

TURN KEY RESTAURANT SPACE

651 Mall Ring Circle, Henderson NV 89014

DO NOT DISTURB



FOR SUBLEASE
OUTPARCEL TO GALLERIA MALL



PROPERTY HIGHLIGHTS

651 MALL RING CIRCLE
Henderson, NV 89014

TURN KEY RESTAURANT SPACE AVAILABLE DO NOT DISTURB TENANT ± 6,650 SF

- ✓ Turnkey restaurant space with existing infrastructure—ideal for quick launch or expansion.
- ✓ High visibility with approximately 30,500 cars per day passing the site.
- ✓ Located in one of Henderson's premier retail corridors, surrounded by strong national co-tenancy.
- ✓ Prime real estate with direct visibility and easy access from Sunset Road.
- ✓ Adjacent to major retail destinations, driving consistent foot traffic and strong consumer activity.
- ✓ Ample on-site parking and convenient ingress/egress for both local traffic and destination shoppers.



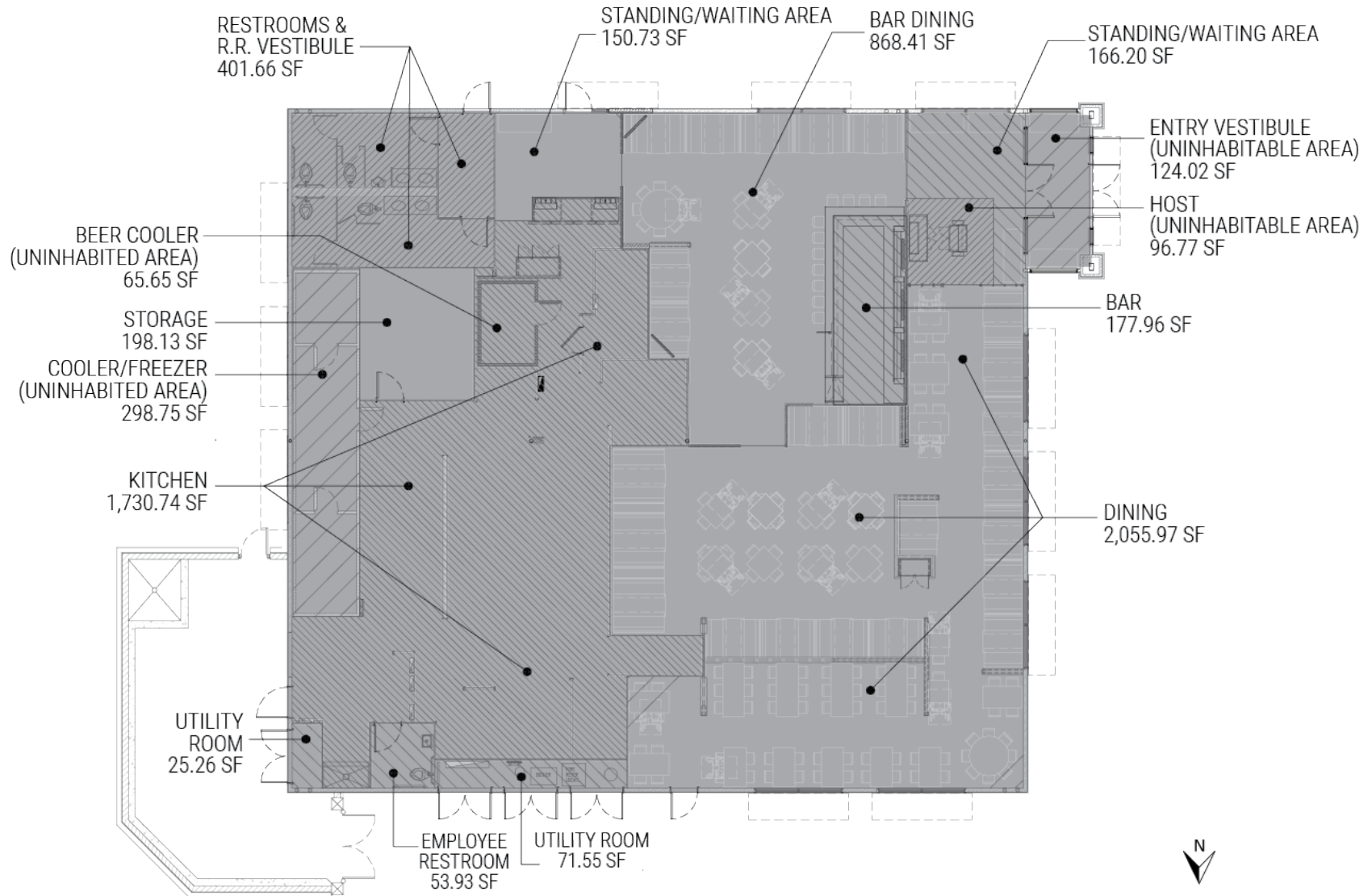
 **178-03-210-012**
APN

 **COMMUNITY COMMERCIAL (CC)**
ZONING

 **1.20 AC**
TOTAL AREA

FLOOR PLAN

651 MALL RING CIRCLE
Henderson, NV 89014



DETAILED AERIAL

