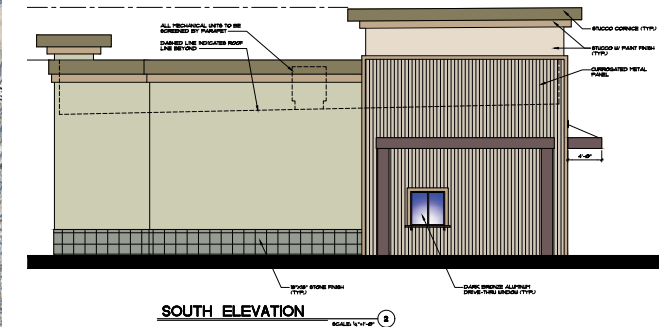




PROPERTY HIGHLIGHTS

- Ground Lease, BTS and Shop Space Available for Lease
- Drive-Thru Pads Available
- Under Construction Now
- Fronting Galleria Drive and Boulder Highway
- Mixed-use Project
- 2022 Traffic Counts:
 - 21,374 VPD on Galleria Dr.
 - 24,000 VPD on Boulder Hwy.



2023 DEMOGRAPHIC SNAPSHOT

	Population: 3-mile radius	100,116
	Average HH Income:	\$87,175
	Traffic Counts: Galleria & Boulder Hwy	50,400 vpd

