

±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
2025 Population	15,804	127,045	325,475
2025 Average Household Income	\$91,551	\$96,613	\$106,846
2025 Households	6,568	50,349	128,038

Leasing Experts

DEANA MARCELLO

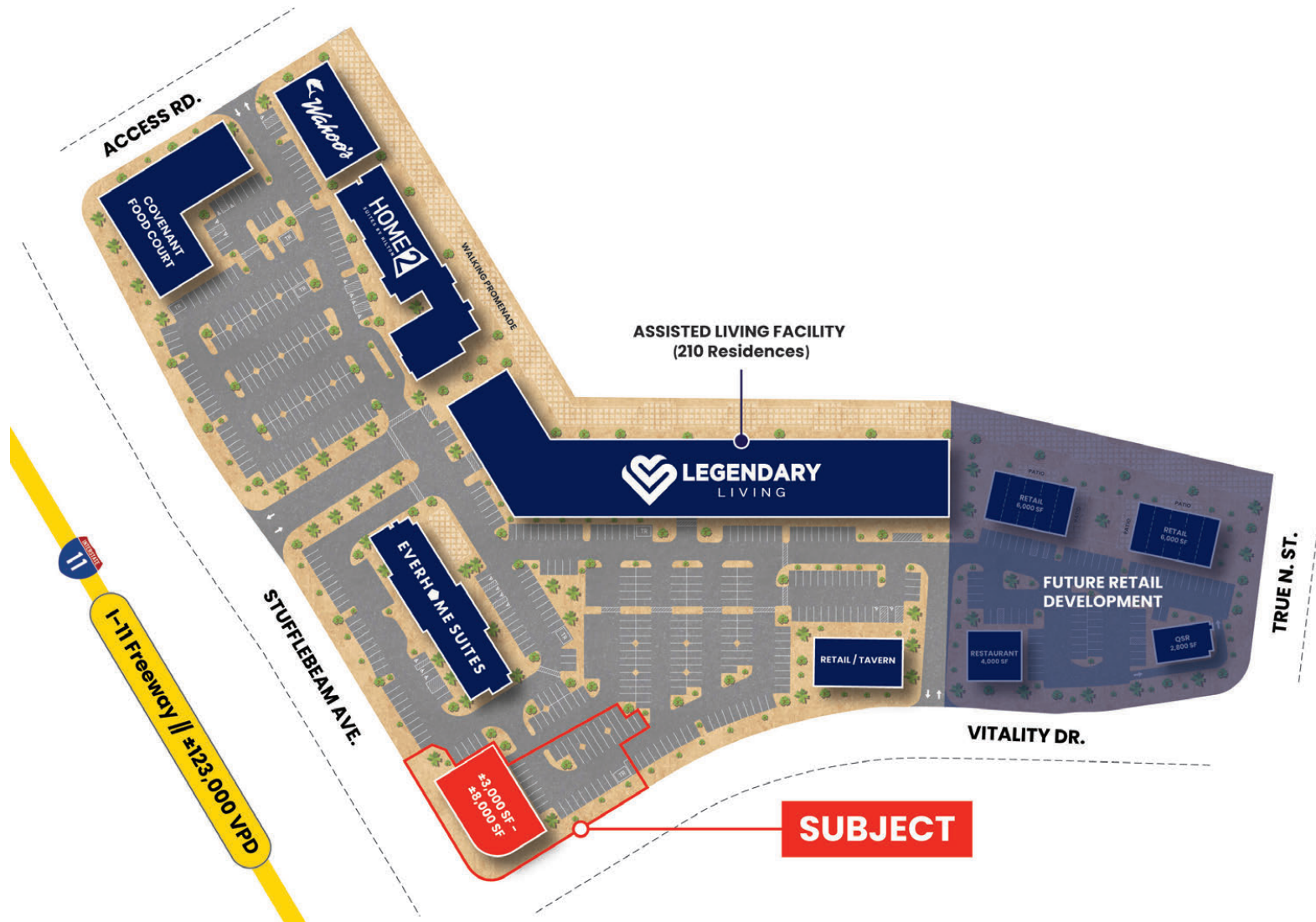
Executive Vice President
+1 702 727 3779
deana.marcello@colliers.com
License # NV S.174174

