

For Sale or Lease

# W. Galleria Dr. and N. Stephanie St.



LOGIC



1397 Galleria Dr.  
Henderson, NV 89014

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## Listing Snapshot



**\$4,350,000**  
Sale Price



**\$1.35 PSF NNN**  
Lease Rate



**± 13,328 SF**  
Total Square Footage

## Property Highlights

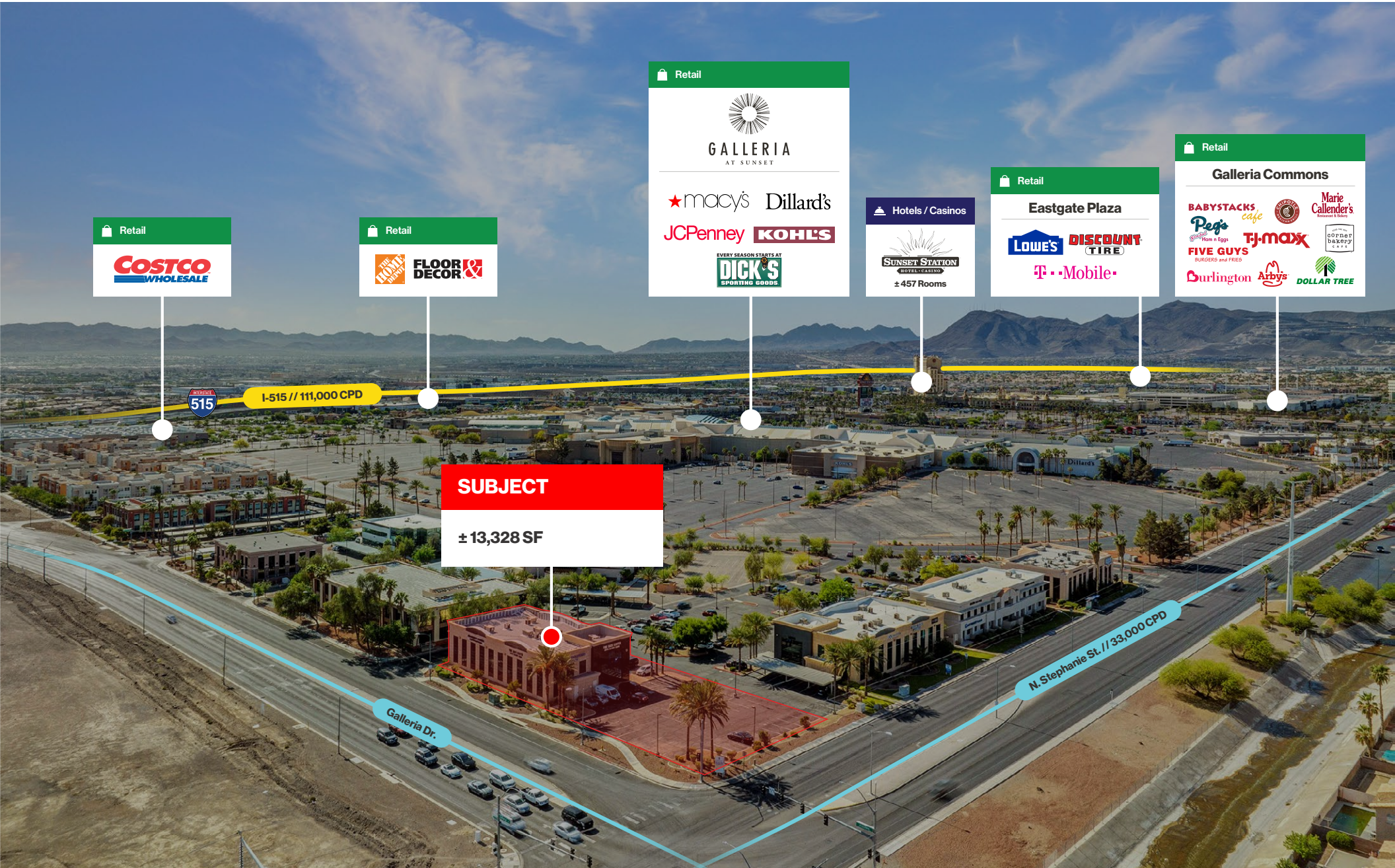
- \$0.56 PSF/Mo. CAM
- Excellent owner-user building with income
- Class B office building in Henderson
- Easy Access from the US-95 & I-215
- Suite 201 available for lease
- Suite 201: Grey shell former medical office with waiting room, reception, (3) wet rooms and restroom