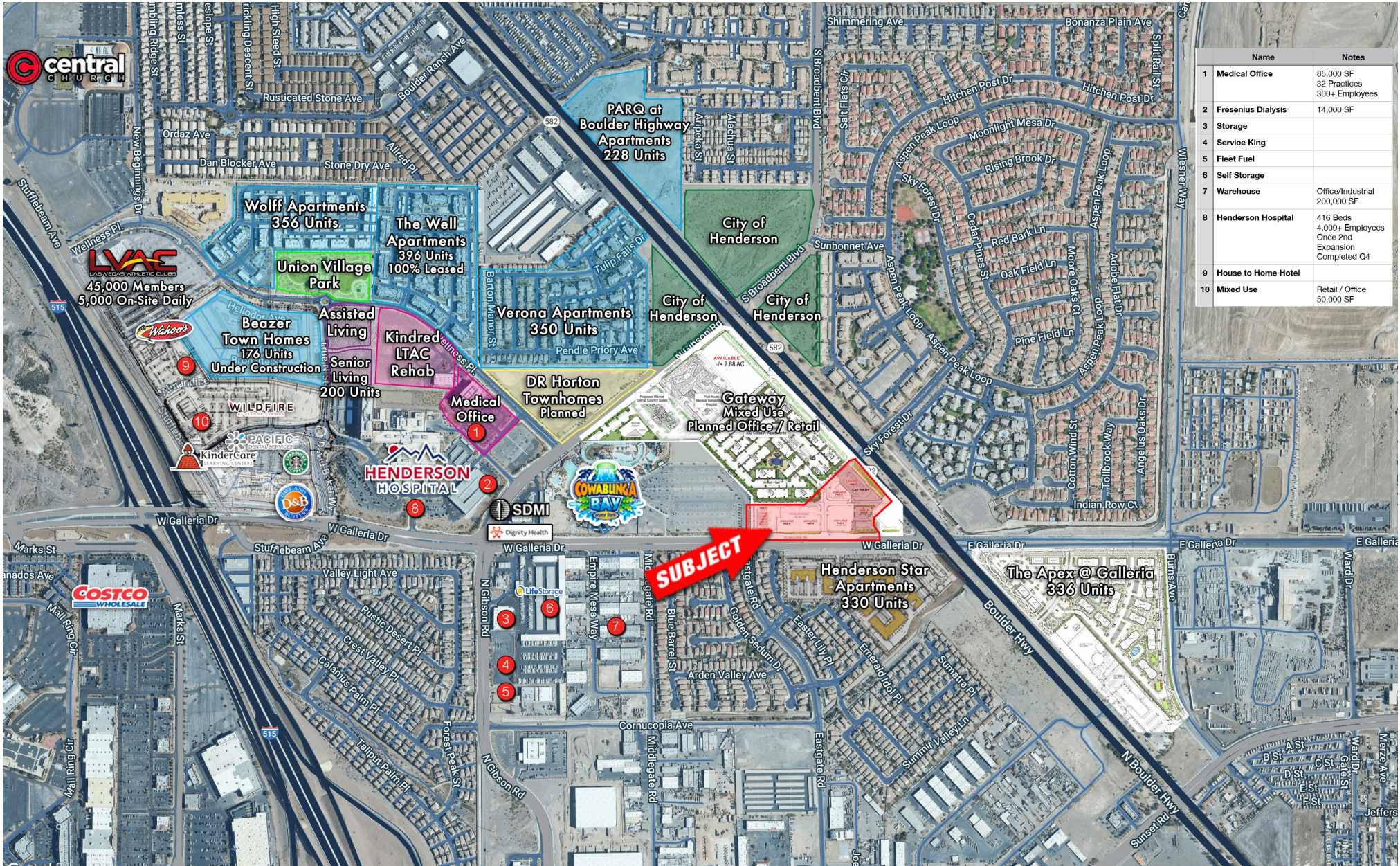


Contact: Laurie Norkus • o: 702.221.2500 ext. 304 • lnorkus@newmarketadvisors.com



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

NewMarket Advisors



Name	Notes
1 Medical Office	85,000 SF 32 Practices 300+ Employees
2 Fresenius Dialysis	14,000 SF
3 Storage	
4 Service King	
5 Fleet Fuel	
6 Self Storage	
7 Warehouse	Office/Industrial 200,000 SF