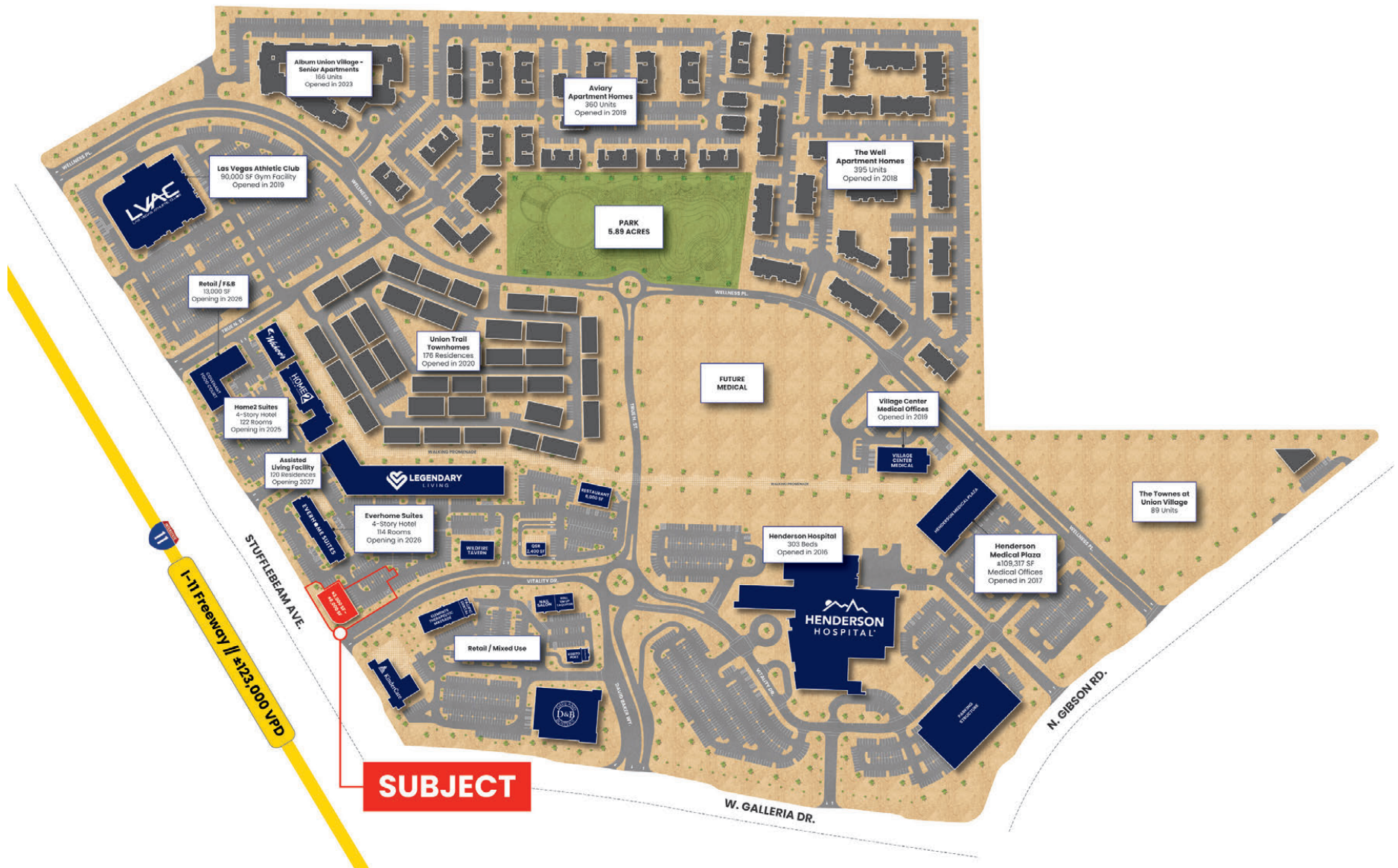
AREEBA MOTEN

Senior Associate
+1 702 727 3780
areeba.moten@colliers.com
License # NV-S.0194559

