



MOUNTAIN WEST
COMMERCIAL REAL ESTATE



WATCH DRONE VIDEO

AVAILABLE - 01B
27,003 SF

AVAILABLE
34,782 SF

AVAILABLE
3,000 - 6,000 SF




GALLERIA COMMONS

470-510, 550 & 570 NORTH STEPHANIE STREET • HENDERSON • NEVADA • 89014

FOR LEASE

PROPERTY DETAILS

- Available Suites:
 - Suite 02: 3,000 - 6,000 SF - Rare High Profile Pad Building
 - Suite 01B: 27,003 SF
- Available Jr. Anchor Opportunities
 - 34,782 SF Available
- High Profile Henderson Shopping Center
- 278,411 SF 4:1 Parking Ratio
- Located in the Highest Retail Density trade area in Nevada
- Strong Historical Tenant Performance
- National Co-tenancy
- Excellent Traffic - over 30,000 vehicles / day on Stephanie Street

			
1 MILE	14,959 2021 EST. POPULATION	6,035 2021 EST. HOUSEHOLDS	\$86,321 2021 EST. AVERAGE HH INCOME
3 MILE	149,240 2021 EST. POPULATION	58,710 2021 EST. HOUSEHOLDS	\$86,619 2021 EST. AVERAGE HH INCOME
5 MILE	323,674 2021 EST. POPULATION	128,894 2021 EST. HOUSEHOLDS	\$85,877 2021 EST. AVERAGE HH INCOME

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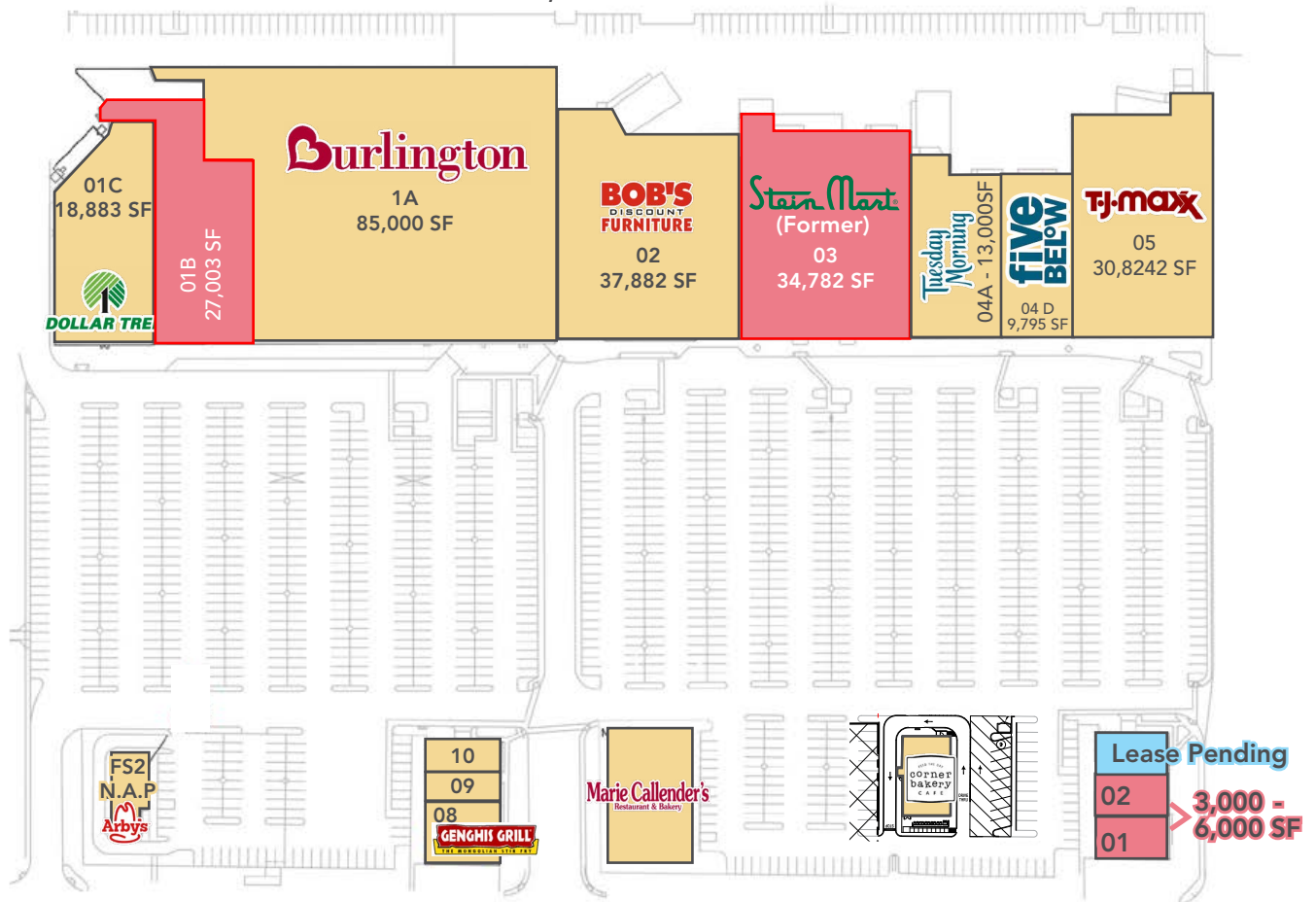
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FULL SERVICE COMMERCIAL REAL ESTATE

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SUITE	TENANT	SF	SUITE	TENANT	SF
FS2	ARBY'S		05	T.J. MAXX	30,824
N.A.P.	Marie Callender's		08	Genghis Grill	4,500
01C	Dollar Tree	18,833	09	Momo Sushi	2,073
01B	AVAILABLE	27,003	10	Babystacks	2,328
1A	Burlington Stores	85,000	PS3	Corner Bakery	3,400
02	Bob's Discount Furniture	37,882	1	AVAILABLE	3,000
03	AVAILABLE	34,782	2	AVAILABLE	3,000
04A	Tuesday Morning	13,000	3	LEASE PENDING	3,000
04D	Five Below	9,795			



Stephanie Street – 33,000 cars/day

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