

# GALLERIA PAVILION

601 Mall Ring Circle, Henderson, Nevada 89014

AVAILABLE  
For Lease



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## Property Highlights

- Second-Generation Retail, former award-winning dance studio
- Built in 2003
- ±10,018 SF end-cap junior anchor retail space
- Zoned Community Commercial (CC)
- Signalized intersections and prime visibility, in front of Galleria at Sunset and across from Sunset Station Hotel & Casino
- Heavily trafficked area: Sunset Road (±30,500 VPD), Stephanie Street (±23,600 VPD)
- Less than 0.5 miles from Interstate 11 / US 95 (±123,000 VPD)
- Within 1 mile of Galleria at Sunset (Dillard's, JCPenney, Kohl's, and Macy's), and various major retailers on the Stephanie/Marks Street corridor (Costco, Walmart, Target, Home Depot, HomeGoods, EOS Fitness)
- Across the street from Sunset Station Hotel & Casino

## Lease Details



**\$3.00 PSF NNN**

Lease Rate



**\$0.61 PSF**

CAM Charges



**±10,018 SF**

Space Available

## Demographics

	1 mile	3 miles	5 miles
<b>Population</b>			
2025 Population	11,684	139,482	326,288
<b>Average Household Income</b>			
2025 Average Household Income	\$96,641	\$100,363	\$109,381



## GALLERIA PAVILION 601 Mall Ring Circle

+ Parcel ID	178-03-210-006
+ Zoning	Community Commercial (CC)
+ Year Built	2003
+ Available Space	±10,018 SF
+ CAM Charges	\$0.61 PSF
+ Cross Streets	Sunset Rd. & Stephanie St.
+ Submarket	Henderson
+ Traffic Counts	Sunset Rd. ±30,500 VPD Stephanie St. ±23,600 VPD

## Property Overview

MDL Group is pleased to present 601 Mall Ring Circle in Henderson, NV 89014 for lease. This ±10,018 SF end-cap suite is situated directly across from the Galleria at Sunset mall, which anchors one of the highest-trafficked and busiest retail corridors in Nevada. Built in 2003, there is an abundance of parking and prime frontage along Mall Ring Circle, being located on the ingress into the shopping plaza for excellent visibility from Galleria at Sunset.

