

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

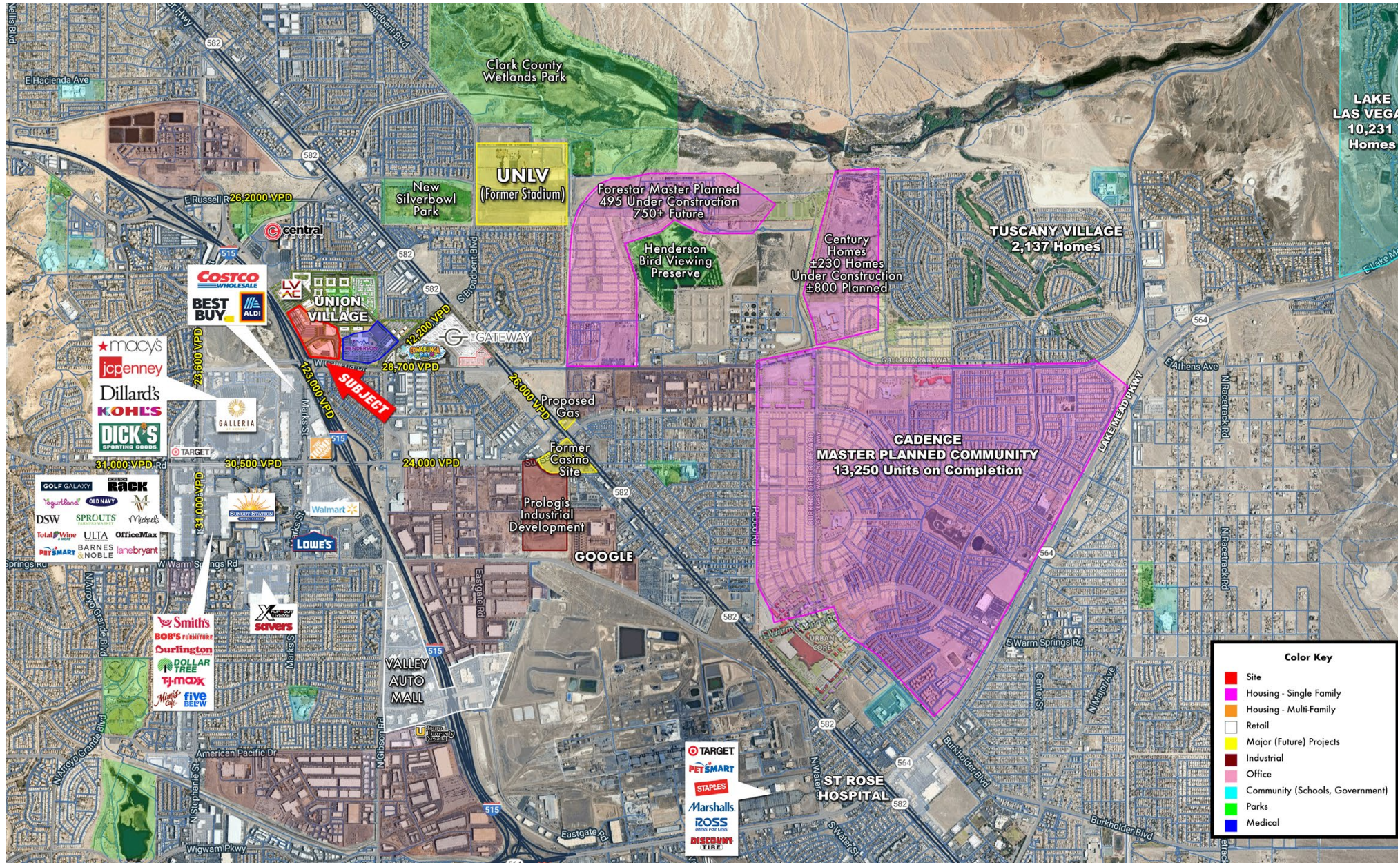
NEARBY TENANTS



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 Araceli Campanella • o: 702.221.2500 ext. 315 • acampanella@newmarketadvisors.com



