RETAIL SPACE AND OUTLOTS FOR SALE OR LEASE

NEC Sunset Road & Stephanie Street | 1300 W Sunset Road | Henderson, NV 89014

PROPERTY HIGHLIGHTS

- Close to two exits from I-95
- Located in high-traffic Galleria Retail Corridor
- Recent $750M in renovations to Galleria Mall
- Lat/Long: 36.065681, -115.040717

NEARBY TENANTS

Sunset Station Hotel • Casino | Target | Costco Wholesale | Hobby Lobby

2024 DEMOGRAPHIC SNAPSHOT

Population: 3-mile radius	Average HH Income:	Traffic Counts: Sunset Road
141,652	$93,182	26,000 vpd

newmarket COMMERCIAL REAL ESTATE ADVISORS

Contact: Laurie Norkus • o: 702.221.2500 ext. 304 • lnorkus@newmarketadvisors.com

ICSC MEMBER CHAIN LINKS RETAIL ADVISORS

NewMarket Advisors
5245 South Durango Drive • Las Vegas, Nevada 89113 • newmarketadvisors.com

The information contained herein has been given to us by the owner of the property or other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Site plan subject to change without prior notice.

License: Laurie Norkus, NV S.61906

August 14, 2024

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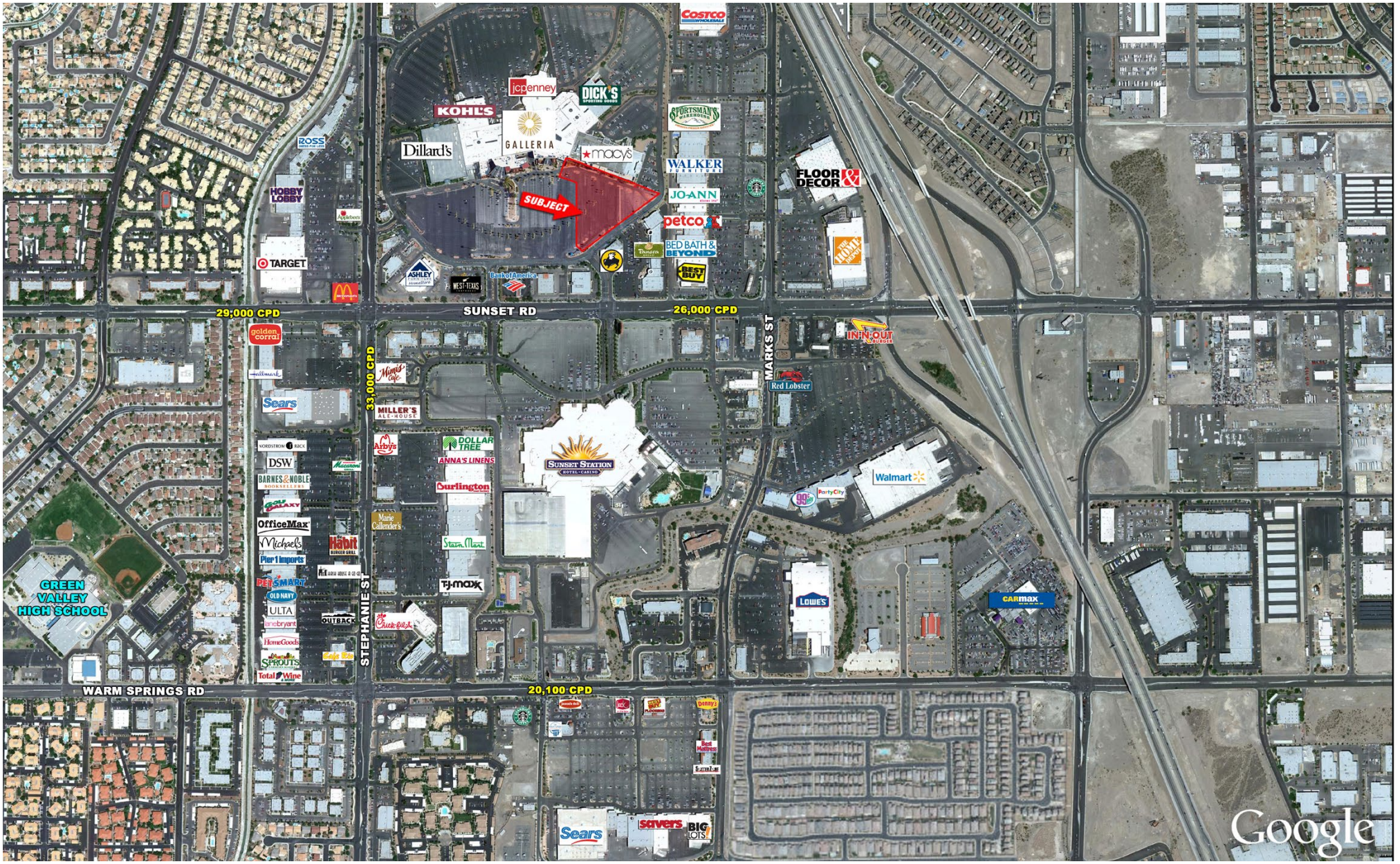

