

Retail Pads Available For GL or BTS



1220 STUFFLEBEAM AVENUE, HENDERSON, NV 89011

Listed By:



A PREMIER HENDERSON RETAIL MIXED-USE DEVELOPMENT

LISTING SNAPSHOT

Lease Rate

Contact Broker

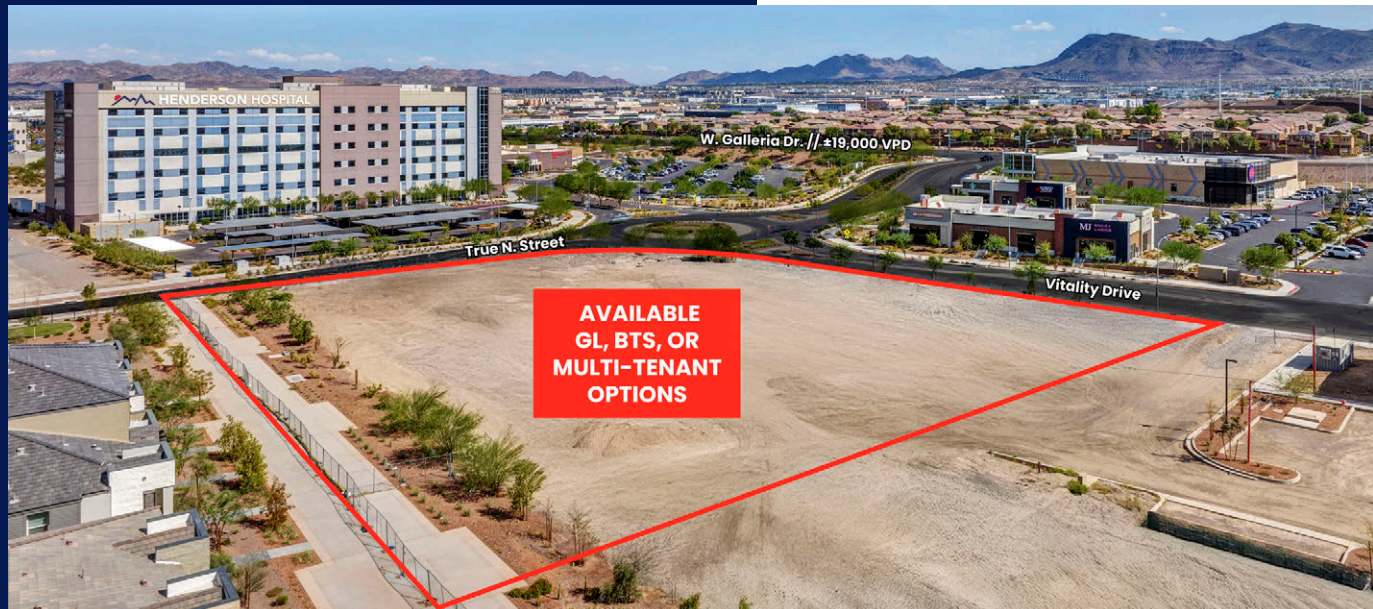
Available

±1.00 – ±2.30 AC

GL / BTS – UP TO ±2.30 AC

APN

161-34-810-020



PROPERTY HIGHLIGHTS

- Pads available for Ground Lease or Build to Suit
 - o Up to ±2.30 AC
 - o Multi-tenant options also available
- Flexible layout options and deal structure
- Located within Union Village – a vibrant mixed-use development with continued growth, including two hotels, assisted living facilities, tavern, restaurants, and retail
- Nearby co-tenants include Henderson Hospital (303 Beds), Fresenius, KinderCare, Dave & Busters, Starbucks, Las Vegas Athletic Club and more!
- Over 1,500 new single and multi-family units are occupied or under construction within the project and KB Homes is planning another 940 homes on Galleria Dr. and Stephanie St.
- Benefits from established nearby demographics and a daytime population of ±296,801 within a 5-mile radius

Trade Area Demographics

	1-Mile	3-Mile	5-Mile
2025 Population	15,804	127,045	325,475
2025 Average Household Income	\$91,551	\$96,613	\$106,846
2025 Households	6,568	50,349	128,038