## Demographics

	1-mile	3-mile	5-mile
2024 Population	15,563	140,308	343,602
2024 Average Household Income	\$84,997	\$92,181	\$99,618
2024 Total Households	5,961	55,413	135,643







Retail

**COSTCO**  
WHOLESALE

Retail

**FLOOR DECOR**

Retail

**GALLERIA AT SUNSET**

★ macy's Dillard's

JCPenney **KOHL'S**

EVERY SEASON STARTS AT **DICK'S** SPORTING GOODS

Hotels / Casinos

**SUNSET STATION**  
HOTEL-CASINO

± 457 Rooms

Retail

**Eastgate Plaza**

**LOWE'S DISCOUNT TIRE**

**T-Mobile**

Retail

**Galleria Commons**

**BABYSTACKS cafe**

**Marie Callender's**

**Peggy's**

**FIVE GUYS**

**TJ-maxx**

**Durlington**

**Arby's**

**DOLLAR TREE**

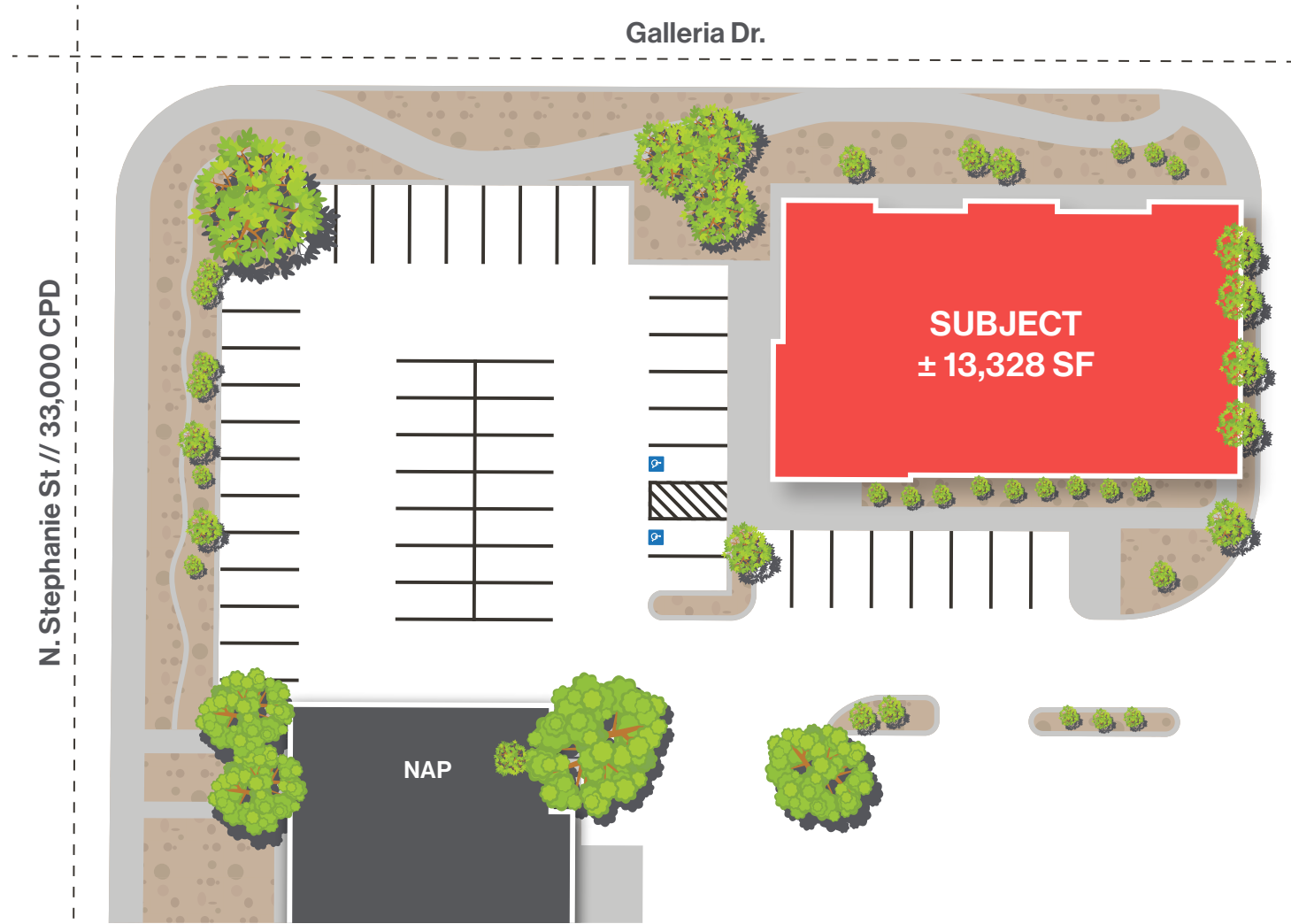
I-515 // 111,000 CPD

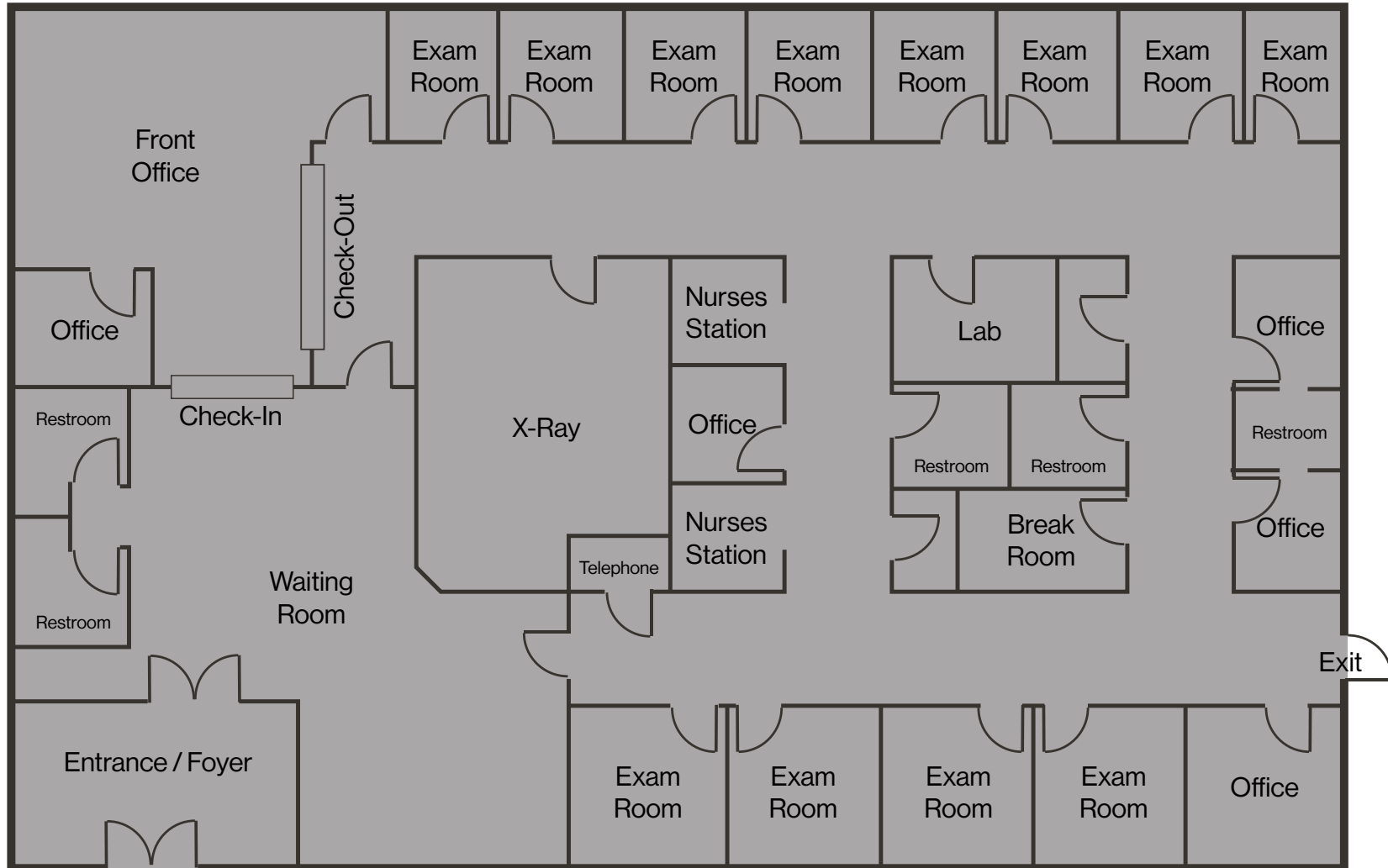
**SUBJECT**

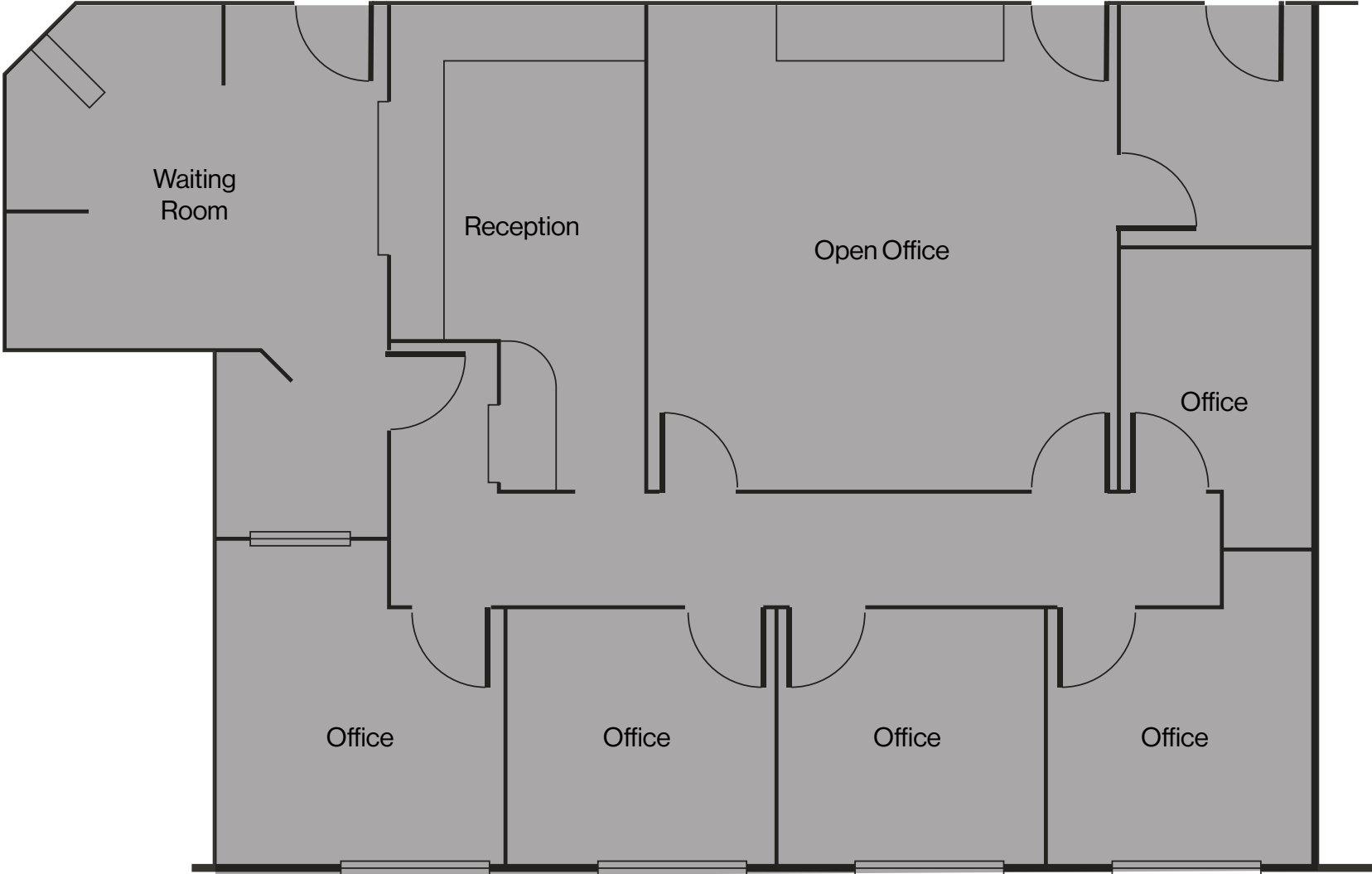
± 13,328 SF

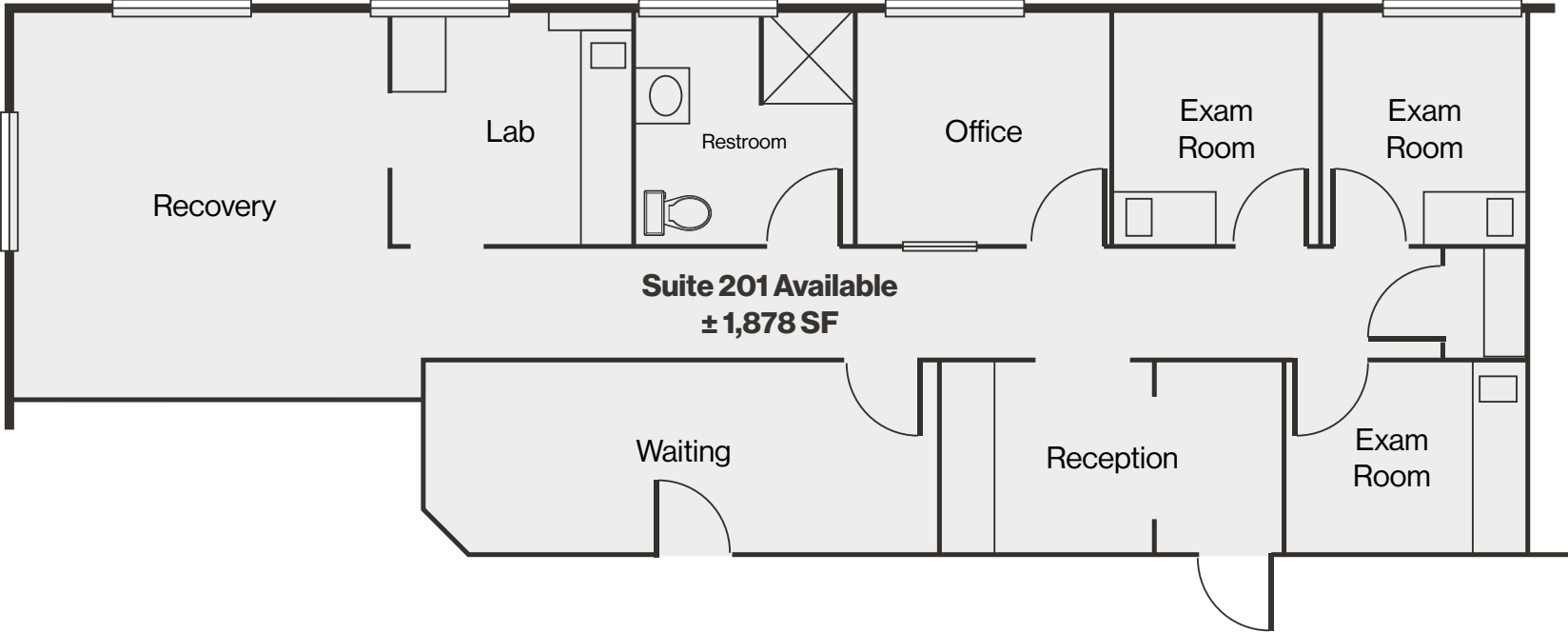
Galleria Dr.

