

GALLERIA MARKET PLACE

1540 WEST SUNSET ROAD | HENDERSON, NV 89014

FOR LEASE 1,246 SF AVAILABLE



**CLICK HERE FOR A
VIRTUAL TOUR**

CONTACT

Jennifer F. Ott, CCIM

First Vice President
+1 702 369 4806
jennifer.ott@cbre.com
Lic. BS.0054344

WWW.CBRE.COM/LASVEGAS

CBRE

PROPERTY HIGHLIGHTS



CO-TENANTS INCLUDE

PT'S
GOLD • PUB

Jackson Hewitt
TAX SERVICE



LAS PUPUSAS
RESTAURANT

GALLERIA MARKETPLACE

1,246 SF Available



Anchored by PT's Gold, attracting a diverse range of customers daily.



Galleria Marketplace is conveniently located adjacent to Henderson's main retail corridor.



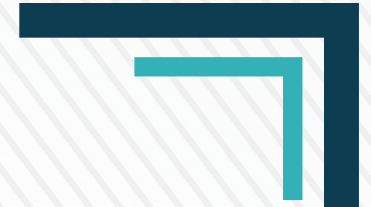
Close proximity to both US 95 and the Galleria Trade Area, providing convenient access to major transportation routes and a thriving business hub.



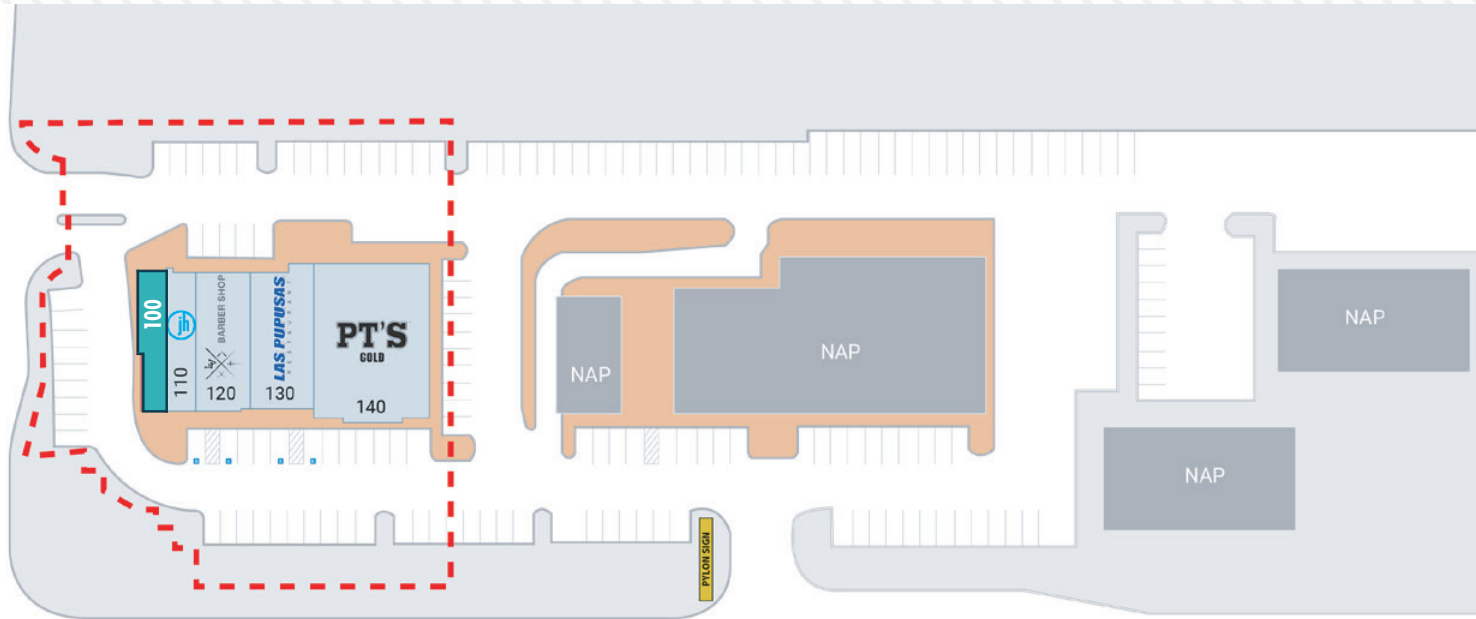
Prominent visibility along Sunset Road, with monument signage available.