Leasing Experts

DEANA MARCELLO

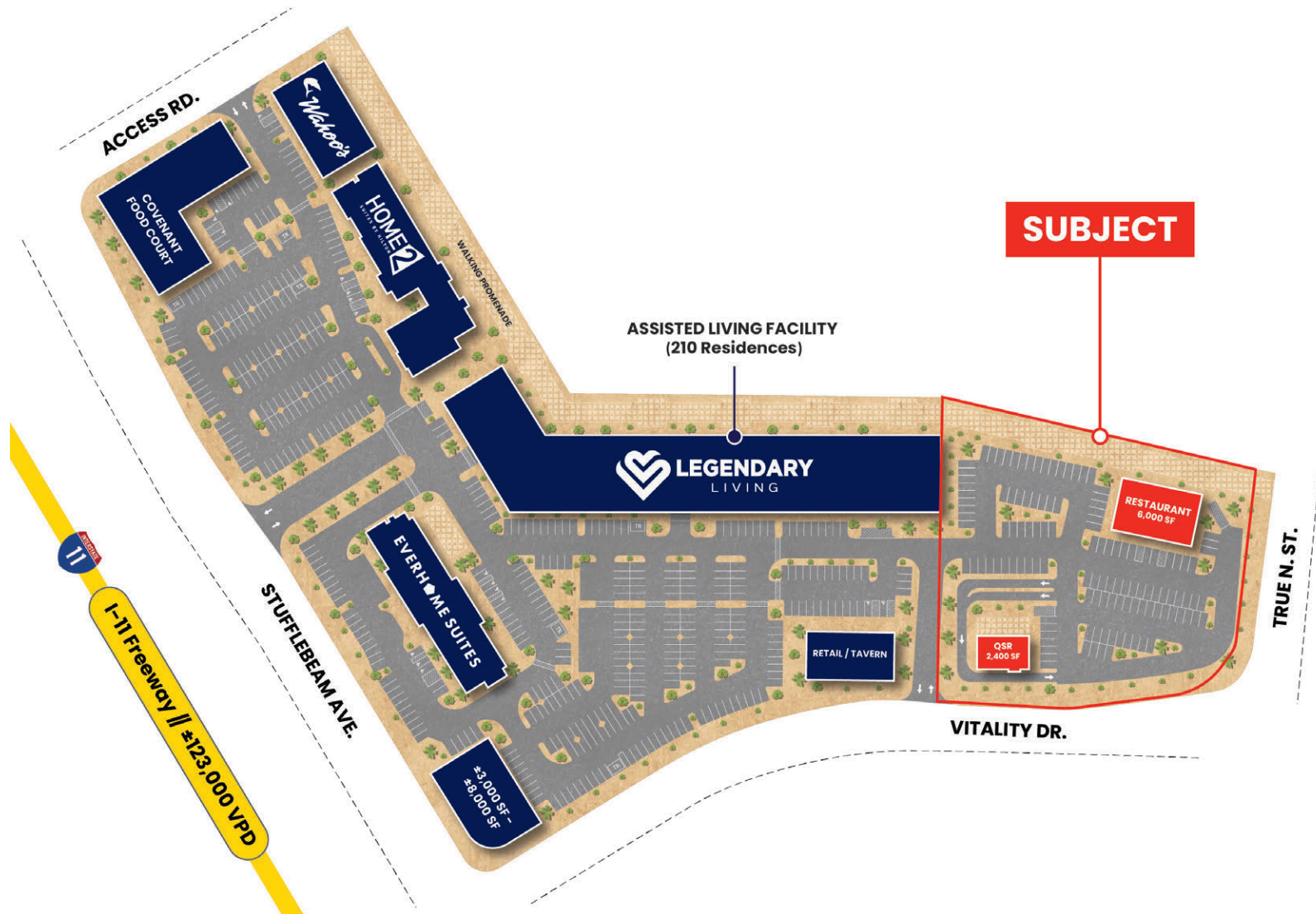
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