



NORTH OF NEC SUNSET RD & MARKS ST  
 HENDERSON, NV 89014

# HENDERSON GALLERIA

GROUND LEASE OR BTS  
 PROPOSED RETAIL PAD

DRIVE-THRU, MULTI-TENANT OR SINGLE TENANT



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## ABOUT

Proposed retail pad with or without drive-thru, located on Marks Street, anchored by Home Depot, BIG'S Furniture & Floor & Decor. Adjacent to Costco, Best Buy, Bed, Bath & Beyond and many other national tenants.



## HIGHLIGHTS

- Retail pad site located across the street from Costco
- Henderson Galleria is located within the Galleria Mall retail trade area
- High traffic & visibility location
- Located within primary retail intersection with immediate access to US 95
- Significant commercial & residential development now occurring within close proximity



**APN** 178-03-510-001

**SIZE** ± 1.45 NET AC

**ZONING** Community Commercial (CC)

## ADJACENT TENANTS

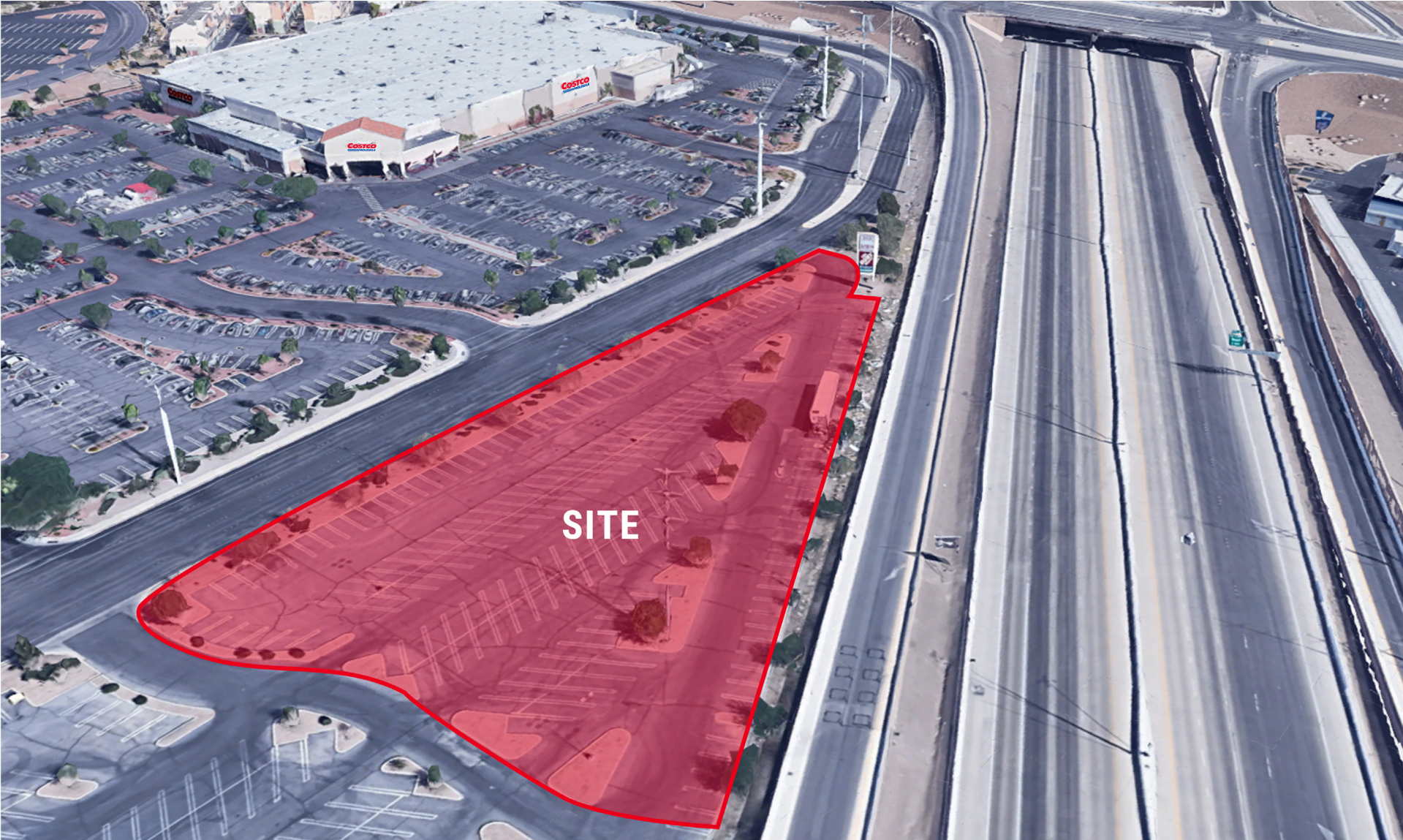


# Site Plan

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# Site Aerial



# Detailed Aerial

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# Demographics

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**ACCESSIBLE & CONNECTED**  
THE LAS VEGAS STRIP  
± 38 MILLION VISITORS IN 2022  
Source: LVCVA

HARRY REID INTERNATIONAL AIRPORT (LAS)  
SERVED OVER 52.6 MILLION PASSENGERS IN 2022  
Source: LVCVA

FUTURE BRIGHTLINE TRAIN STATION  
HIGH SPEED TRANSIT HUB CONNECTING LAS VEGAS TO  
SOUTHERN CALIFORNIA - EXPECTED 5.5 MILLION ANNUAL  
VISITORS

I-15 FREEWAY  
296,000 CARS PER DAY

RADIUS	POPULATION	AVERAGE HHI
1 Mile	11,527	\$77,946
3 Miles	131,528	\$77,737
5 Miles	319,812	\$84,679



## Traffic Counts

W Sunset Rd - 29,300 VPD  
Marks St - 19,900 VPD  
US 95 - 111,000 VPD

Sources:  
SitesUSA 2022  
TRINA, NV DOT 2021



# FOR MORE INFORMATION

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# HENDERSON GALLERIA

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