## Area Overview

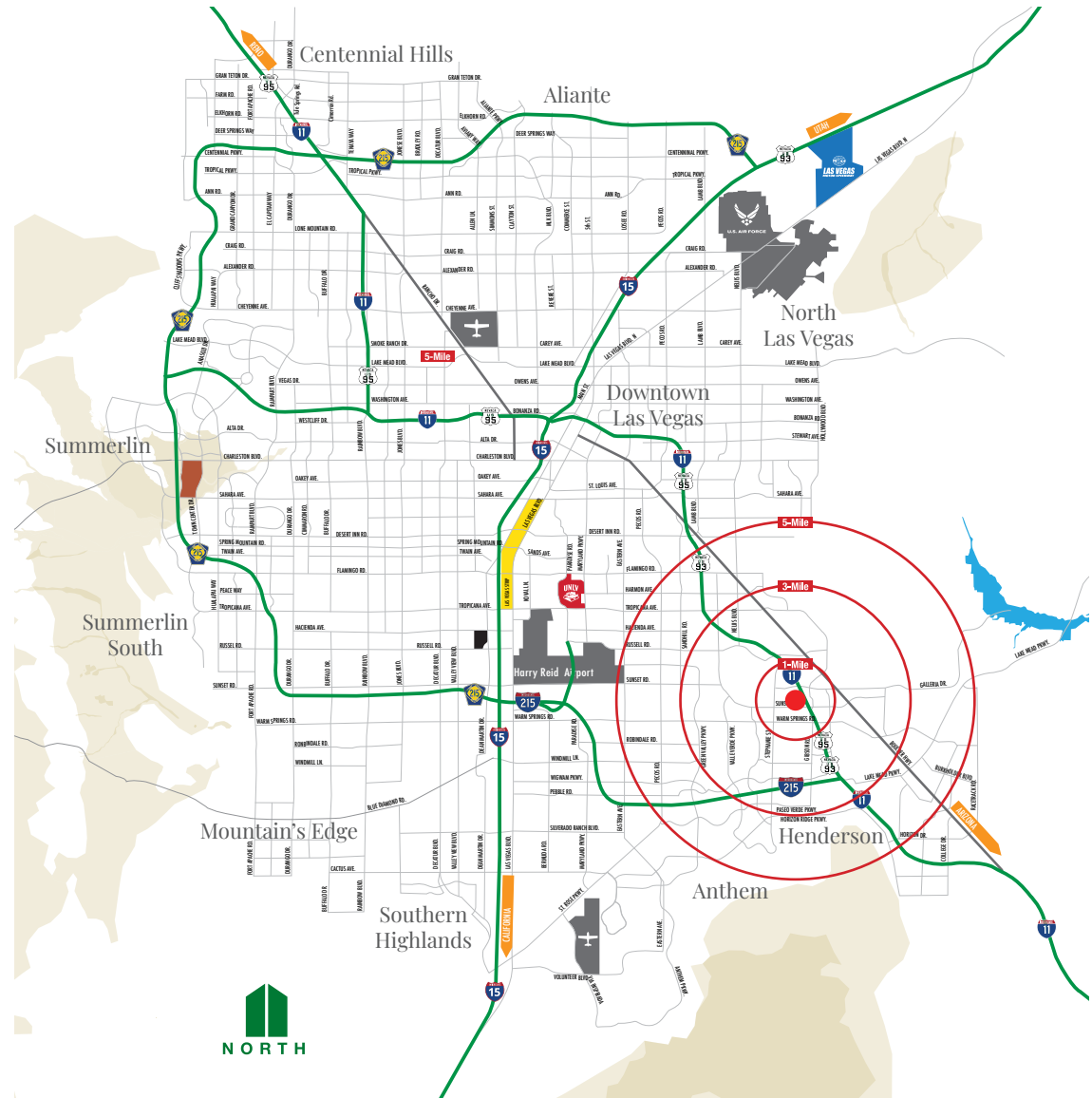
The property is located on the edge of Galleria at Sunset, a major regional mall with legacy national retailers like Dillard's, JCPenney, Kohl's, and Macy's, which are all just a short walk away. The adjacent Stephanie-Marks Street corridor, a bustling shopper's paradise, features other major retailers like Costco, Walmart, Target, Home Depot, HomeGoods, EOS Fitness, and chain restaurants such as Buffalo Wild Wings, Texas Roadhouse, Chipotle, and Golden Corral. Another major attraction to the area is Sunset Station Hotel & Casino, a locals' spot that is just across the street from the property.

Population	1 mile	3 miles	5 miles
2010 Population	8,497	114,401	267,886
2020 Population	10,936	136,648	312,802
<b>2025 Population</b>	<b>11,684</b>	<b>139,482</b>	<b>326,288</b>
2030 Population	11,983	142,978	339,976
2010-2020 Annual Rate	2.56%	1.79%	1.56%
2020-2025 Annual Rate	1.27%	0.39%	0.81%
2025-2030 Annual Rate	0.51%	0.50%	0.83%
2025 Median Age	38.3	38.1	40.8

Households	1 mile	3 miles	5 miles
2025 Wealth Index	72	72	89
2010 Households	3,121	44,361	104,454
2020 Households	3,921	54,144	123,235
<b>2025 Total Households</b>	<b>4,330</b>	<b>56,221</b>	<b>130,313</b>
2030 Total Households	4,492	58,179	136,881
2010-2020 Annual Rate	2.31%	2.01%	1.67%
2020-2025 Annual Rate	1.91%	0.72%	1.07%
2025-2030 Annual Rate	0.74%	0.69%	0.99%