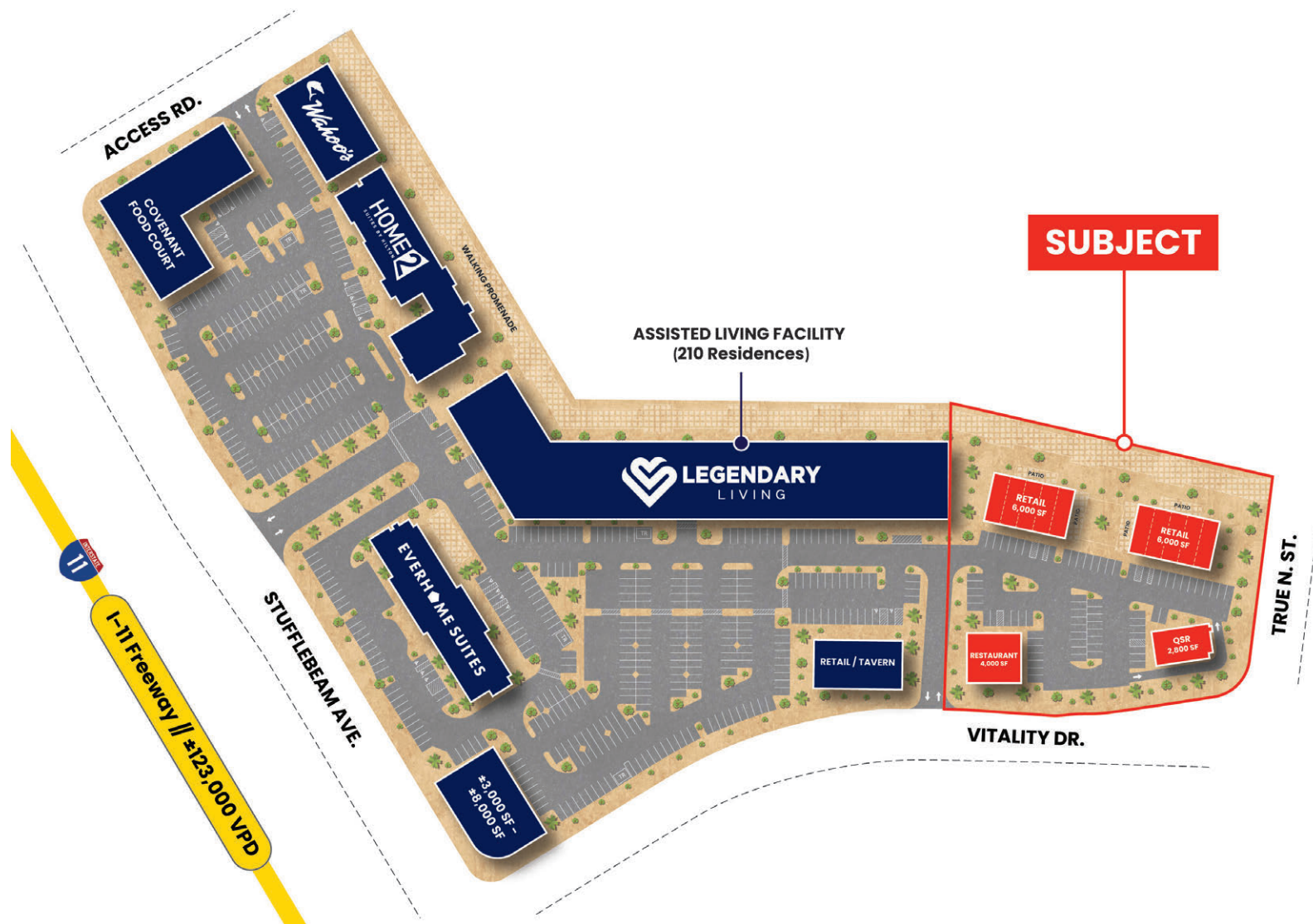
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VICINITY MAP