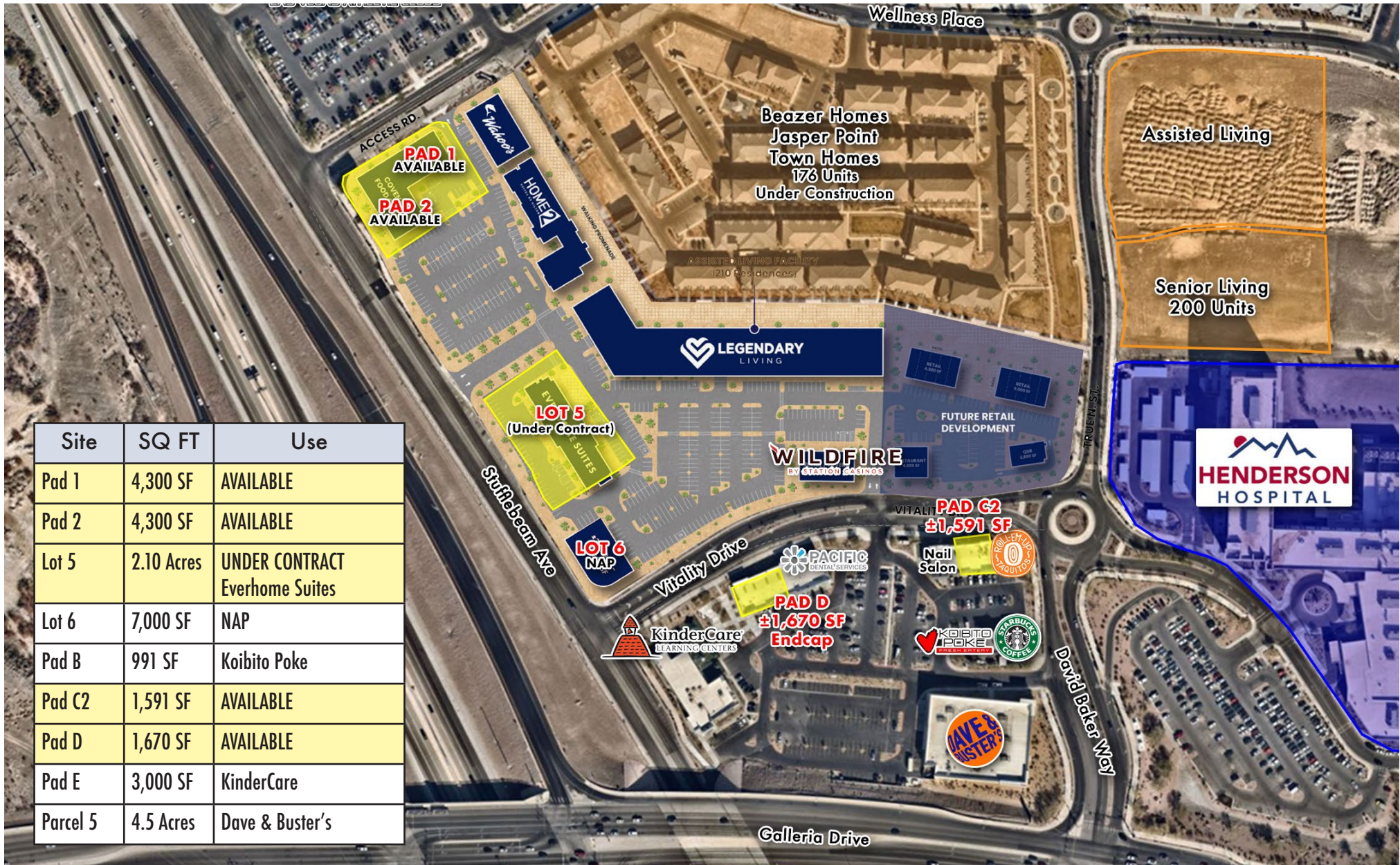
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