8 Henderson Hospital	416 Beds 4,000+ Employees Once 2nd Expansion Completed Q4
9 House to Home Hotel	
10 Mixed Use	Retail / Office 50,000 SF



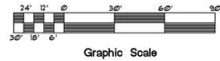
Contact: Laurie Norkus • o: 702.221.2500 ext. 304 • lnorkus@newmarketadvisors.com



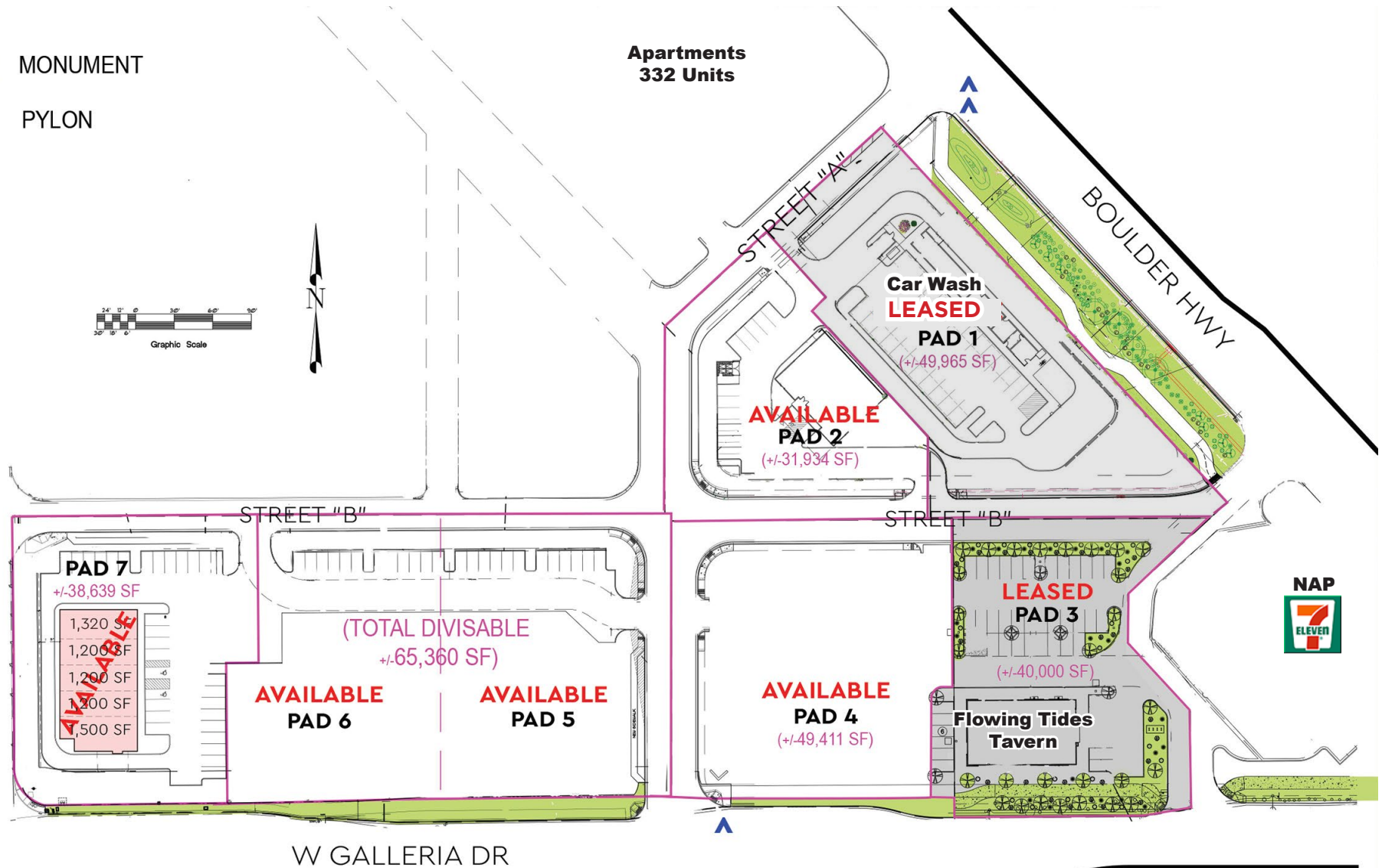
5245 South Durango Drive • Las Vegas, Nevada 89113 • newmarketadvisors.com