The trade area consists of ±325,475 residents with an average household income of ±\$106,846 within a 5-mile radius.



Daytime Population

296,801



Median Home Value

\$439,176

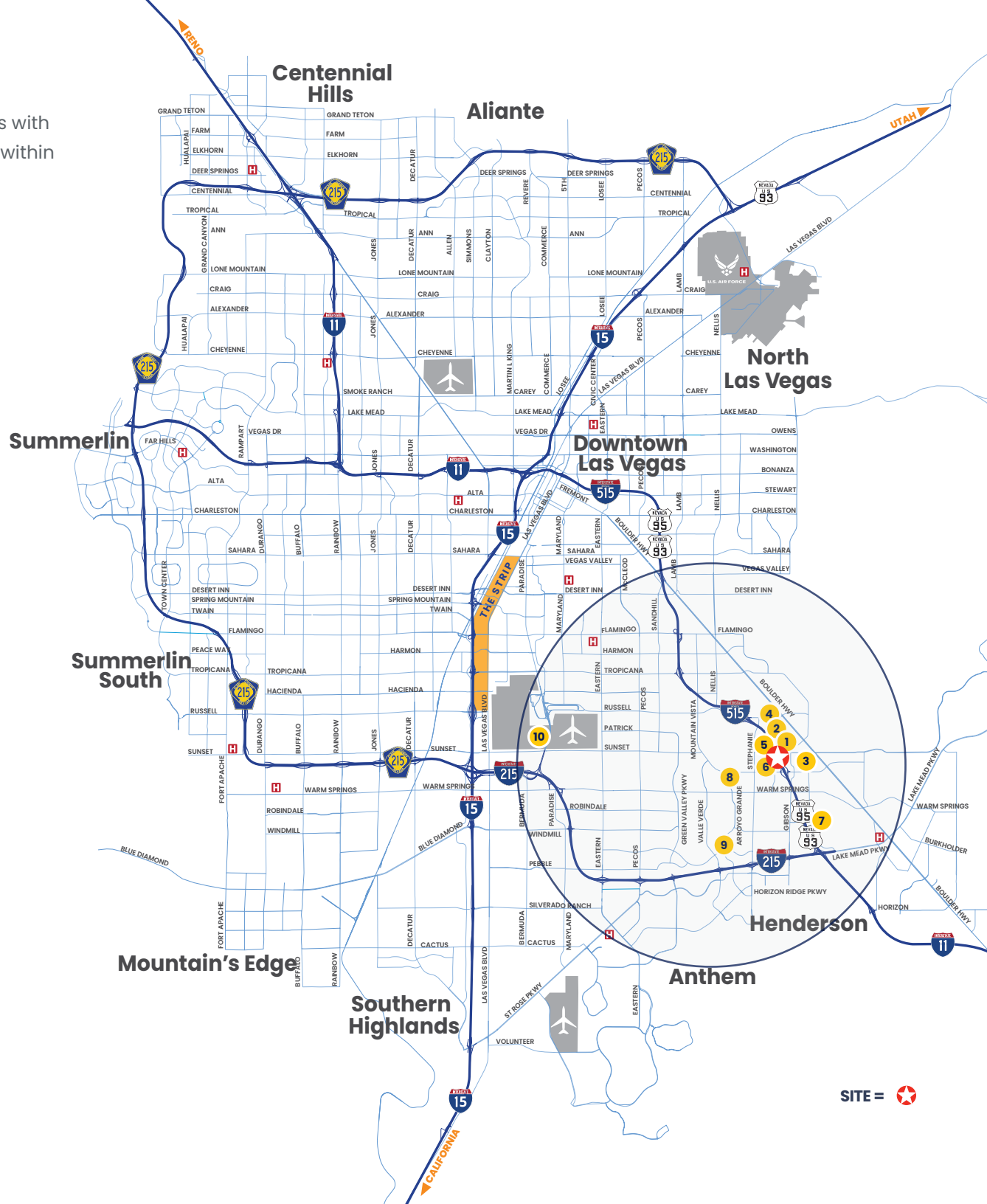


Median Age

40.1

Nearby Amenities ±5-Mile Radius

- 1 Henderson Hospital (303 beds, 2,000 employees)**
-0.2 miles
- 2 Las Vegas Athletic Club (45,000 members)**
-0.2 miles
- 3 Cowabunga Bay Water Park**
-0.3 miles
- 4 Central Christian Church (21,000 attendees)**
-0.2 miles
- 5 Meridian by KB Homes (940 homes)**
-0.6 miles
- 6 Sunset Station (457 rooms)**
-3.6 miles
- 7 Valley Auto Mall**
-2.8 miles
- 8 Green Valley High School (2,640 students)**
-2.6 miles
- 9 Arroyo Grande Sports Park (56 Acres)**
-3.6 miles
- 10 Harry Reid International Airport**
-5.9 miles



SITE = 



■ = Power Centers ■ = Casinos/Hotels ■ = Hospitals ■ = Parks ■ = Residential ■ = Schools







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