ADAM MALAN

Vice Chair
+1 702 727 3778
adam.malan@colliers.com
License # NV-S.63542.LLC

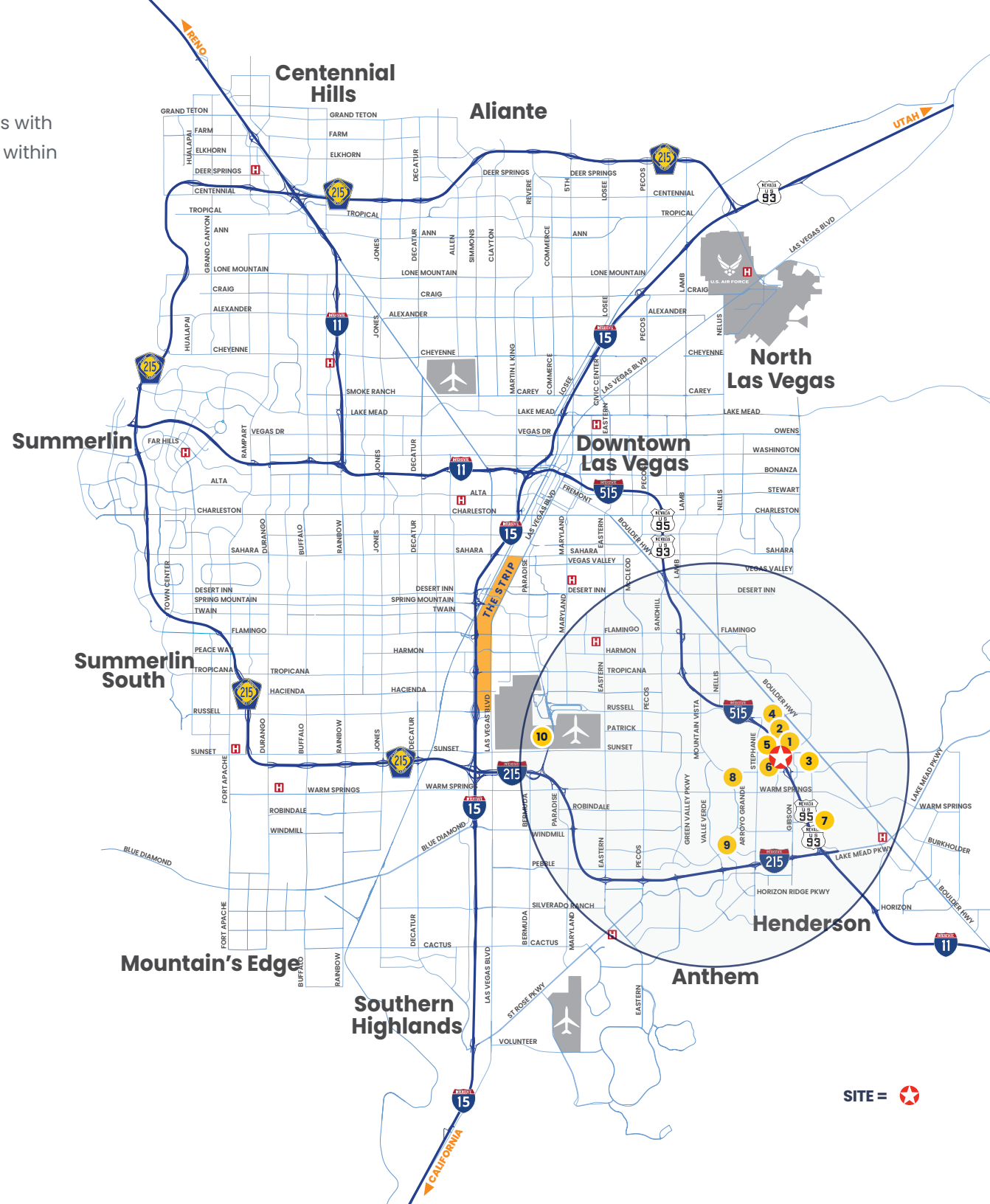




The trade area consists of ±325,475 residents with an average household income of ±\$106,846 within a 5-mile radius.



- 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



SITE = 



■ = Power Centers ■ = Casinos/Hotels ■ = Hospitals ■ = Parks ■ = Residential ■ = Schools







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Malan + Marcello Investment Team

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Executive Vice President
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Senior Associate
+ 1 702 727 3780
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