

# FOR LEASE

## GALLERIA MARKETPLACE

Whitney Ranch Dr. & Sunset Rd.  
1540 W. Sunset Rd.  
Henderson, NV 89014



### PRESENTED BY:

**JENNIFER OTT, CCIM**

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NV #BS 54344

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# EXECUTIVE SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	Contact Listing Advisor
<b>AVAILABLE SF:</b>	±1,633 SF
<b>LOT SIZE:</b>	±1.18 Acres
<b>YEAR BUILT:</b>	2016
<b>ZONING:</b>	Community Commercial (CC)
<b>SUBMARKET:</b>	Henderson

## PROPERTY OVERVIEW

Embrace a unique retail opportunity at 1540 W Sunset Rd. in Henderson, NV. This versatile property offers an array of retail spaces for lease, ideal for businesses seeking a prime location. With a range of flexible floor plans available, this property is perfectly suited to accommodate various retail needs.

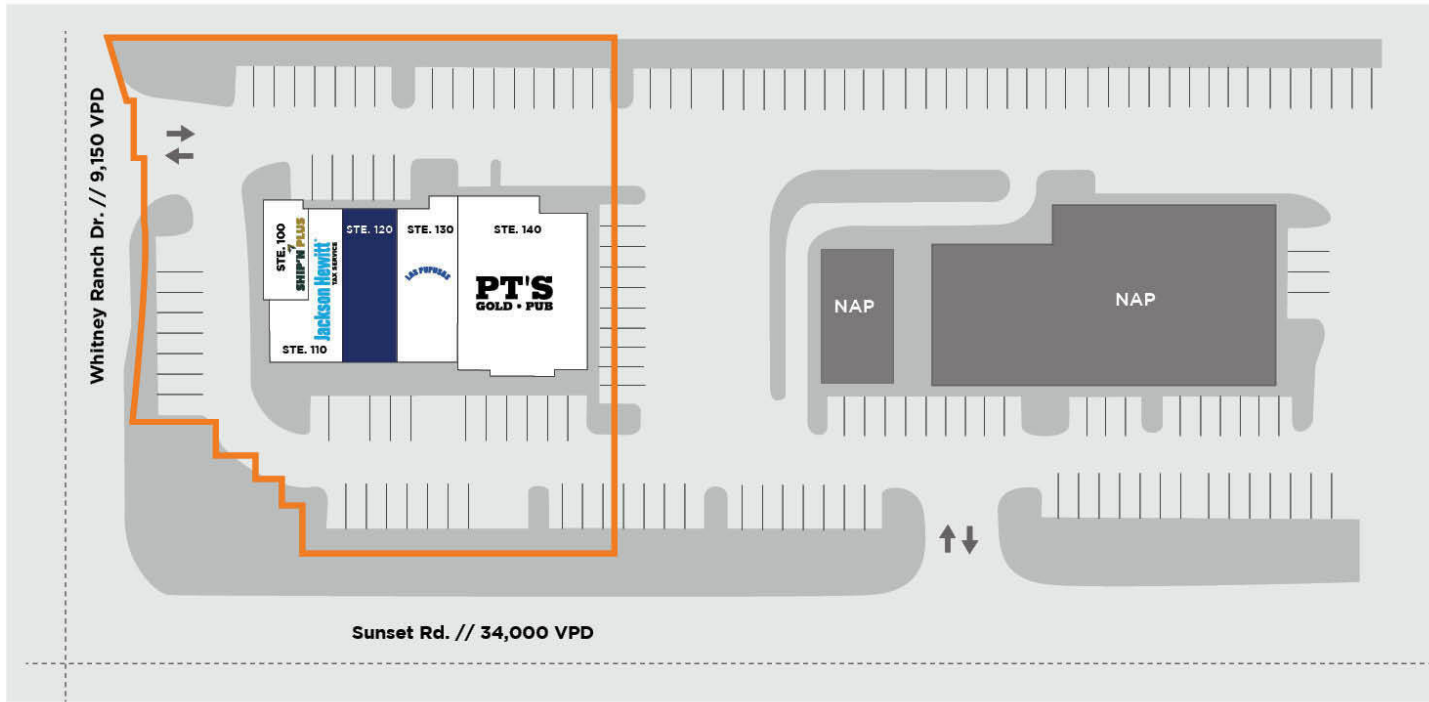
## PROPERTY HIGHLIGHTS

- 1,633 SF Retail space for lease
- Proximity to I-11 Freeway and the Galleria Mall
- Monument signage available
- PT's Gold anchored shopping center

