

BRING YOUR TENANTS TO UNION VILLAGE

NEC Galleria Drive & Stufflebeam | Henderson, NV 89011



AVAILABLE SF Up to ±10,000 SF
APN 161-34-810-034,
161-34-810-029, &
161-34-710-030

PROPERTY HIGHLIGHTS

- Located in Union Village near the LVAC, Henderson Hospital & Dave & Buster's
- Ideal for amenities and services that cater to healthier lifestyles
- Gateway to Cadence, Tuscany and Lake Las Vegas with over 25,000 homes
- Two 4,300 SF buildings under construction

AVAILABLE SPACES

- Pads 1 & 2: Two 4,300 SF buildings located on 1.22 acres
- ±1,591 SF Available Now next to Roll Em Up Taquitos - Grey Shell
- ±1,670 Former Elements Massage

NEARBY TENANTS



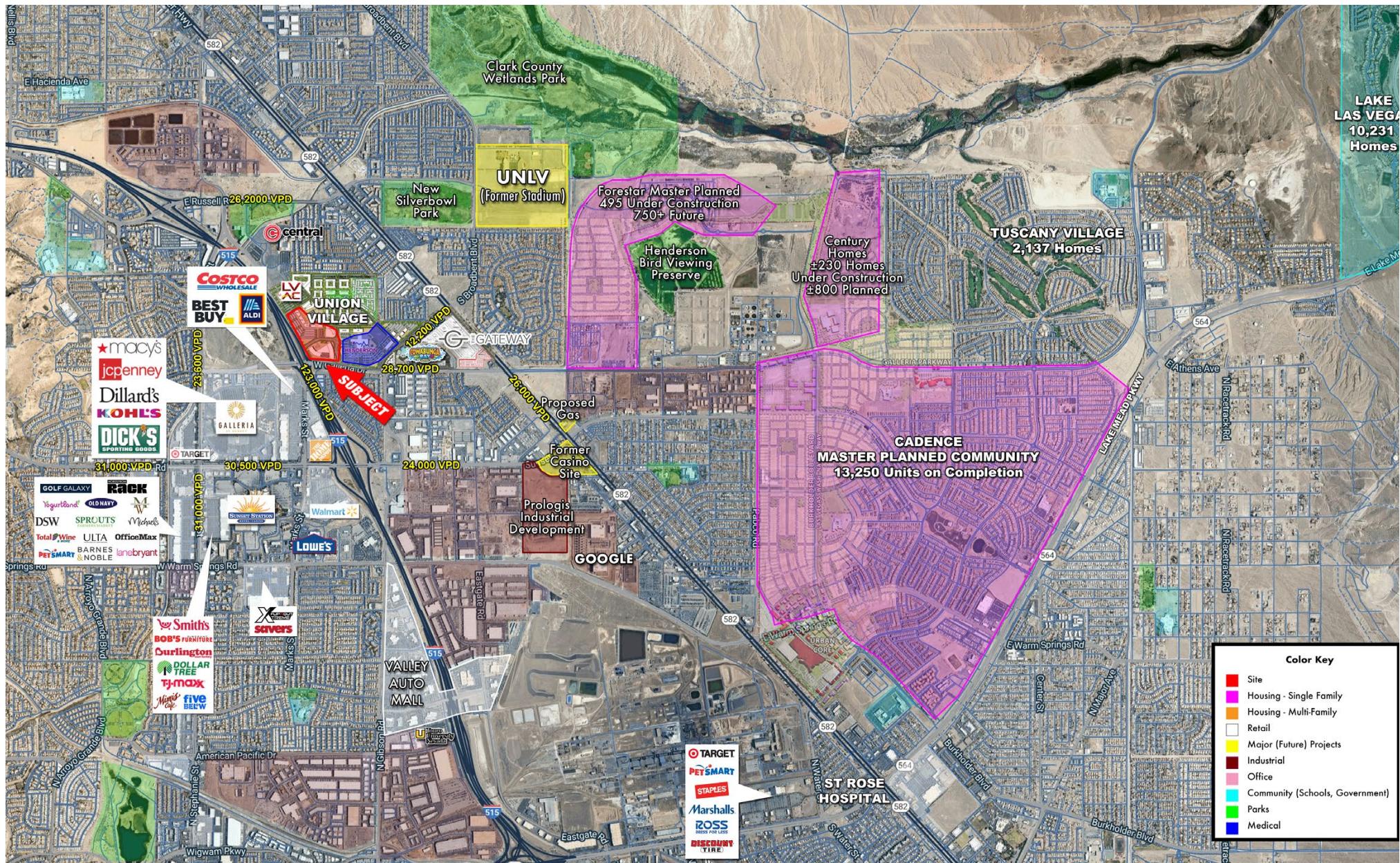
Contact: Terry L. Hamilton • c: 702.340.9597 • o: 702.954.3901 • thamilton@newmarketadvisors.com
Araceli Campanella • o: 702.221.2500 ext. 315 • acampanella@newmarketadvisors.com