Average Household Income	1 mile	3 miles	5 miles
<b>2025 Average Household Income</b>	<b>\$96,641</b>	<b>\$100,363</b>	<b>\$109,381</b>
2030 Average Household Income	\$109,125	\$112,272	\$122,637
2025-2030 Annual Rate	2.46%	2.27%	2.31%

Housing	1 mile	3 miles	5 miles
2010 Total Housing Units	3,426	49,500	116,856
2020 Total Housing Units	4,151	57,959	132,148
<b>2025 Total Housing Units</b>	<b>4,515</b>	<b>59,473</b>	<b>138,793</b>
2025 Owner Occupied Housing Units	2,418	28,433	76,770
2025 Renter Occupied Housing Units	1,912	27,788	53,543
2025 Vacant Housing Units	185	3,252	8,480
2030 Total Housing Units	4,713	61,679	145,915
2030 Owner Occupied Housing Units	2,539	30,247	82,676
2030 Renter Occupied Housing Units	1,953	27,932	54,205
2030 Vacant Housing Units	221	3,500	9,034





● Power Retail ● Hotel & Casino ● Hospital ● Parks & Recreation





## Lease Details



**\$3.00 PSF NNN**  
Lease Rate



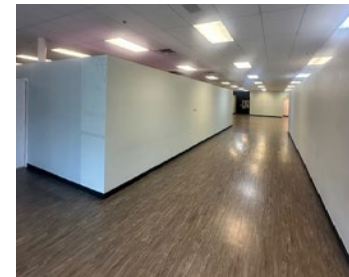
**\$0.61 PSF**  
CAM Charges



**±10,018 SF**  
Space Available

**+ Availability:** Immediately

*Drawings and plans are not to scale. Any measurements are approximate and are for illustrative purposes only. There is no guarantee, warranty or representation as to the accuracy or completeness of any plans or designs.*



# Clark County Nevada


## Synopsis


As of the 2020 census, the population was 2,265,461, with an estimated population of 2,350,611 in 2024. Most of the county population resides in the Las Vegas Census County Divisions across 435 square miles. It is by far the most populous county in Nevada, and the 14th most populous county in the United States. It covers 7% of the state's land area but holds 73% of the state's population, making Nevada one of the most centralized states in the United States.

With jurisdiction over the world-famous Las Vegas Strip and covering an area the size of New Jersey, Clark County is the nation's 14th-largest county. The County is a mix of urban and rural locales that offers the convenience of city living with access to some of the nation's best outdoor recreational areas just a short drive away.

Clark County employs more than 10,000 people over 38 departments. The County has an annual budget of \$11.4 billion, which surpasses that of the state government.

## Quick Facts

 **±7,892**  
Land Area  
(Square Miles)

 **2,265,461**  
Population

 **298**  
Pop. Density  
(Per Square Mile)

Sources: [clarkcountynv.gov](http://clarkcountynv.gov), [data.census.gov](http://data.census.gov), [lvgea.org](http://lvgea.org), [wikipedia.com](http://wikipedia.com)

# Professional Sports

## Synopsis

The Las Vegas Valley is home to many sports, most of which take place in the unincorporated communities around Las Vegas rather than in the city itself. It has rapidly established itself as a premier sports city, hosting a lineup of major professional teams that have brought home championships. These successful teams not only foster fan interest and growth but also play a significant role in strengthening the local economy.

The Vegas Golden Knights, the city's first major league franchise, wasted no time making their mark by winning the Stanley Cup in 2023. The Las Vegas Aces have dominated the WNBA, securing back-to-back championships in 2022 and 2023. The Las Vegas Raiders, while having their championship triumphs tied to their time in Oakland and Los Angeles, have a storied history that includes three world championship victories (XI, XV, and XVIII). The Las Vegas Athletics brings a legacy of 9 world championships and are looking to add more at their new home. These teams have not only captivated local fans but have also helped solidify reputation of the city as a major player in the world of professional sports.

