

Champion Village Plaza

35-55 S. Gibson Road | Henderson, NV 89012

Retail for Lease

594 – 1,022 SF



Leasing Information:
702.221.8226

Lincoln

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Property Overview

- 594-1,022 SF
Retail Space Available
- Great Visibility –
Frontage on Gibson Road
- Proximity to 215 Freeway

Available Space

Suite	Total SF	Rate	Lease Type	Description
35-3	594	\$1.55 Base Rent + \$0.40 PSF CAM	NNN	Retail
55-106	1,022	\$1.55 Base Rent + \$0.40 PSF CAM	NNN	Office / Retail

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Champion Village Plaza Tenants

Tavern

Gata Thai Restaurant

Kumon

Summit Air Conditioning & Heating

Anderson Transportation

Smoke & Gifts

A1 Garage Door Service

Newt's Tailoring

Pineapple Collectibles

Middle Black Sheep Coffee Roasters

Salon EVO

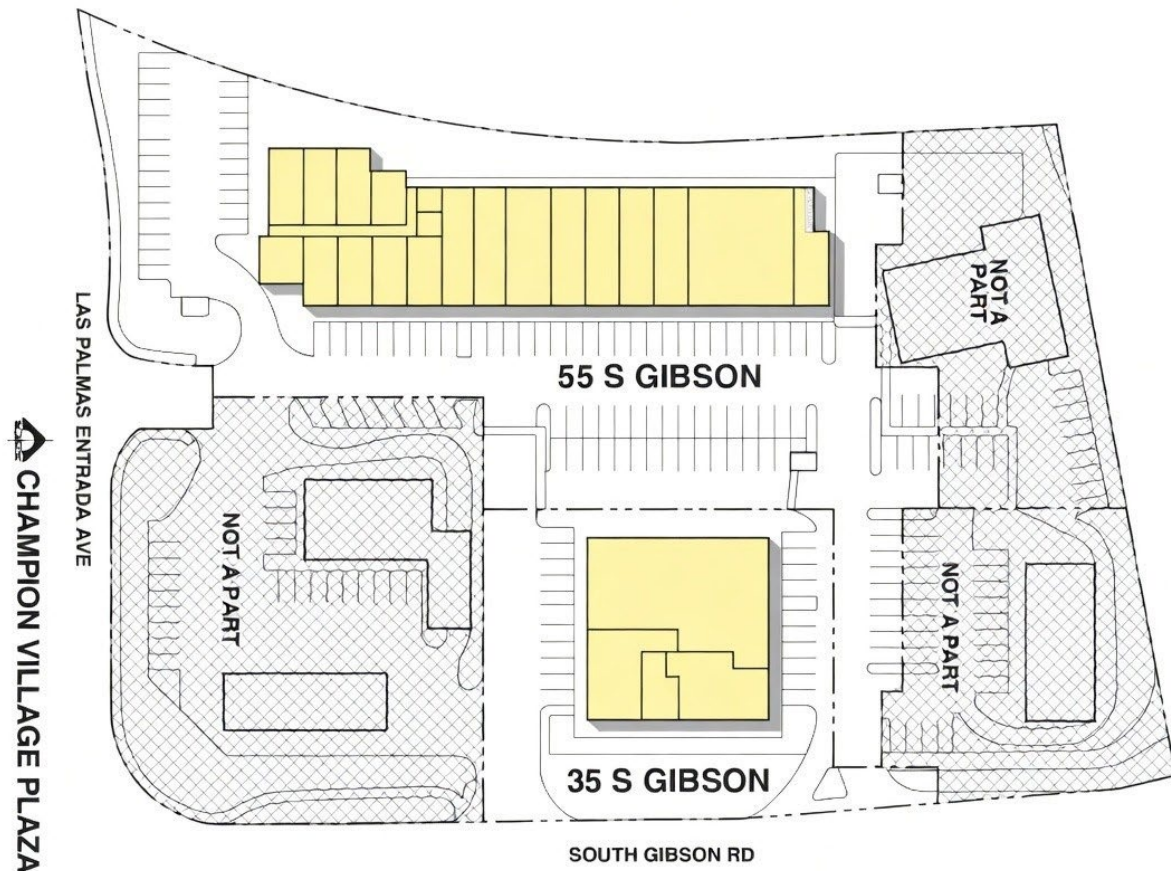
Pizza Restaurant

Dance Studio

Basic Sports

Martial Arts

Global Art



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Collection Street	Cross Street	Volume	Year
I-215	S Gibson Rd NE	9,854	2024
I-215	S Gibson Rd W	6,154	2024
S Gibson Rd	Star Dunes St SE	15,239	2025
S Gibson Rd	Tanager Bend Ave S	12,642	2025
Gibson Rd	Wigwam Pkwy S	22,002	2025
Bruce Woodbury Beltway	Woodcarver St SE	144,229	2025

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