

±0.56 Acres of Land Available For Sale or Lease

Listed By:



## LISTING SNAPSHOT

**Sale Price / Lease Rate**

**Contact Broker**

**For Sale**

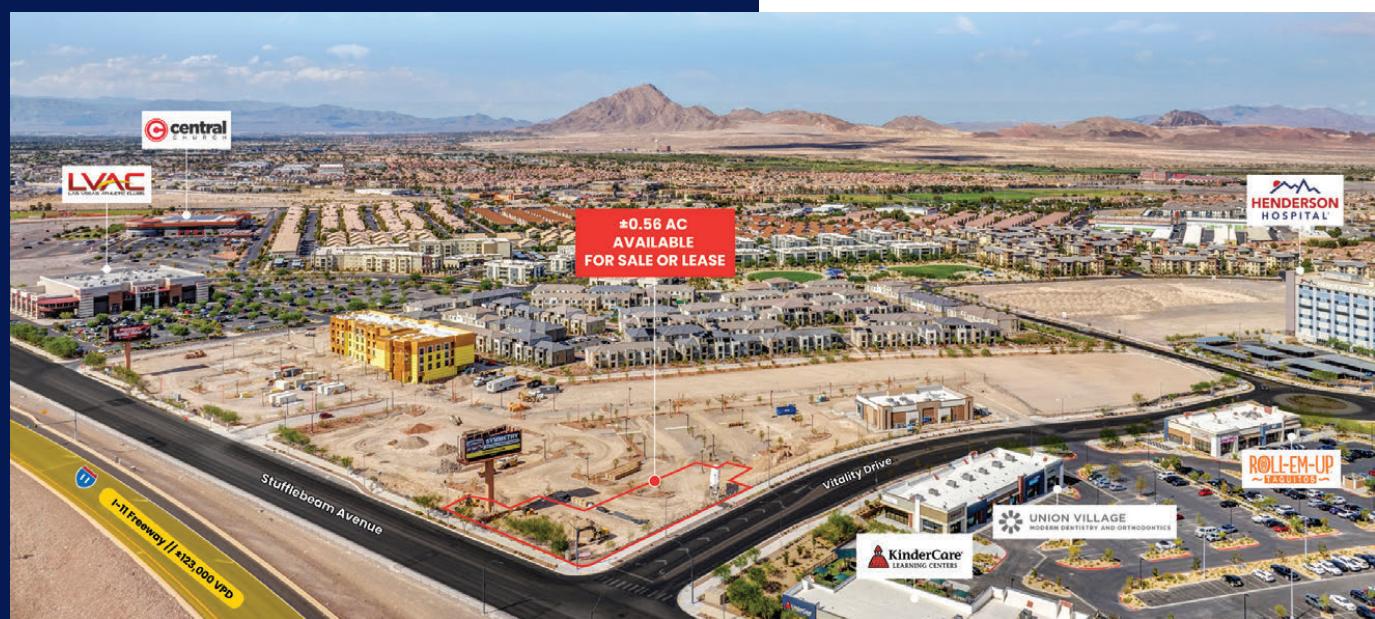
**±0.56 AC**

**For Lease**

**±3,000 SF – ±8,000 SF**

**APN**

**161-34-810-043**



## PROPERTY HIGHLIGHTS

- ±0.56 AC pad available for sale
- ±3,000 SF – ±8,000 SF available for ground lease or build-to-suit
- Located within Union Village – a vibrant mixed-use development with continued growth, including two hotels, assisted living facilities, tavern, restaurants, and retail
- Nearby co-tenants include Henderson Hospital (303 Beds), Fresenius, KinderCare, Dave & Busters, Starbucks, Las Vegas Athletic Club and more!
- Over 1,500 new single and multi-family units are occupied or under construction within the project and KB Homes is planning another 940 homes on Galleria Dr. and Stephanie St.
- Benefits from established nearby demographics and a daytime population of ±296,801 within a 5-mile radius

