

For Sale or Lease

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



1389 W. Galleria Dr.  
Henderson, NV 89014

**David Bauman, SIOR, CCIM**  
Senior Vice President  
O. 702.954.4126  
C. 702.460.7013  
dbauman@logicCRE.com  
S. 0182687

**Nicole Clovis**  
Senior Associate  
O. 702.954.4151  
C. 702.250.7755  
nclovis@logicCRE.com  
S. 0193945



# Listing Snapshot



**\$7,000,000**  
Sale Price



**\$1.35 - \$1.75 PSF NNN**  
Lease Rate



**± 24,220 SF**  
Total Square Footage

## Property Highlights

- \$0.56 PSF/Mo. CAM
- Available Suites for Lease:
  - 110: ± 4,165 SF
  - 210: ± 2,425 SF
- Excellent owner/user building with income
- Class B office building in Henderson
- Easy access from the US-95 & CC-215
- Covered Parking Available
- Suite 200 – Former law office with high NTI's

## 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  |











Hotels / Casinos

**SUNSET STATION**  
HOTEL-CASINO  
± 457 Rooms

Retail

**GALLERIA AT SUNSET**

macy's Dillard's

JCPenney KOHL'S

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

Retail

**Stephanie Street Shopping Center**

Total Wine & MORE OLD NAVY