N. Stephame St. // 33,000 CPD

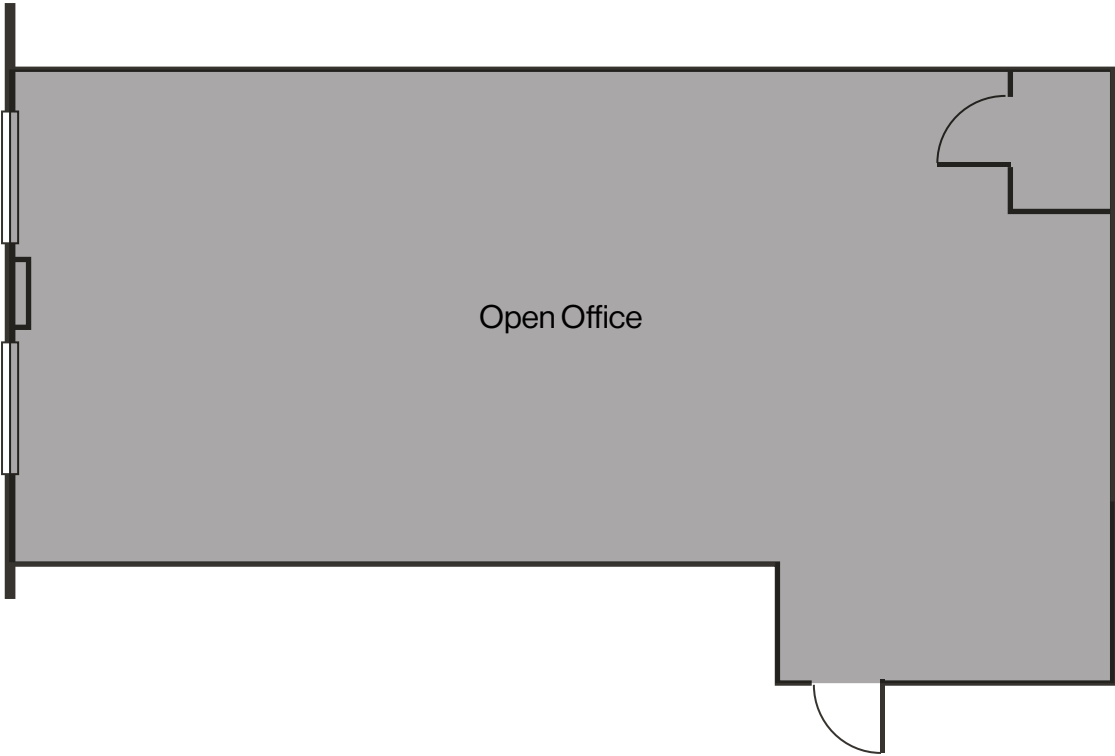


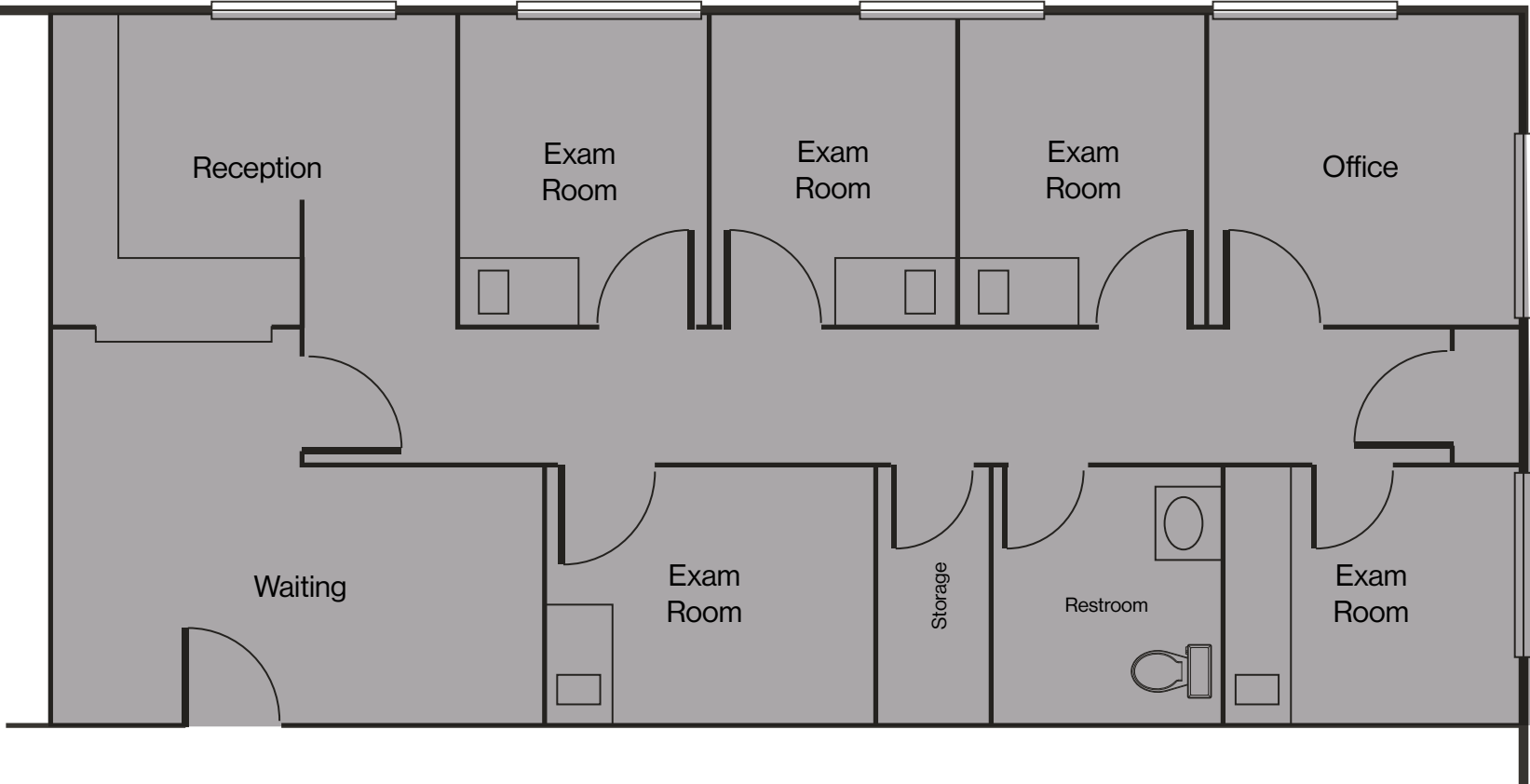










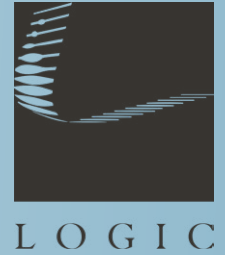


Property Photos



# LOGIC Commercial Real Estate

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For inquiries please reach out to our team.

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