## Trade Area Demographics

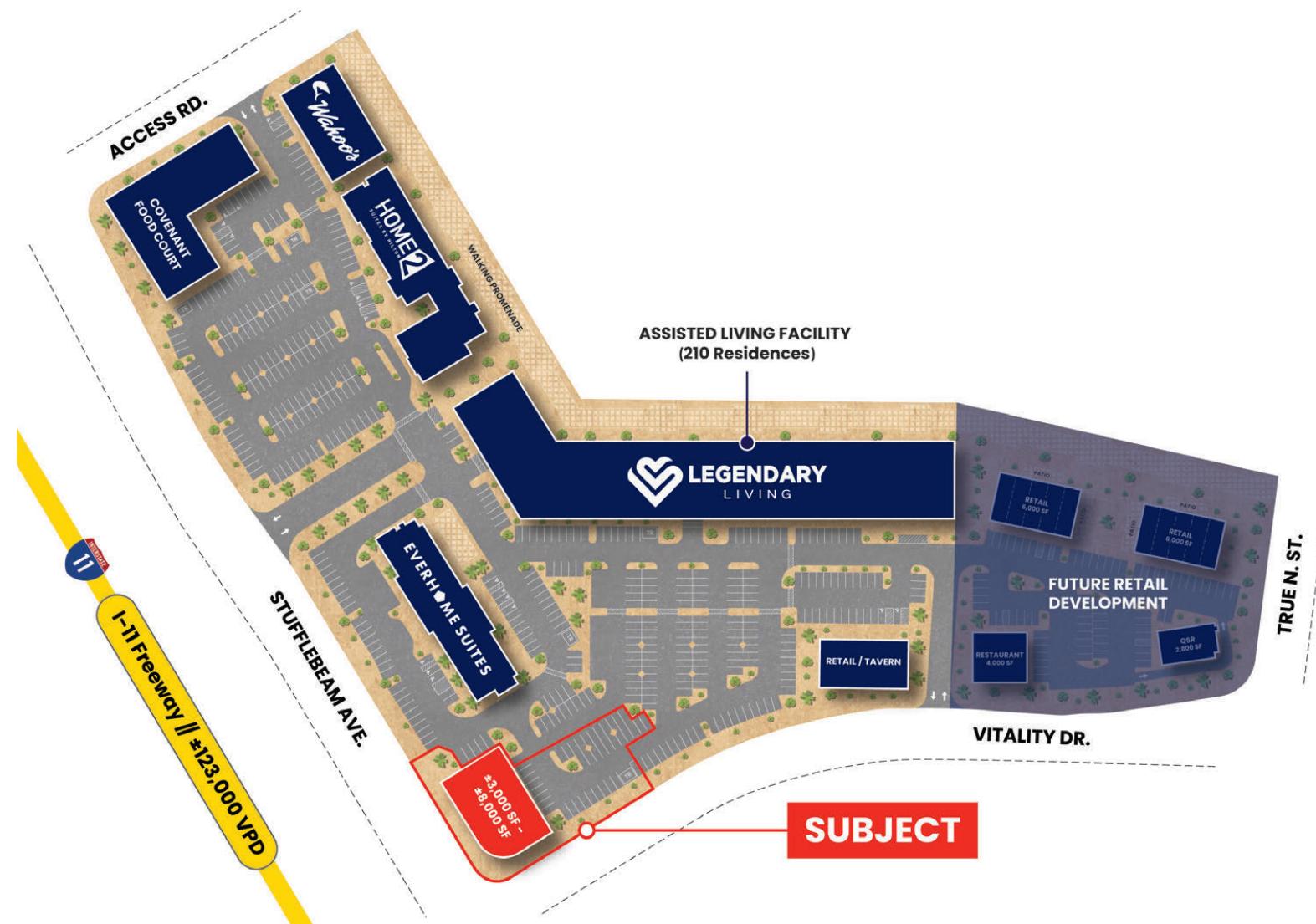
	1-Mile	3-Mile	5-Mile
<b>2025 Population</b>	15,804	127,045	325,475
<b>2025 Average Household Income</b>	\$91,551	\$96,613	\$106,846
<b>2025 Households</b>	6,568	50,349	128,038