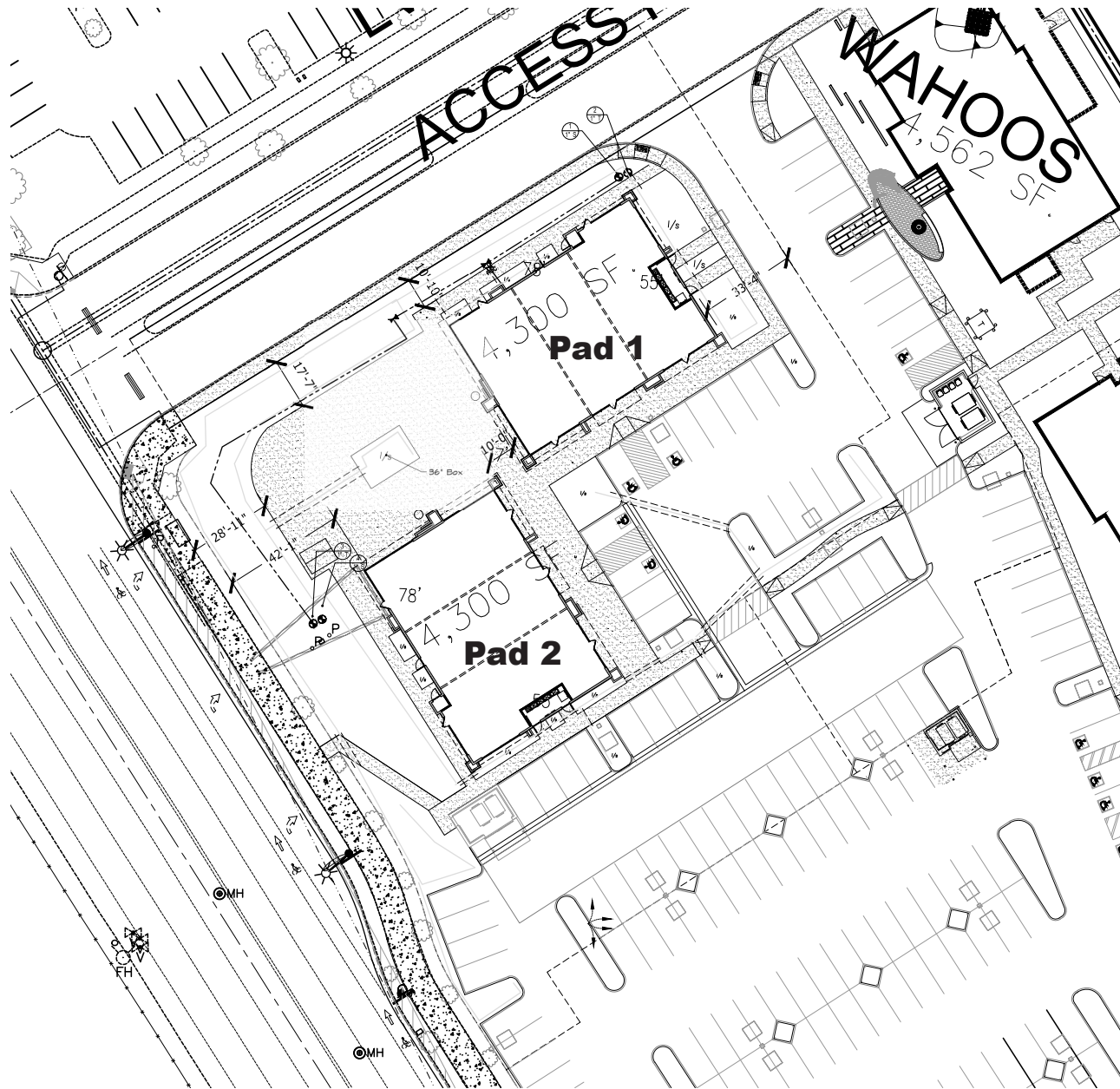
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CHAIN LINKS
RETAIL ADVISORS