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2024 ESTIMATED DEMOGRAPHICS

Population

1-Mile	**11,297**
3-Mile	**141,652**
5-Mile	**324,551**

Average Household Income

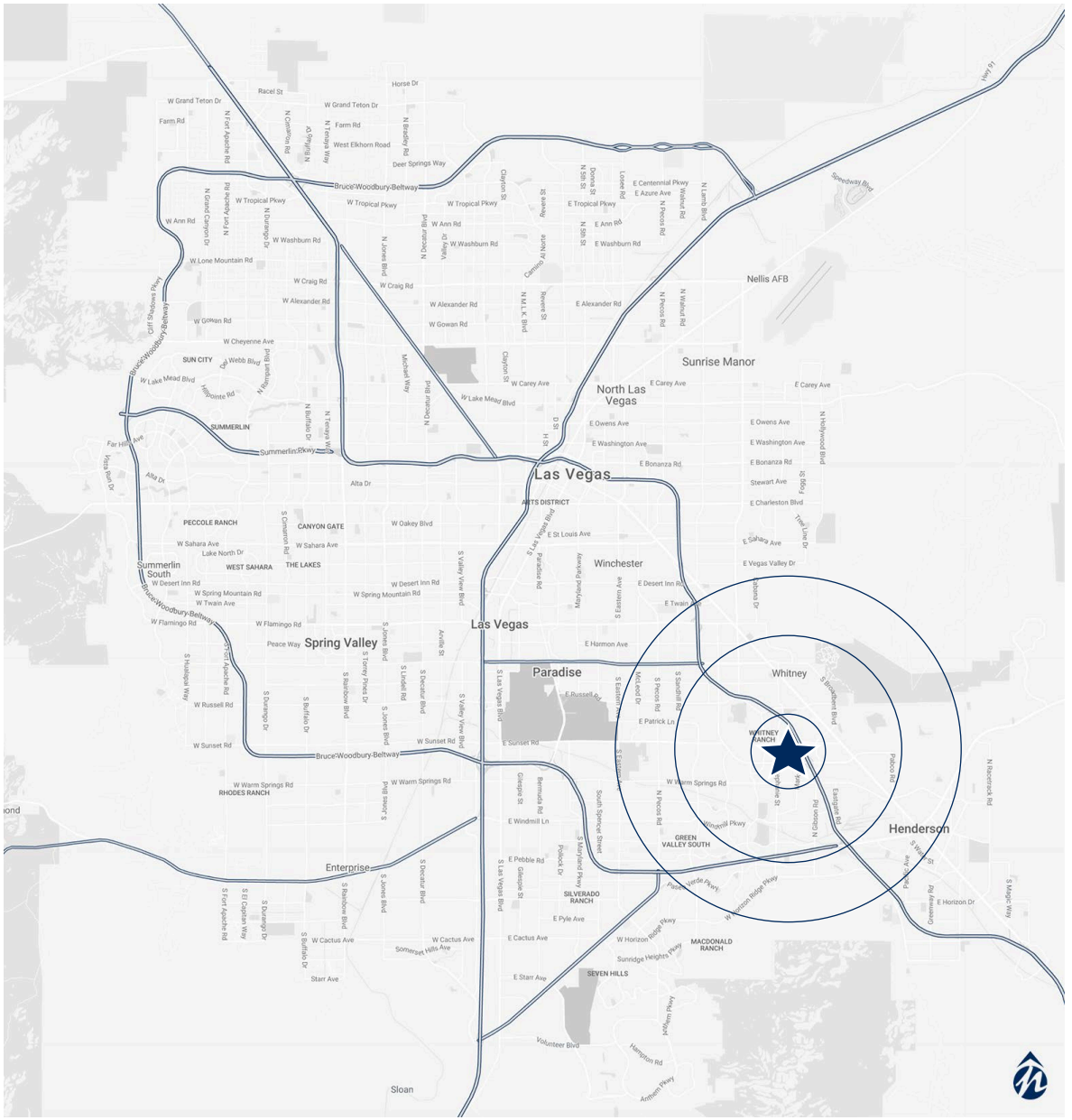
1-Mile	**$93,776**
3-Mile	**$93,182**
5-Mile	**$99,487**

Number of Households

1-Mile	**4,157**
3-Mile	**57,120**
5-Mile	**130,504**

Daytime Population (Employees)

1-Mile	**9,998**
3-Mile	**44,146**
5-Mile	**101,653**



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