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AREA DEMOGRAPHICS

651 MALL RING CIRCLE
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POPULATION

1 MILE	3 MILES	5 MILES
12,175	143,496	327,632



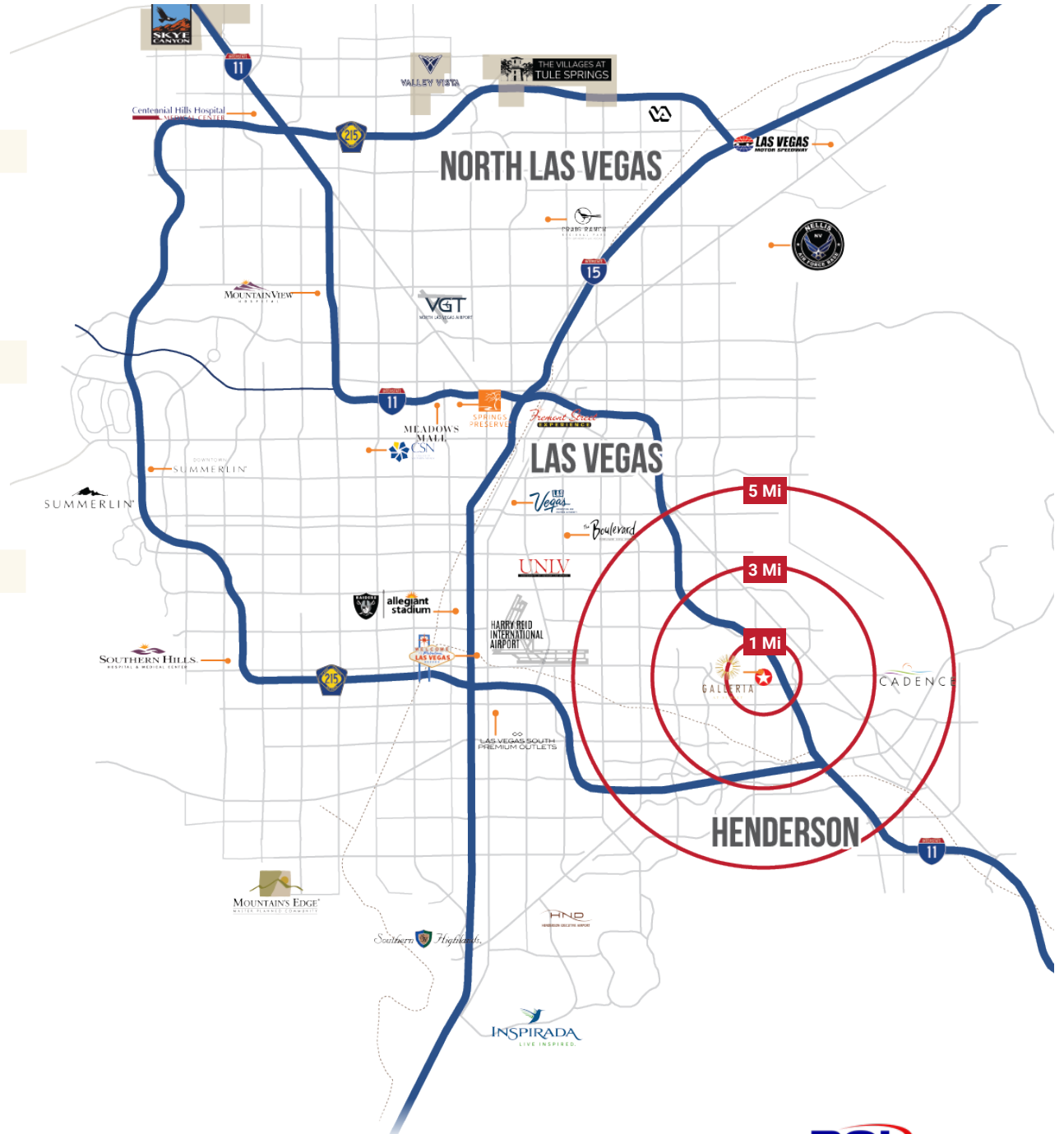
AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$93,284	\$101,652	\$111,809



TRAFFIC COUNTS

SUNSET RD	STEPHANIE ST
30,500 VPD	23,600 VPD



Sources:
SitesUSA 2025
TRINA, NV DOT 2024


651


WEST TEXAS CHOPHOUSE


651 MALL RING CIRCLE
HENDERSON, NV 89014

FOR MORE INFORMATION

ISABELLA J SORRENTINO, CCIM

 702.550.4294


 isabella@roicre.com

 Lic # S.0183489

ANGELICA M. CLEMMER, CCIM

 702.550.4937

 angelica@roicre.com

 Lic # S.0177553

BRIAN SORRENTINO, CCIM

 702.550.4932

 brian@roicre.com

 Lic # S.0057473

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Demographics are provided by SitesUSA using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

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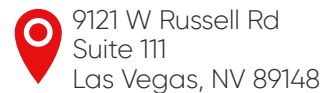
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