NewMarket Advisors
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CHAIN-LINKS
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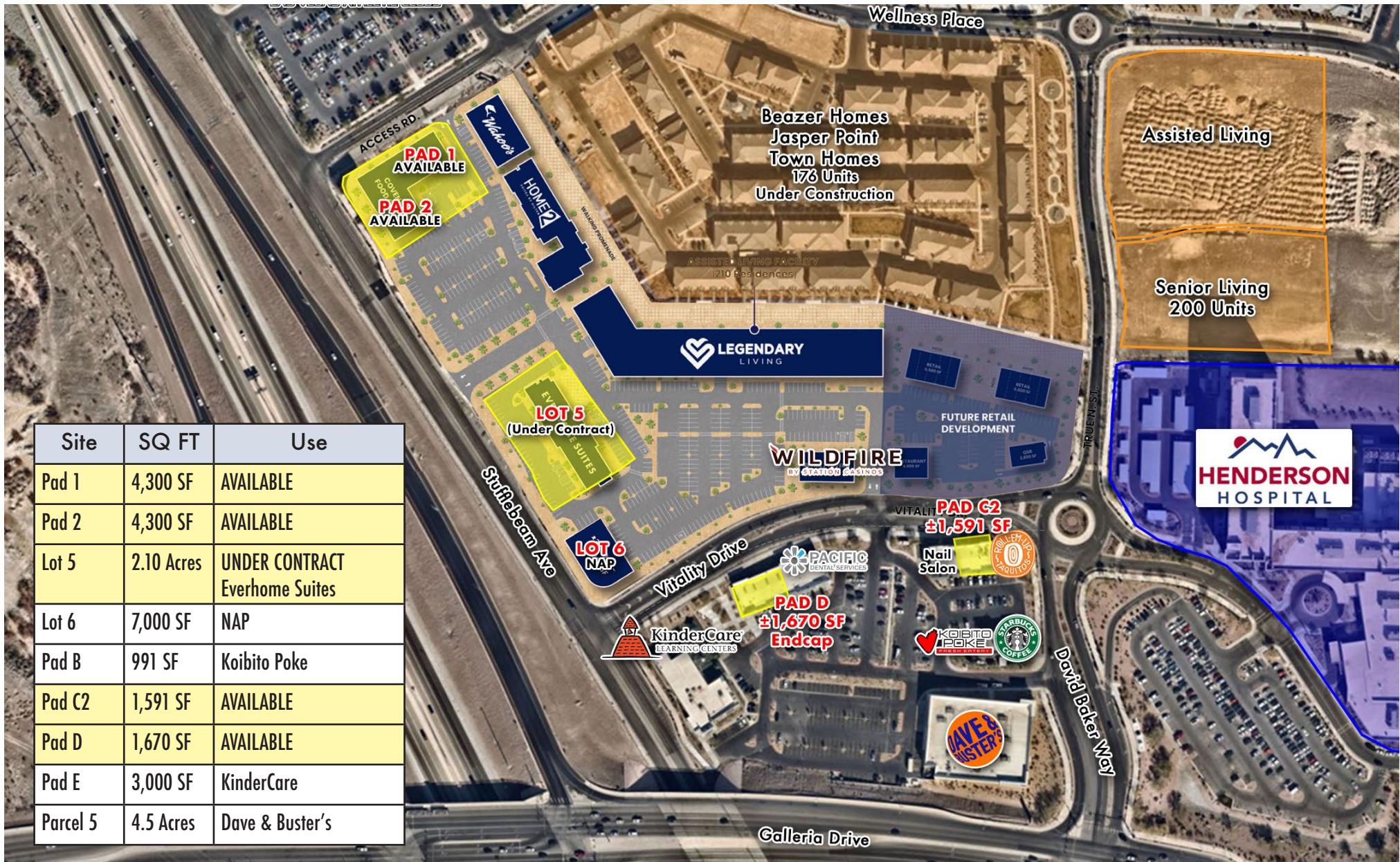
License: Terry Hamilton, NV S.0060856 PC,
Araceli Campanella, NV S.190082

January 20, 2026

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Site	SQ FT	Use
Pad 1	4,300 SF	AVAILABLE
Pad 2	4,300 SF	AVAILABLE
Lot 5	2.10 Acres	UNDER CONTRACT Everhome Suites
Lot 6	7,000 SF	NAP
Pad B	991 SF	Koibito Poke
Pad C2	1,591 SF	AVAILABLE
Pad D	1,670 SF	AVAILABLE
Pad E	3,000 SF	KinderCare
Parcel 5	4.5 Acres	Dave & Buster's