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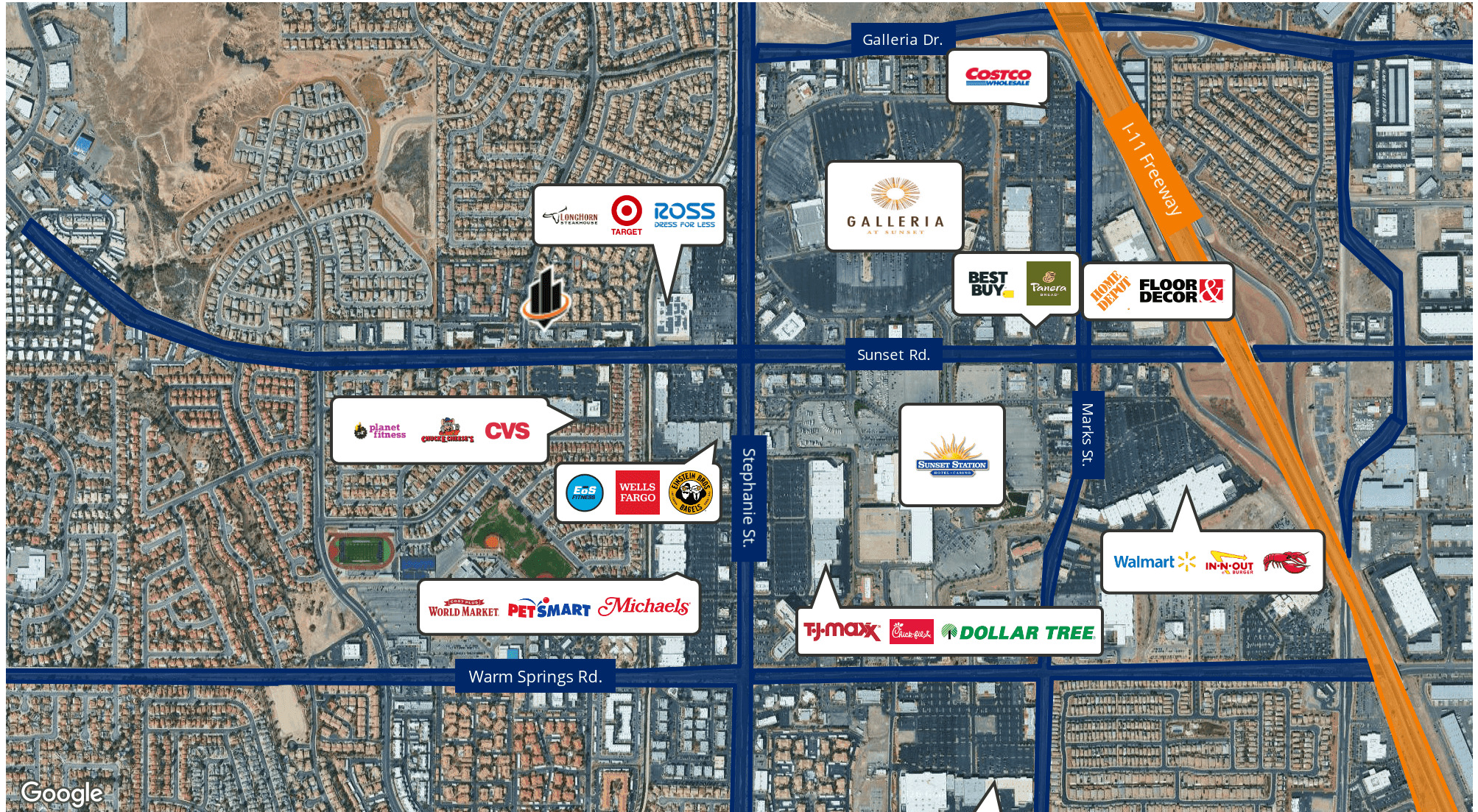
# SITE PLAN



AVAILABLE		
SUITE	SIZE	TENANT
100	1,246	Ship'n Plus
110	1,183	Jackson Hewitt
<b>120</b>	<b>1,633</b>	<b>AVAILABLE ON 11/01/2026 (Do Not Disturb the Tenant)</b>
130	2,164	Las Pupusas Restaurant
140	4,571	PT's Gold