## Leasing Experts

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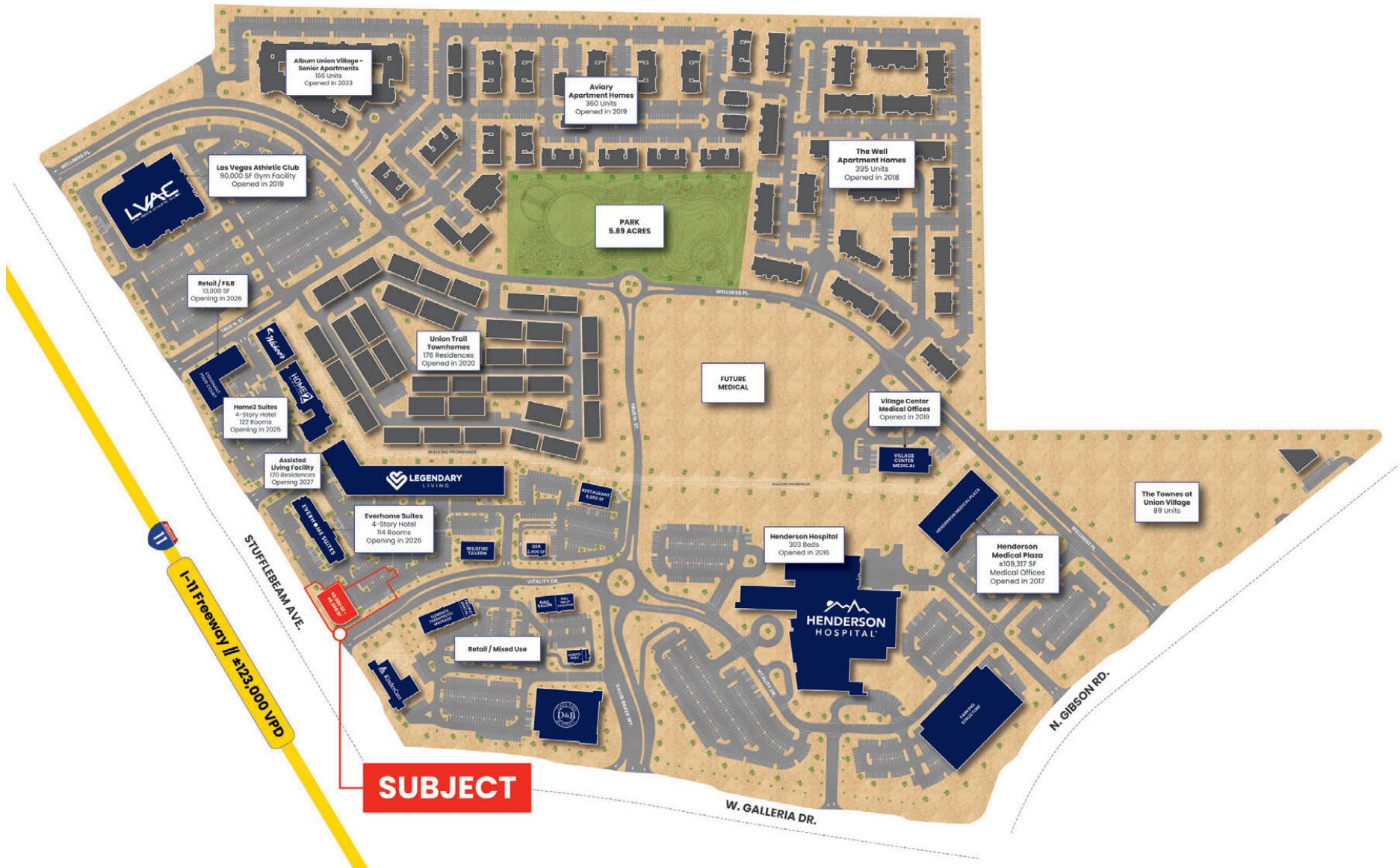
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# MASTER SITE PLAN



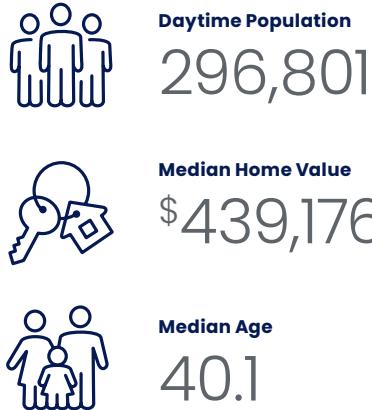
## PLANS & AERIALS

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The Colliers logo is located in the bottom right corner. It consists of the word "Colliers" in a white, sans-serif font, set against a blue rectangular background. Below the text are three horizontal blue lines of varying shades.

## VICINITY MAP

The trade area consists of ±325,475 residents with an average household income of ±\$106,846 within a 5-mile radius.



## Nearby Amenities ±5-Mile Radius

- 1 Henderson Hospital (303 beds, 2,000 employees)  
-0.2 miles
- 2 Las Vegas Athletic Club (45,000 members)  
-0.2 miles
- 3 Cowabunga Bay Water Park  
-0.3 miles
- 4 Central Christian Church (21,000 attendees)  
-0.2 miles
- 5 Meridian by KB Homes (940 homes)  
-0.6 miles
- 6 Sunset Station (457 rooms)  
-3.6 miles
- 7 Valley Auto Mall  
-2.8 miles
- 8 Green Valley High School (2,640 students)  
-2.6 miles
- 9 Arroyo Grande Sports Park (56 Acres)  
-3.6 miles
- 10 Harry Reid International Airport  
-5.9 miles





## TRADE AREA MAP



■ = Power Centers

■ = Casinos/Hotels

■ = Hospitals

 = Parks

## ■ = Residential

 = Schools

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## **SOUTH FACING AERIAL**



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