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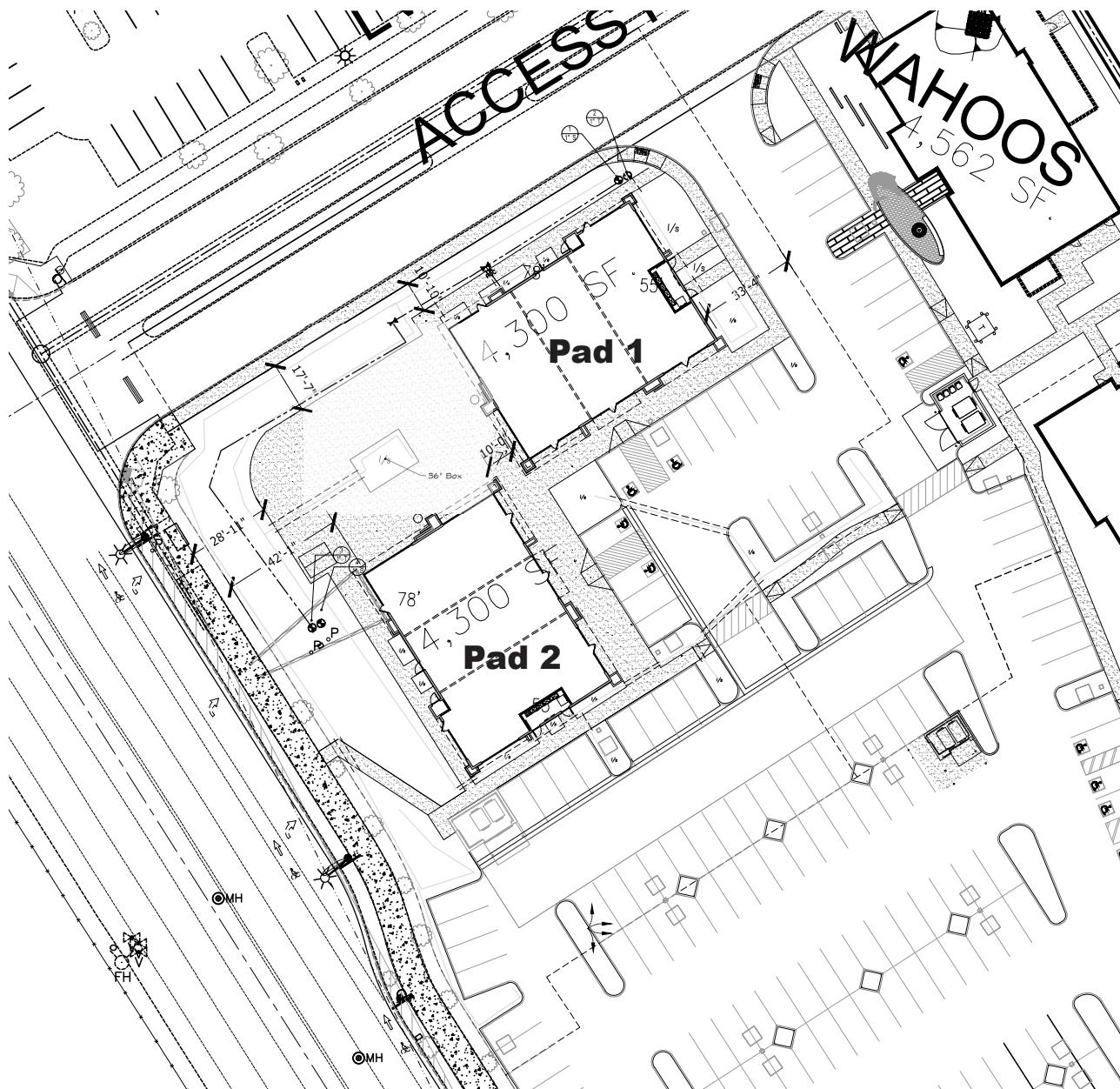
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2025 ESTIMATED DEMOGRAPHICS



Population

1-Mile	15,566
3-Mile	124,854
5-Mile	326,779



Average Household Income

1-Mile	\$81,639
3-Mile	\$94,245
5-Mile	\$109,699



Number of Households

1-Mile	6,551
3-Mile	49,896
5-Mile	129,791



Daytime Population (Employees)

1-Mile	8,960
3-Mile	41,709
5-Mile	95,491



Traffic Counts: 134,000 vpd