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# RETAILER MAP



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# DEMOGRAPHICS MAP & REPORT

## POPULATION

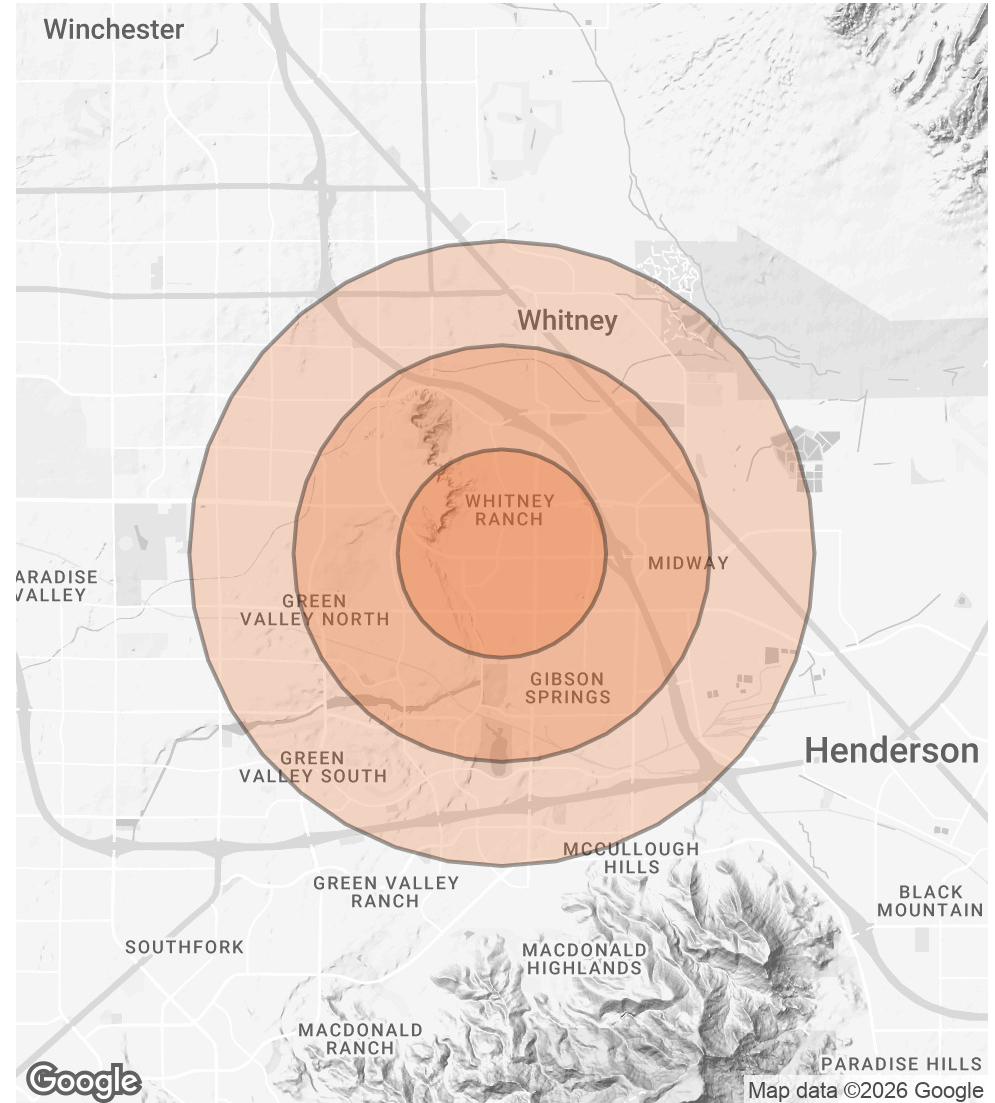
	1 MILE	2 MILES	3 MILES
<b>TOTAL POPULATION</b>	15,278	65,745	144,648
<b>AVERAGE AGE</b>	41.3	38.1	38.1
<b>AVERAGE AGE (MALE)</b>	42.3	38.0	37.9
<b>AVERAGE AGE (FEMALE)</b>	41.8	37.9	38.4

## HOUSEHOLDS & INCOME

### 1 MILE 2 MILES 3 MILES

	1 MILE	2 MILES	3 MILES
<b>TOTAL HOUSEHOLDS</b>	6,122	26,170	55,869
<b># OF PERSONS PER HH</b>	2.5	2.5	2.6
<b>AVERAGE HH INCOME</b>	\$92,201	\$91,121	\$96,497
<b>AVERAGE HOUSE VALUE</b>	\$388,413	\$407,521	\$415,142

2023 American Community Survey (ACS) & NDOT



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