NewMarket Advisors

- ▲ MONUMENT
- ▲ PYLON



**Apartments
332 Units**



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.

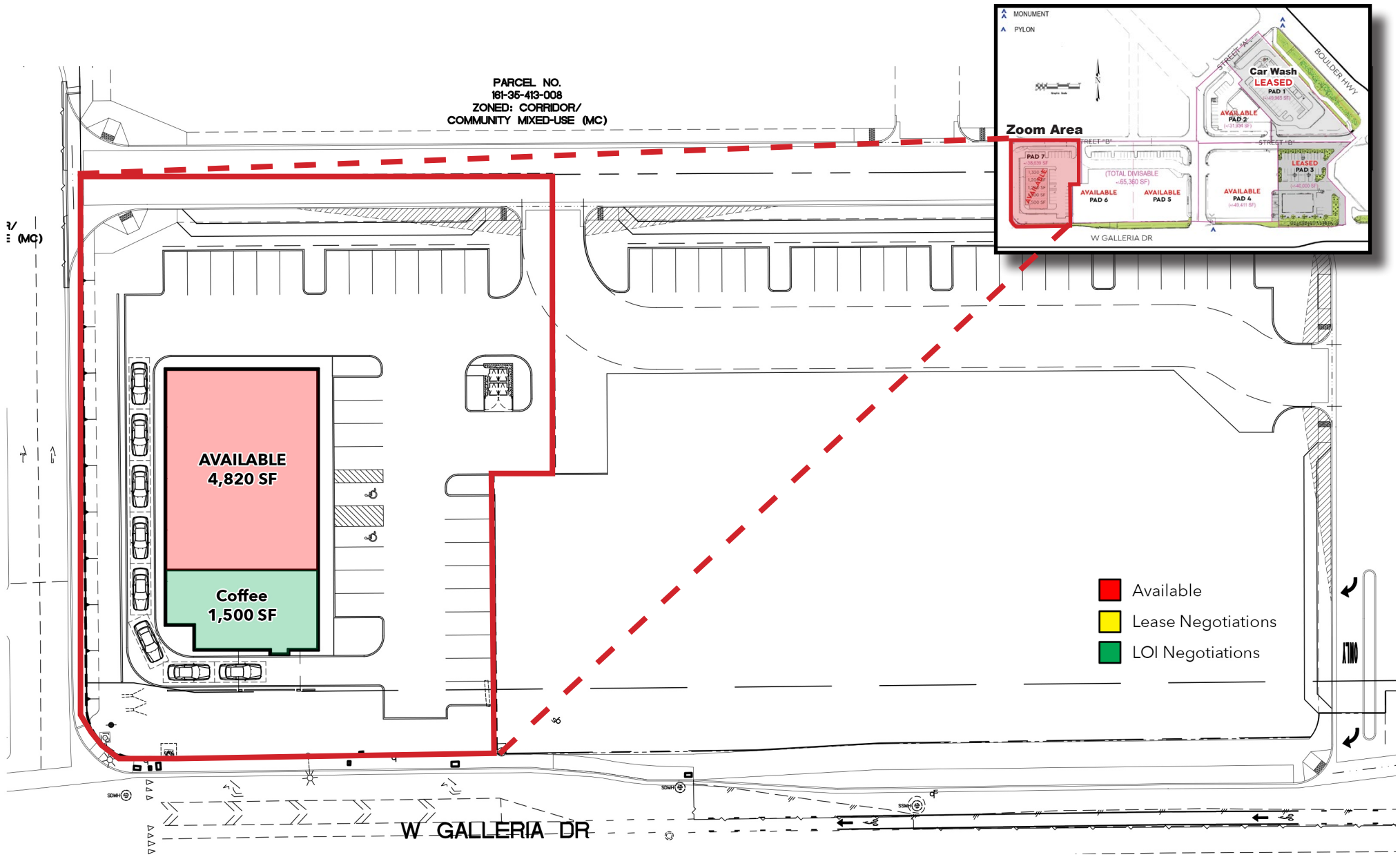


Contact: Laurie Norkus • o: 702.221.2500 ext. 304 • lnorkus@newmarketadvisors.com