Las Vegas is also a great place for minor league sports, with the Las Vegas Aviators (Minor League Baseball, Triple-A affiliate of the Las Vegas Athletics), the Henderson Silver Knights (American Hockey League, affiliate of the Vegas Golden Knights), and the Las Vegas Lights FC (USL Championship soccer) all calling the area home. The city also has indoor football and box lacrosse teams, the Vegas Knight Hawks and the Las Vegas Desert Dogs, respectively, who share a venue in Henderson.



# Nevada Tax Advantages

## NEVADA

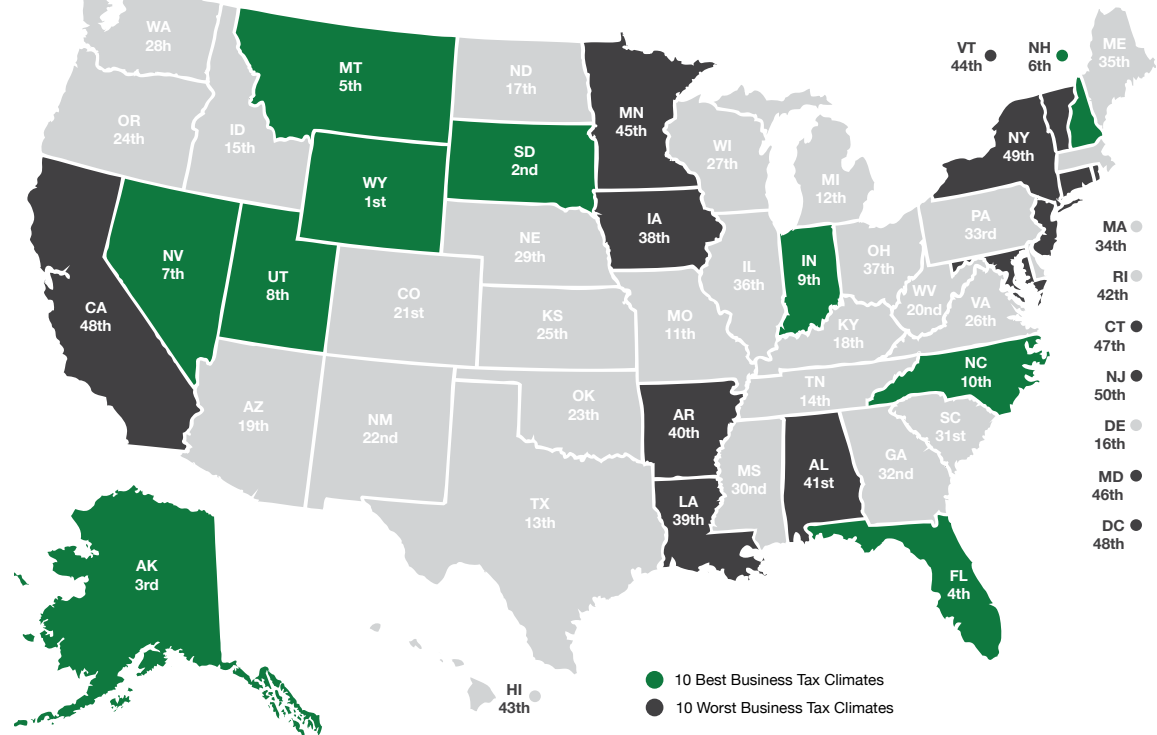
has always been a popular choice for businesses due to various factors such as low-cost startup, regulatory benefits, and competitive utility rates.

The Tax Climate Index ranking California ranks 48th, Arizona 14th, Idaho 16th, Oregon 28th and Utah 8th.