Michaels HomeGoods

PETSMART BARNES & NOBLE

Retail

**Whitney Ranch Shopping Center**

TARGET HOBBY LOBBY

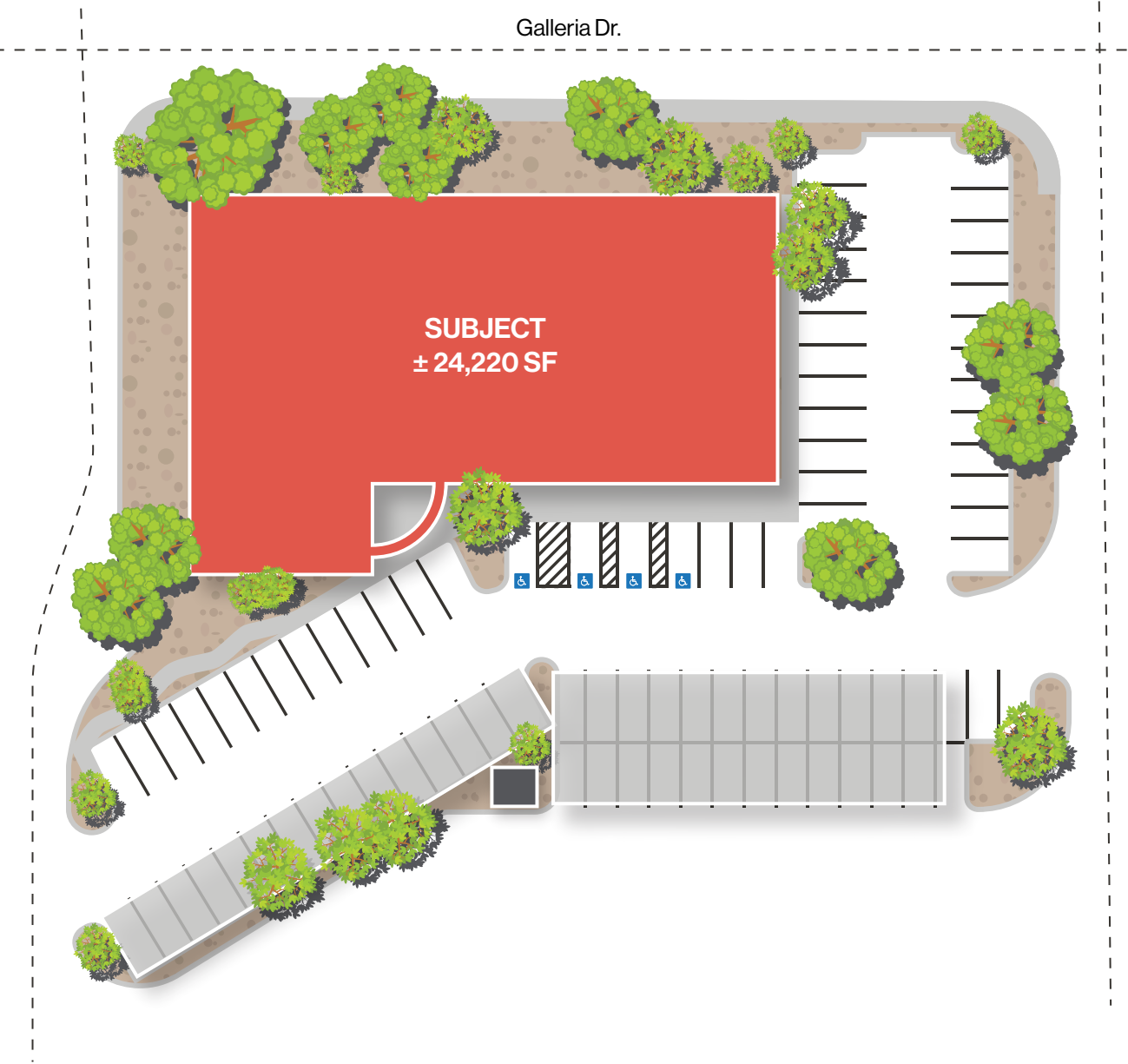
ROSS DRESS FOR LESS Applebee's

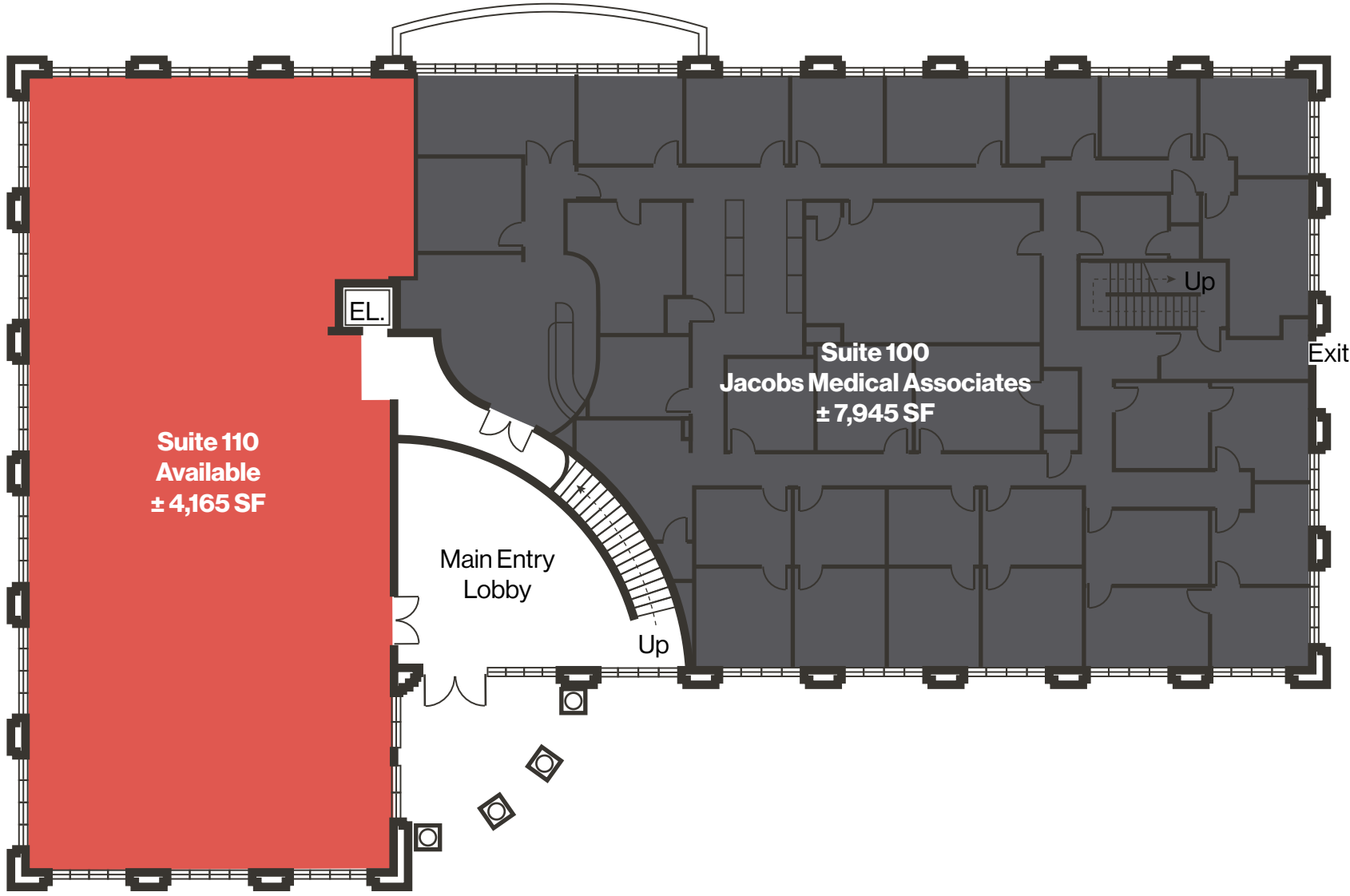
SUBWAY SALLY BEAUTY

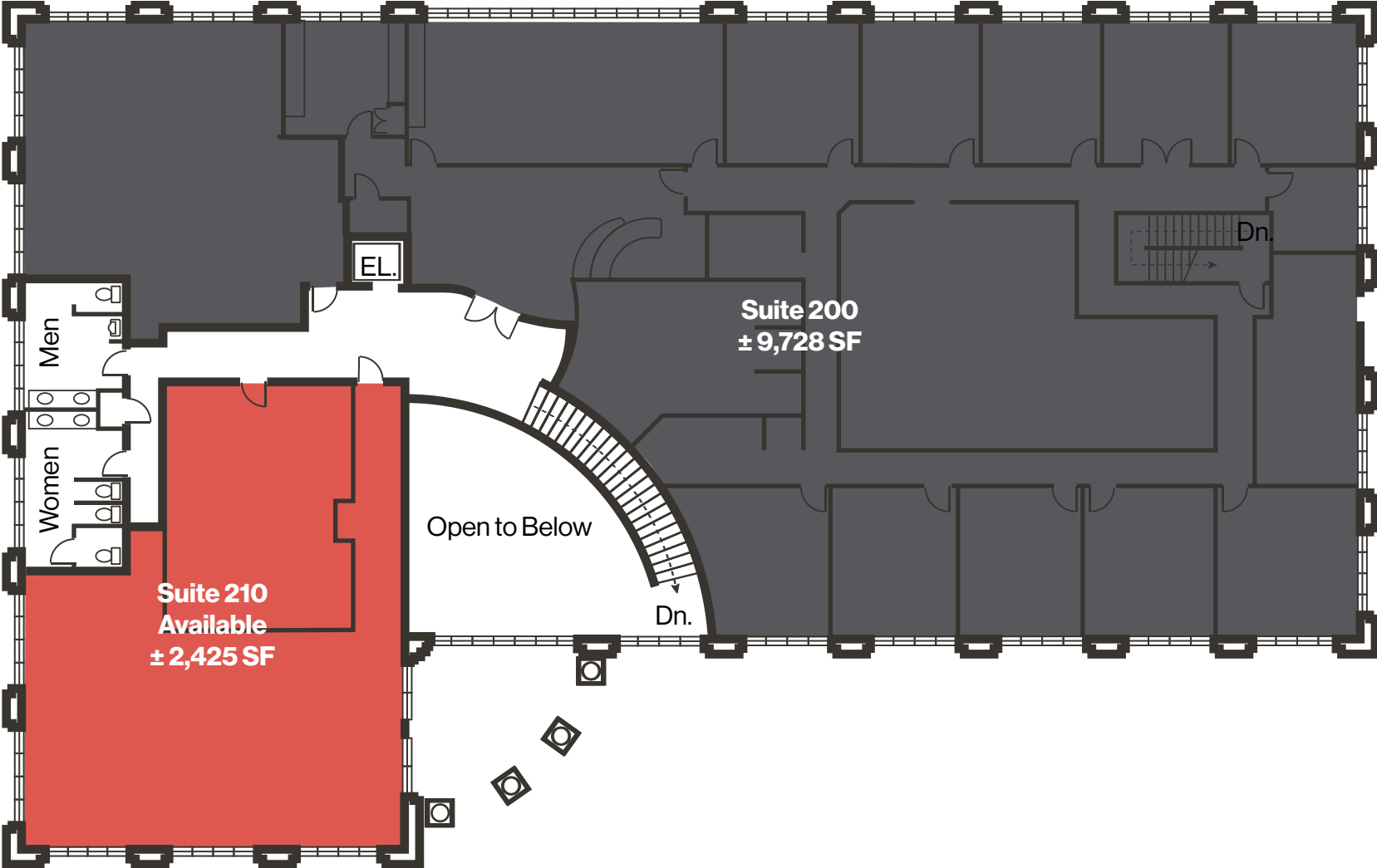
**SUBJECT**

± 24,220 SF

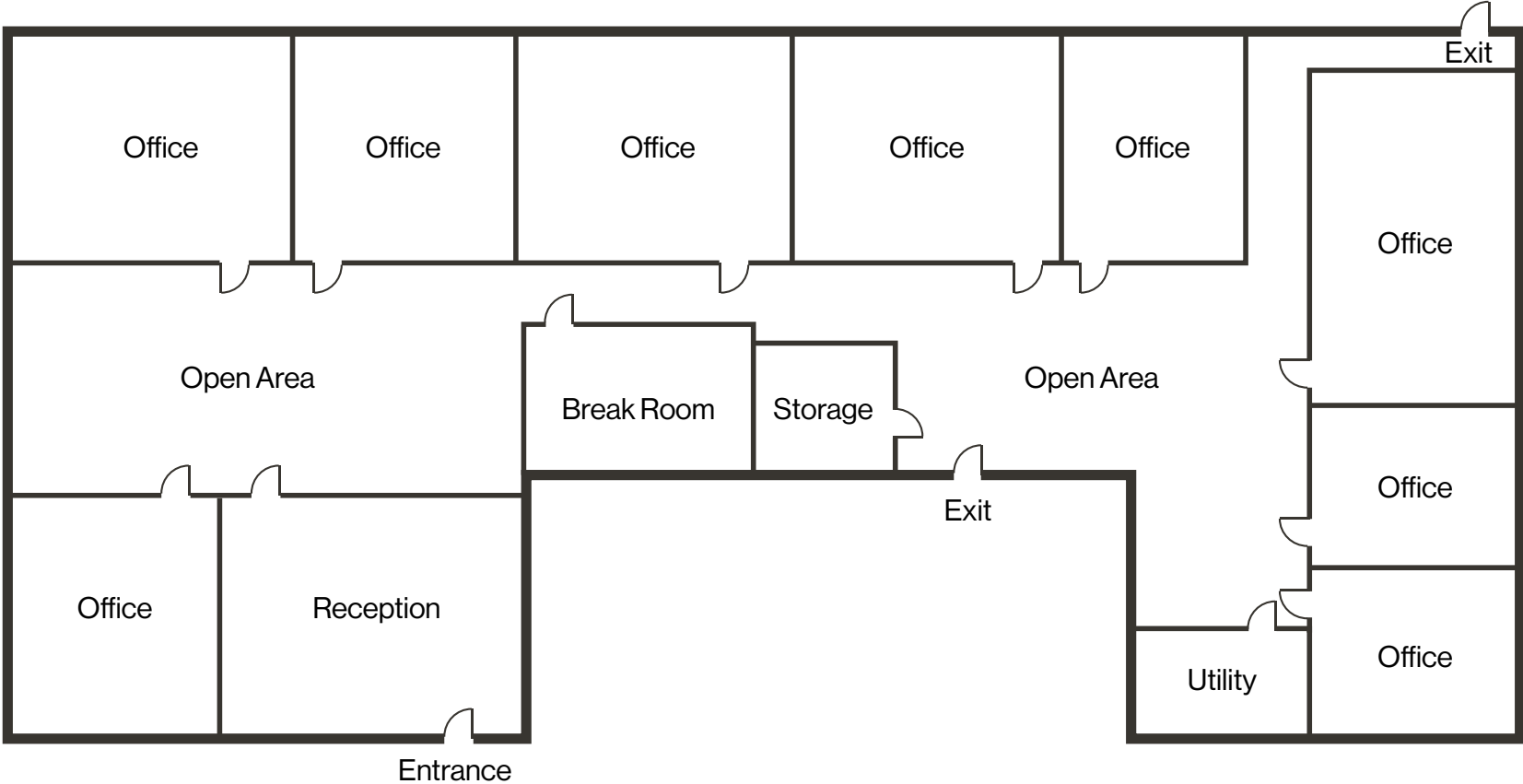
Galleria Dr.





