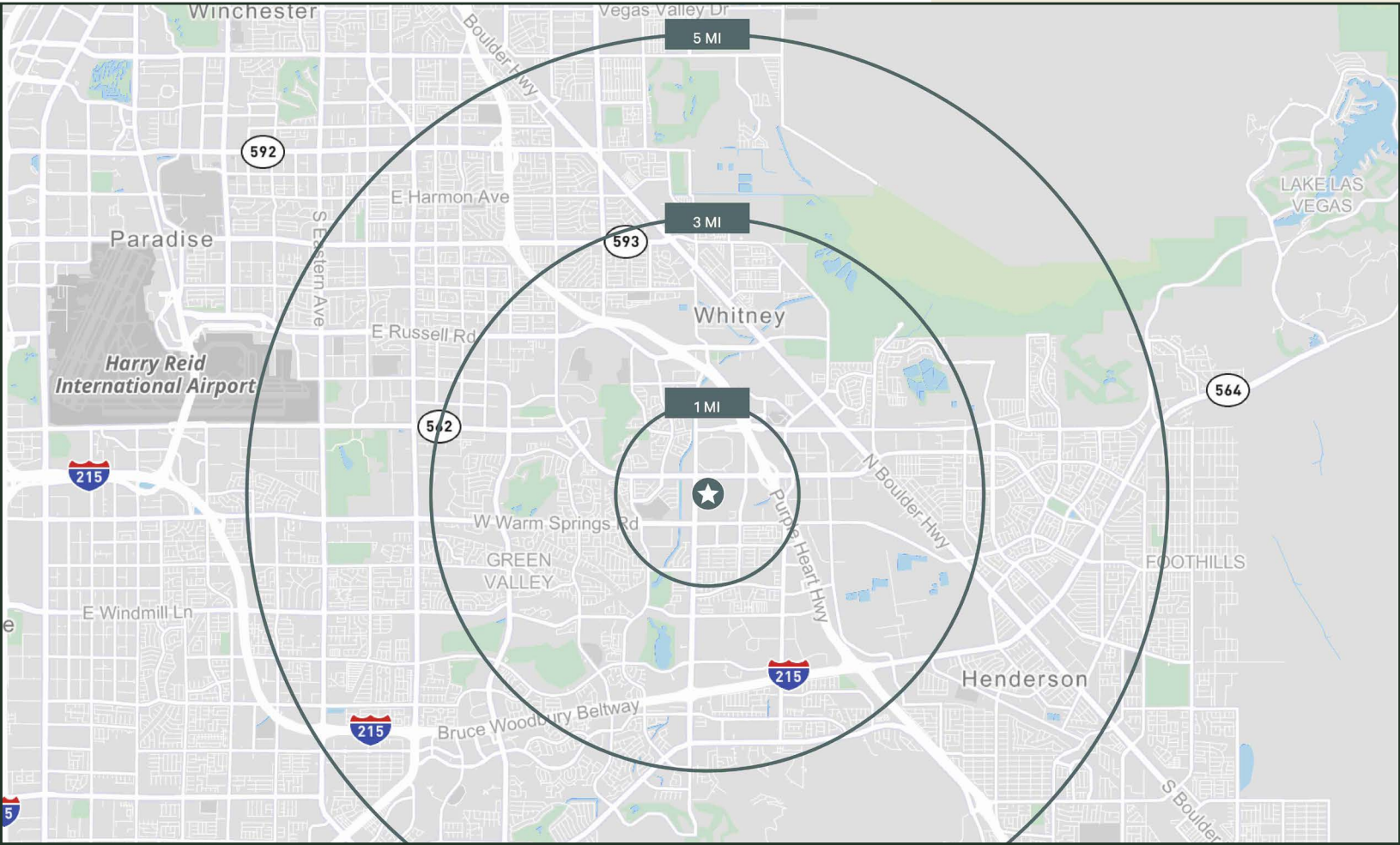
## Households

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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## Contact

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