### Here are the main tax advantages of this state:

- No income tax
- No tax on pensions
- No tax on social security
- No tax on estate or inheritance
- Low property taxes
- No gross receipts tax
- No franchise tax
- No inventory tax
- No tax on issuance of corporate shares
- No tax on sale or transfer of shares

2024 State Business Tax Climate Index



### Nevada Tax System:

Nevada is ranked 7th in the Tax Foundation’s 2020 State Business Tax Climate Index, focusing on corporate taxes, individual income taxes, sales taxes, unemployment insurance taxes, and property taxes.

Source: Nevada Governor’s Office of Economic Development; [www.TaxFoundation.org](http://www.TaxFoundation.org)



#### Road Transportation

Las Vegas, and surrounding towns are less than one day’s drive over arterial interstate highways to nearly 60 million consumers as well as to the major U.S. deep water seaports serving the Pacific Rim.



#### Rail Transportation

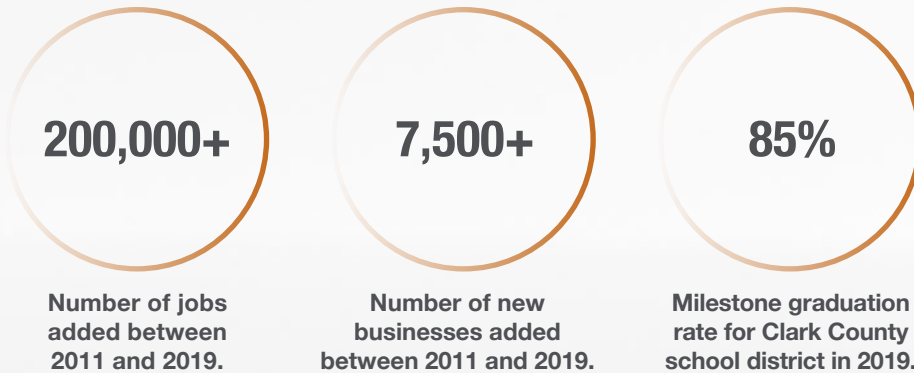
Major Union Pacific and Southern Pacific rail connections in Las Vegas and Reno also, too, play an essential role in carrying the world’s freight from the Pacific Coast to America’s Heartland and beyond.



#### Air Transportation

Globally, Harry Reid International Airport in Las Vegas has been a Top 20 airport for more than five years, annually serving more than 40 million and handling more than 189 million pounds of cargo.

# Southern Nevada Growth



## Education & Workforce Development

Southern Nevada's post-secondary education and training institutions have significantly increased their offerings.

Notably, the **University of Nevada, Las Vegas (UNLV)** doubled its research and development (R&D) performance over the last decade and reached R1 status in 2018, the highest classification for research universities. Additionally, the newly formed UNLV School of Medicine started class in 2017.

**Nevada State College (NSC)** more than double its degree awards since 2011, with especially strong growth in awards to racial and ethnic minorities, and in health professions that support a key regional target industry.

**The College of Southern Nevada (CSN)** was named as a Leader College of Distinction by national non-profit network Achieving the Dream in 2019 for its work on improving student outcomes and reducing student achievement gaps.

## Innovation Ecosystem

In 2016, Las Vegas established an Innovation District to spur smart-city technology infrastructure and launched the International Innovation Center @ Vegas (IIC@V) incubator to support development of high priority emerging technologies.

The Las Vegas-based Nevada Institute for Autonomous Systems was designated in 2013 as one of six official unmanned aircraft systems (UAS) test sites in the United States, and the UNLV Tech Park has quickly emerged as a hub for regional innovation.

In July 2019, Google broke ground on a \$600 million data center, and in October 2019 Switch announced a partnership with UNLV to support sports science R&D. Switch also expanded its footprint in Southern Nevada to 4.6M SF of data center space.

The Las Vegas Convention and Visitors Authority (LVCVA) partnered with the Boring Company to build a high-speed electric autonomous people mover for the Las Vegas Convention Center.

Source: Las Vegas Global Economic Alliance (LVGEA)