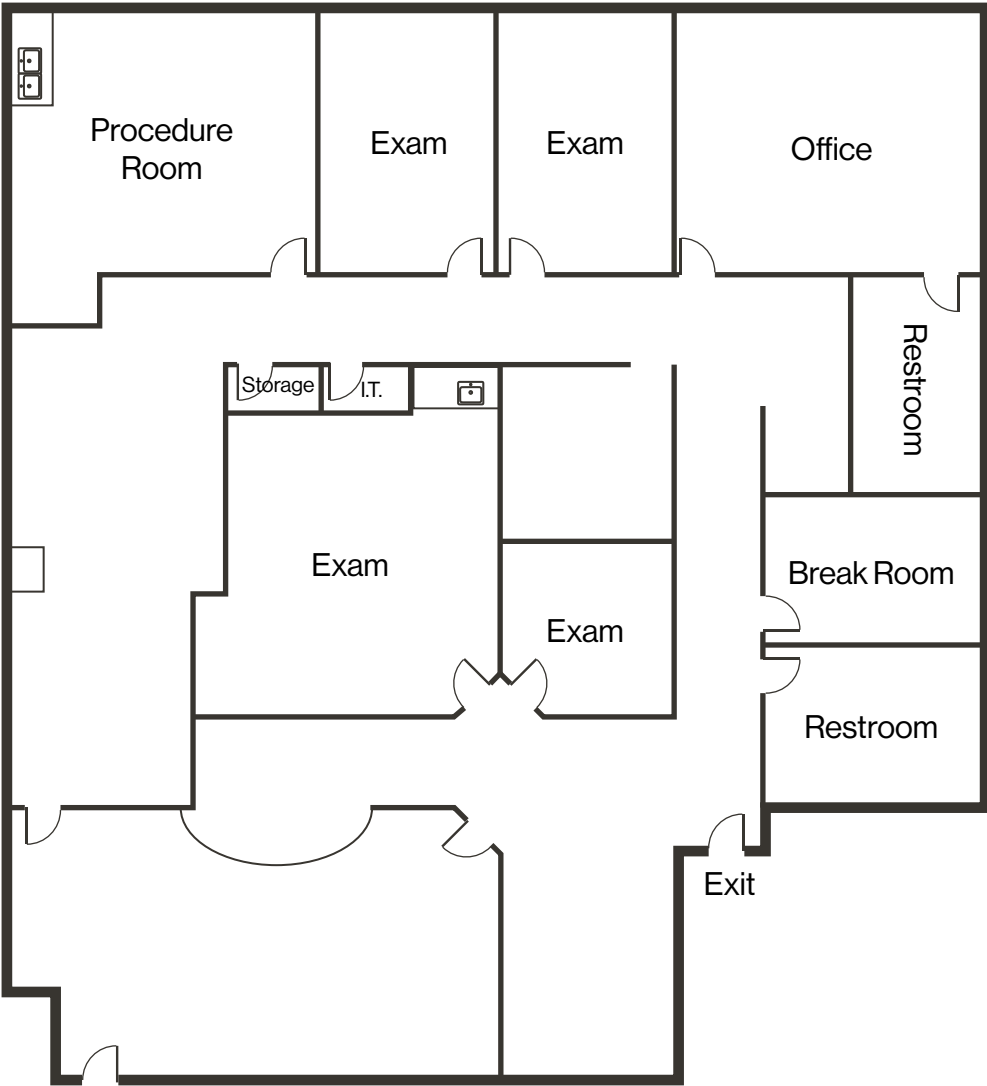


Floor Plan | Suite 110





Floor Plan | Suite 210



Property Photos





Property Photos





# A Look at Southern Nevada

## Clark County

Clark County, home to the renowned Las Vegas Strip, is the **nation's 11th largest county**. With over 3.19 million residents and 40.8 million yearly visitors, it offers various services, including the 7th busiest US airport and the state's largest hospital. Mt. Charleston and skiing are just 45 minutes away, with the Red Rock National Conservation Area nearby.