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JOIN DAVE & BUSTER'S AT UNION VILLAGE

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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

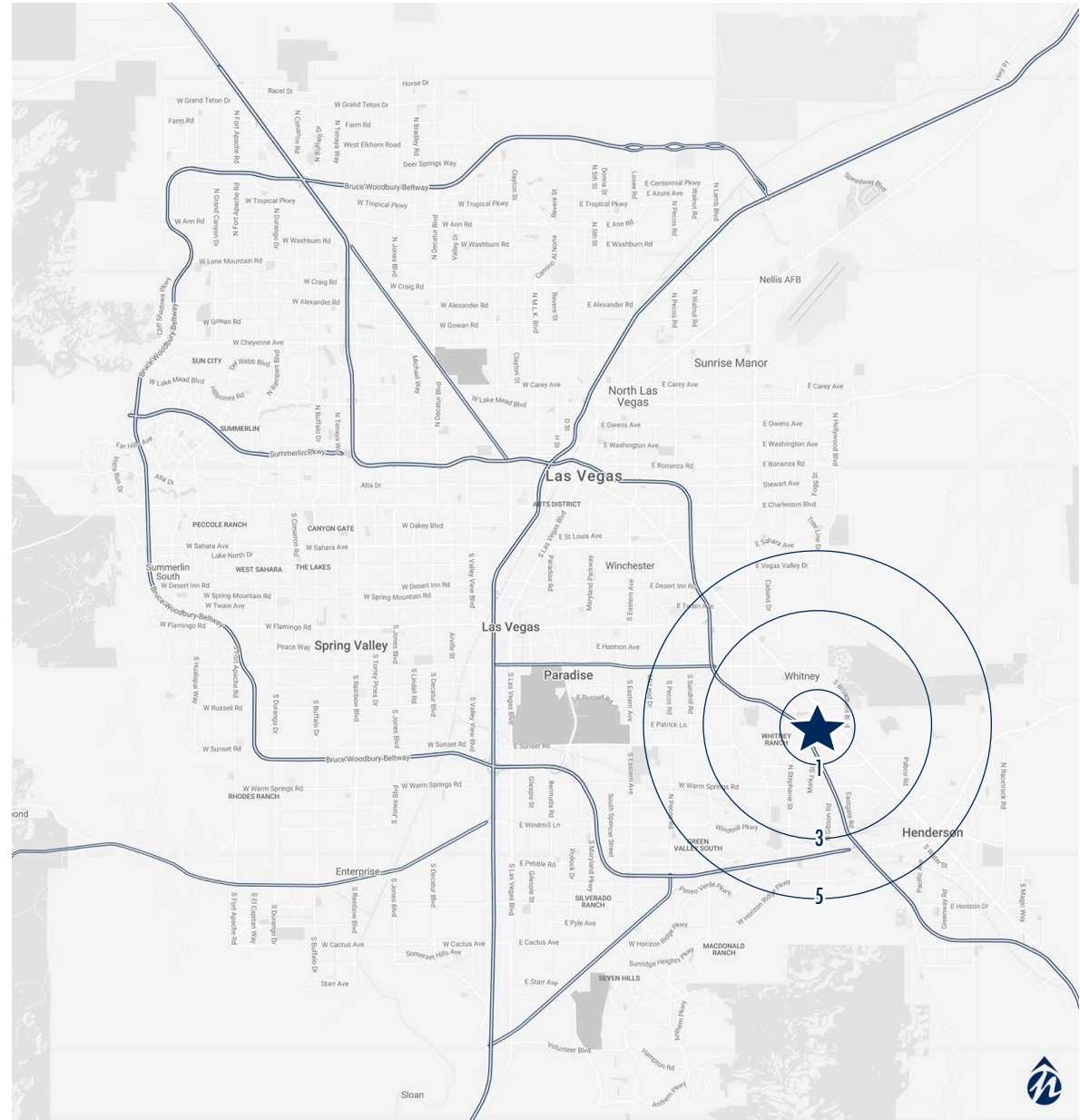


Daytime Population (Employees)

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



Traffic Counts: **134,000 vpd**
I-95 & Galleria



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