Year Built: 2016 | Zoning: Community Commercial (CC) | APN: 178-04-613-002

GALLERIA MARKETPLACE SITE PLAN



Whitney Ranch Drive



West Sunset Road **31,500 AADT**

Source: NDOT 2022

Suite	Tenant	Size (SF)
100	Available	1,246
110	Jackson Hewitt	1,633
120	Las Vegas Barber Shop	1,183
130	Las Papiusas	2,164
140	PT's Gold	4,571



CLICK HERE FOR A VIRTUAL TOUR

AREA DEMOGRAPHICS AND TRAFFIC COUNTS

POPULATION

1 mile	16,038
3 miles	150,714
5 miles	338,614

HOUSEHOLDS

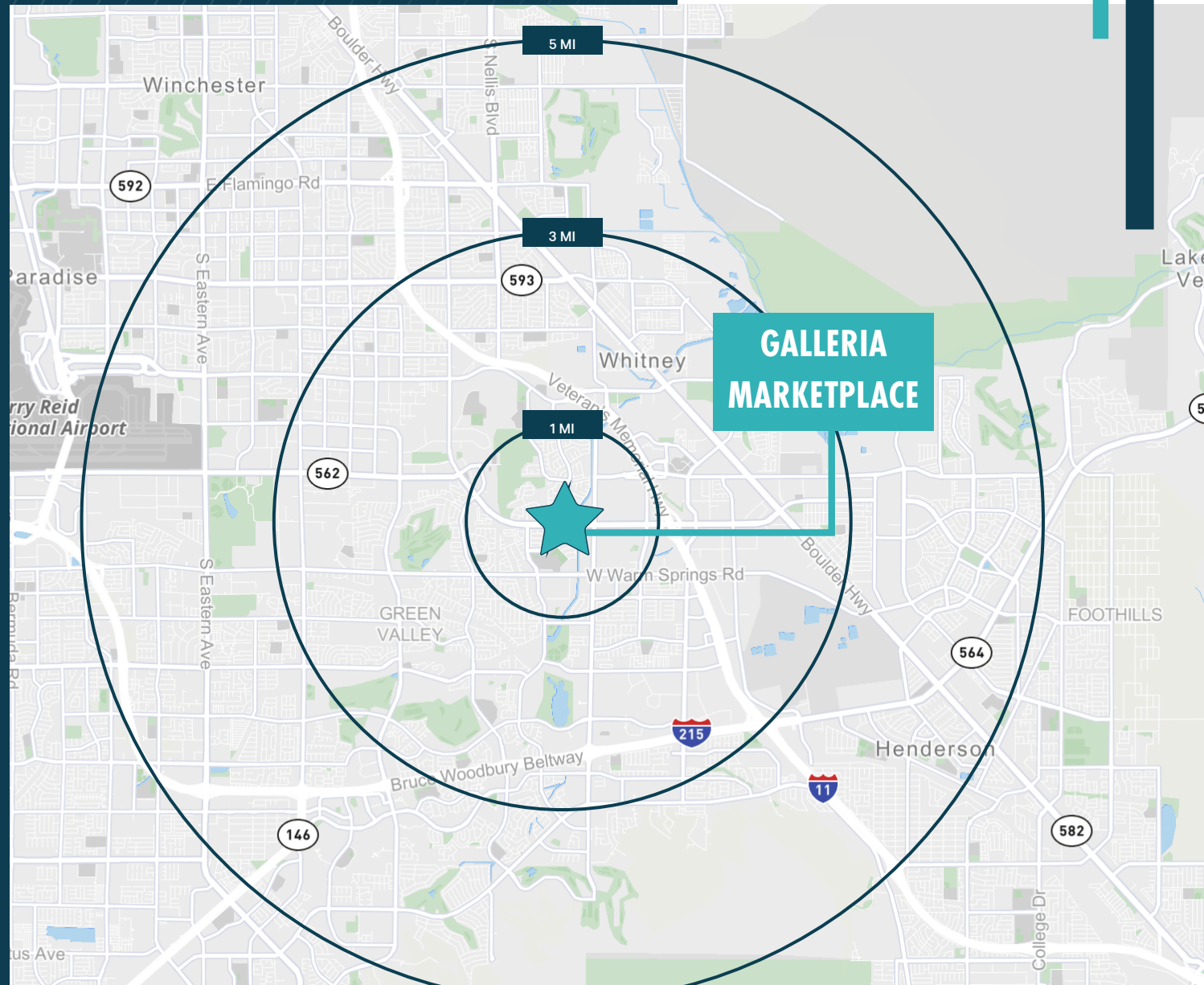
1 mile	6,469
3 miles	59,831
5 miles	135,268

AVERAGE HOUSEHOLD INCOME

1 mile	\$88,140
3 miles	\$92,945
5 miles	\$94,742

TRAFFIC COUNTS

Sunset Road	31,500 ADT
-------------	------------



Source: NDOT 2022, ESRI 2024

NEARBY AMENITIES



GALLERIA MARKET PLACE

1540 WEST SUNSET ROAD | HENDERSON, NV 89014

Contact Us

JENNIFER F. OTT, CCIM

First Vice President
+1 702 369 4806
jennifer.ott@cbre.com
Lic. BS.0054344

www.cbre.com/lasvegas

CBRE

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. PMStudio_August2024