## Las Vegas

Las Vegas ranks as the **24th most populous city in the US**, the largest in Nevada. It anchors the Las Vegas Valley metro area, being the Mojave Desert's largest city. Celebrated globally as a resort destination, it's known for its vibrant gambling, shopping, dining, entertainment, and nightlife scenes, making the Las Vegas Valley the prime financial, commercial, and cultural hub of Nevada.

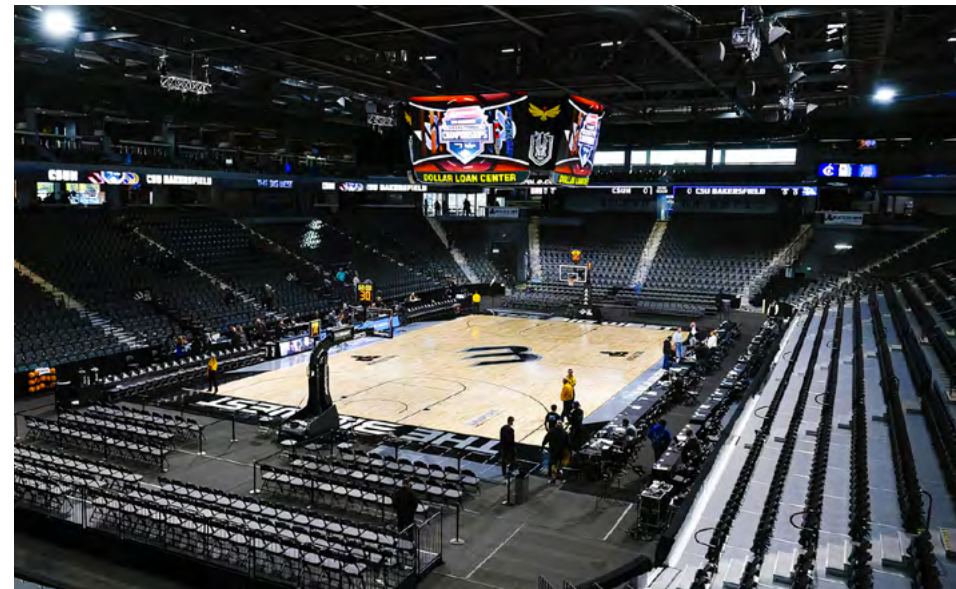
## North Las Vegas

North Las Vegas experienced a population surge over the past 17 years due to factors like low unemployment, a thriving economy driven largely by its industrial development, freeway loop connections, and record home construction. The city, with around **270,000 residents**, hosts Nellis Air Force Base, recognized as the "Home of the Fighter Pilot" and housing the U.S. Air Force Warfare Center, the world's largest and most rigorous advanced air combat training center.

## Henderson

As of 2023, Henderson, Nevada, boasting over 330,000 residents, retains its status as Nevada's second-largest city. It continues its legacy of safety, consistently ranking among the nation's top cities. In the most recent FBI Uniform Crime Report, Henderson secured a position in the **top 10 safest cities** in the United States.

Source: lvcva.com | britannica.com





# A Look at Southern Nevada

## Las Vegas Strip

The Las Vegas Strip, a 4.2-mile stretch in the heart of the city's entertainment and tourism industry, is a bustling epicenter of gaming and hospitality. Lined with extravagant hotels and casinos, and world-class restaurants, the Strip offers an array of experiences for visitors. From high-stakes gaming to captivating stage shows, the Las Vegas Strip continues to allure and inspire travelers.