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

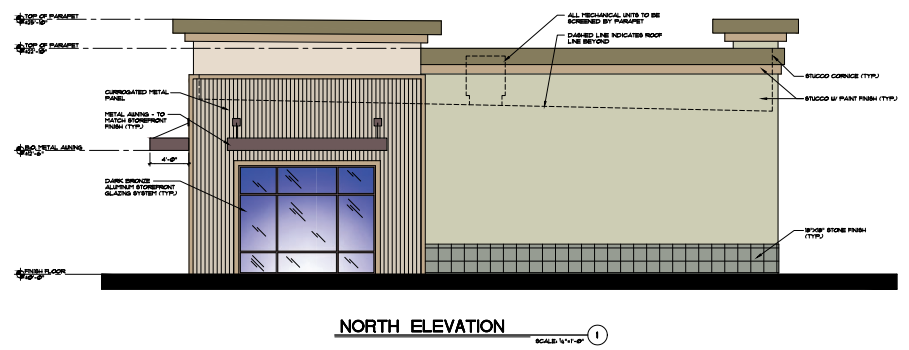
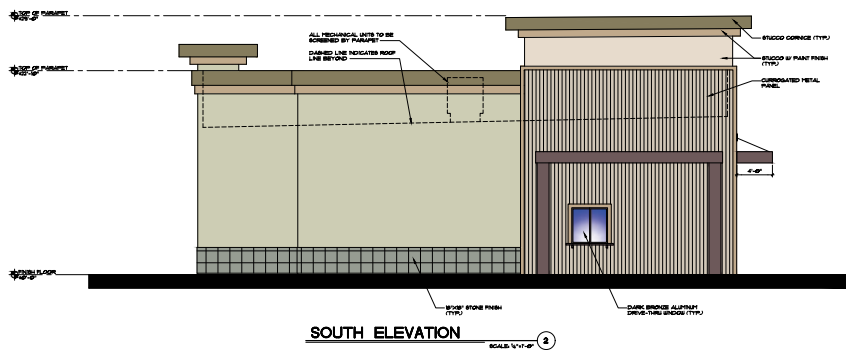
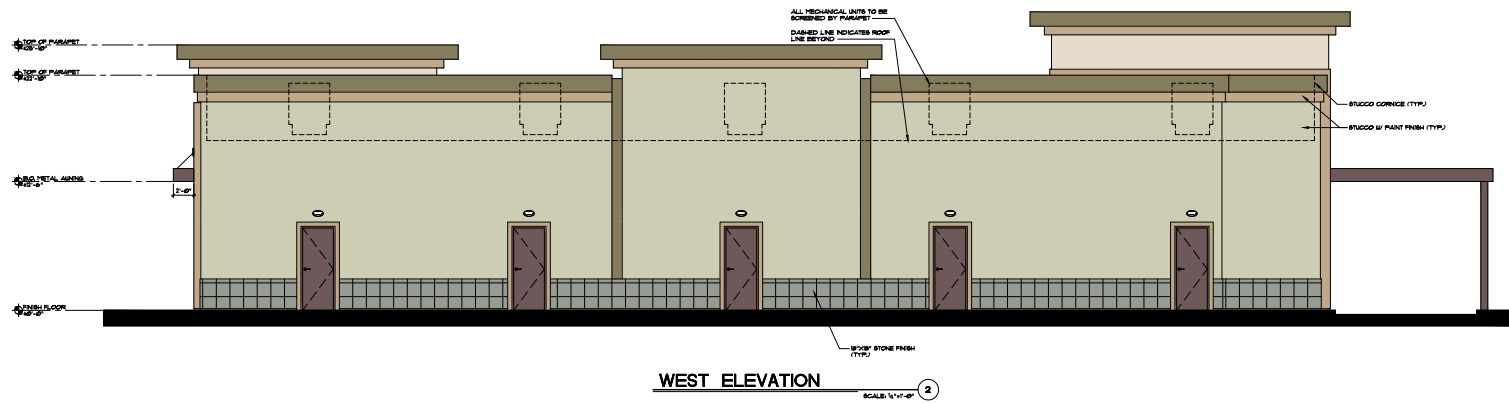
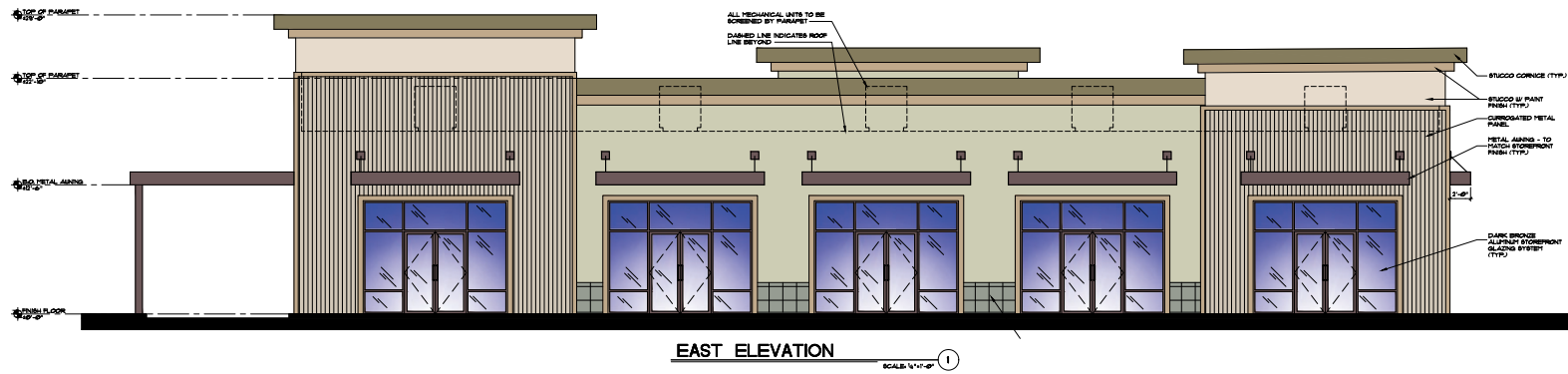
NewMarket Advisors



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



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



2023 ESTIMATED DEMOGRAPHICS

LAS VEGAS VALLEY



Population

1-Mile	14,949
3-Mile	100,116
5-Mile	291,271



Average Household Income

1-Mile	\$67,196
3-Mile	\$87,175
5-Mile	\$97,828



Number of Households

1-Mile	5,960
3-Mile	39,527
5-Mile	114,309



Daytime Population (Employees)

1-Mile	4,871
3-Mile	38,003
5-Mile	74,902