## Downtown Las Vegas

Downtown Las Vegas (DTLV), the historic heart and central business district of Las Vegas, NV, originally served as the city's main gambling area before the Strip emerged. It still maintains its gaming scene and features a blend of high-rise hotels, businesses, cultural centers, historical landmarks, government institutions, and residential and retail developments. Fremont Street, home to most of downtown's hotels and casinos, **drew in 26MM annual visitors.**

## Summerlin

Summerlin, an upscale master-planned community in the Las Vegas Valley, borders the Spring Mountains and Red Rock Canyon to the west. It spans both Las Vegas city limits and unincorporated Clark County, covering over ± 24,200 acres. Summerlin boasts 300+ parks, 16+ public and 11 private schools, 15 houses of worship, 10 golf courses, 3 resort hotels, 4 recreational facilities, 125+ retail and entertainment centers, established office parks, and a medical center.

## Southwest Las Vegas

Encompassing master-planned developments such as Rhodes Ranch and Mountain's Edge, the Southwest is a distinct corner of the Valley cherished for its bedroom communities and rural allure, forming part of a larger unincorporated Las Vegas stretch striving to preserve its rural essence. Today, its strategic positioning near freeways yet distant from The Strip renders it an appealing locale for numerous Las Vegans and prospective home buyers alike.

Source: lvcva.com | britannica.com





# A New Frontier for Sports

**Las Vegas is now a sports epicenter, with teams like the NFL's Raiders, NHL's Golden Knights, WNBA's Aces and events like Super Bowl 58 and Formula 1 Grand Prix.**



### Raiders

- Inaugural season: 2020
- Home Field: **\$1.9B** Allegiant Stadium built in 2020 with **65,000 seat capacity**
- Hosted Super Bowl 58 in 2024



### Formula 1

- Purchased 39 AC for **\$240MM** in 2022 with a total project cost estimated at **\$500MM**
- Inaugural race: November 2023
- Race attracted 315,000 fans and generated **\$1.2B** in economic impact



### Vegas Golden Knights

- Inaugural season: 2017-18
- Home ice: T-Mobile Arena built in 2016 with **18,000 seat capacity**
- **2023 Stanley Cup Champions**



### Ultimate Fighting Championship

- Las Vegas is home of the **55 AC UFC headquarters**
- UFC programming is broadcast in over **165 countries**
- Produces more than 40 live events annually around the globe, **over 20 hosted in Las Vegas in 2023**



### Las Vegas Aces

- Inaugural season: 2018
- **2022 and 2023 WNBA champions**
- Aces are owned by Mark Davis, the current owner of the NFL's Las Vegas Raiders



### Las Vegas A's – Coming Soon!

- In Nov. 2023, MLB owners approved Athletics' move from Oakland to Las Vegas
- New stadium planned at Tropicana Las Vegas, covering **35 acres**
- Expected to cost **\$1.5 billion** with **30,000 seat capacity**



### Las Vegas Aviators

- Minor League Baseball, Oakland A's affiliate
- Inaugural season: 2019
- Home Field: **\$150MM** Las Vegas Ballpark with **8,196 seating capacity**



### Henderson Silver Knights

- American Hockey League, Vegas Golden Knights Affiliate
- Inaugural season: 2020-21
- Home Ice: **\$84MM** Dollar Loan Center with **5,567 seating capacity**



### LV Lights FC

- American professional soccer team, that plays in the USL Championship
- Inaugural season: 2018
- Home field: Cashman Field with **9,334 seating capacity**



# LOGIC Commercial Real Estate

## Specializing in Brokerage and Receivership Services



Join our email list and  
connect with us on LinkedIn

The information herein was obtained from sources deemed reliable; however LOGIC Commercial Real Estate makes no guarantees, warranties or representation as to the completeness or accuracy thereof.

For inquiries please reach out to our team.

**David Bauman, SIOR, CCIM**

Senior Vice President  
O. 702.954.4126  
C. 702.460.7013  
dbauman@logicCRE.com  
S. 0182687

**Nicole Clovis**

Senior Associate  
O. 702.954.4151  
C. 702.250.7755  
nclovis@logicCRE.com  
S. 0193945