



LEASE BROCHURE

# GALLERIA AT SUNSET

711 Mall Ring Circle,  
Henderson, Nevada 89014

Sun Commercial Real Estate, Inc.  
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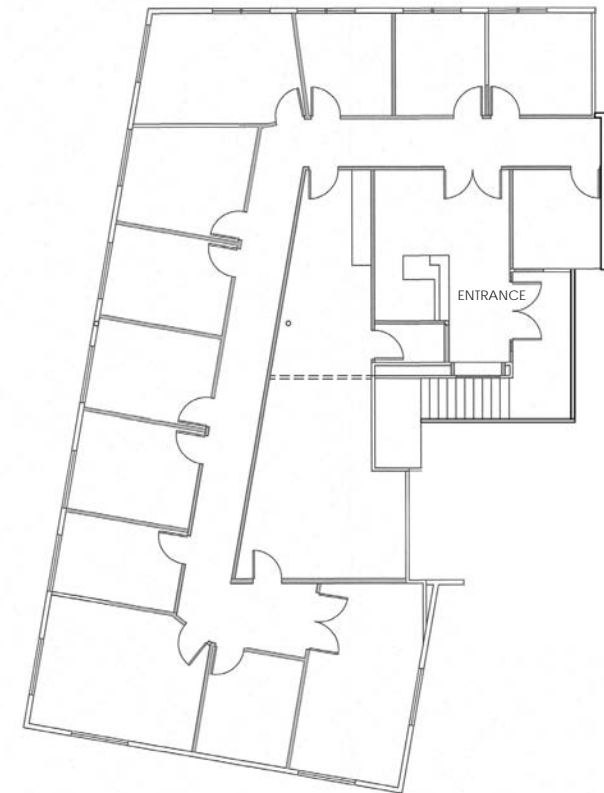
# PROPERTY OVERVIEW

## HIGHLIGHTS

- Beautiful free standing two-story professional office building at the Galleria Mall in Henderson, bordering Stephanie Street
- Excellent location just off U.S. 95/93, minutes from I-215
- Traffic Count -  $\pm 18,949$  cars per day on Galleria Drive and Stephanie Street
- As of 2020, there are 127,217 households living within a five (5) miles radius with an average household income of \$79,364.
- All units include alarms and security key cards for after hours access.
- Ample parking available for all tenants and customers.
- **One Turn Key Second Floor Space Available:**
  - **Suite 201**  $\pm 3,730$  Square Feet
  - All offices are furnished
  - Immediate move in
  - Newly built-out spec space
  - Glass door entry with a combination of ceramic tile and commercial grade carpet throughout
  - A formal reception, two nice conference rooms, nineteen private offices, employee break room/kitchen with appliance, and a bullpen area.

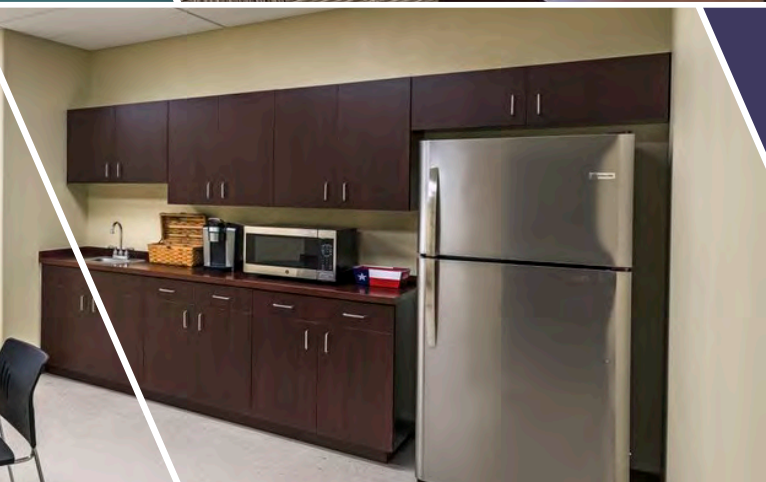


SUMMARY	
Asking Rate:	\$1.70/SF (MG)
Availability:	$\pm 3,730$ SF
APN:	178-03-110-016
Year Built:	1998
Zoning:	CC - Community Commercial





# PROPERTY PHOTOS



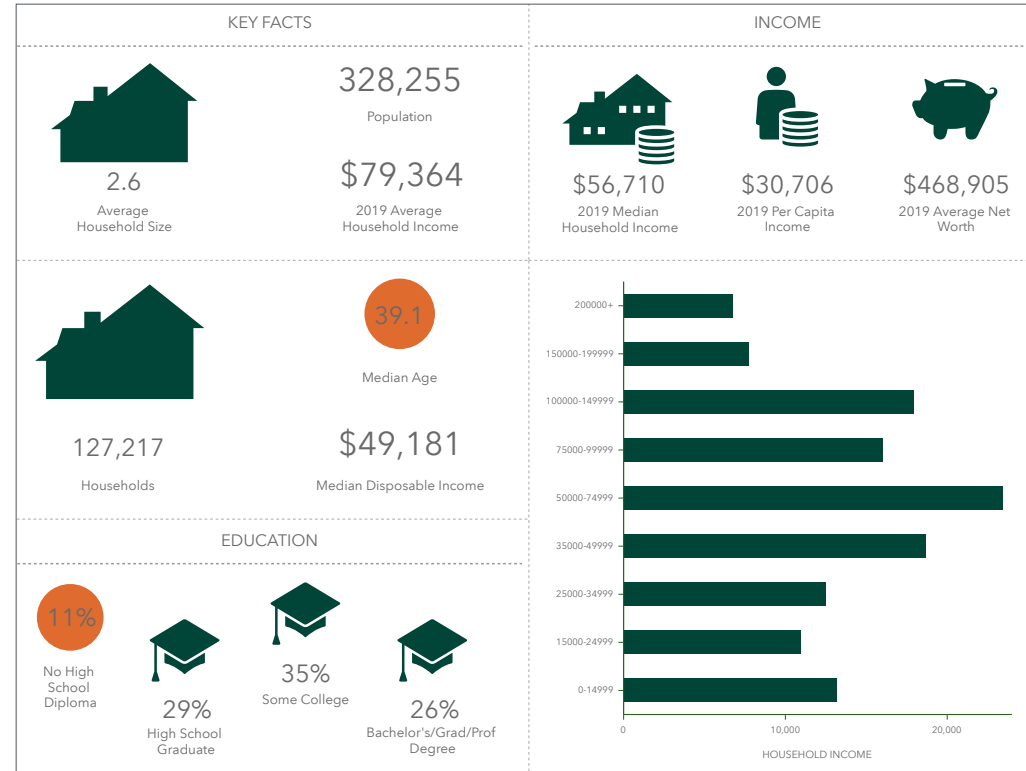
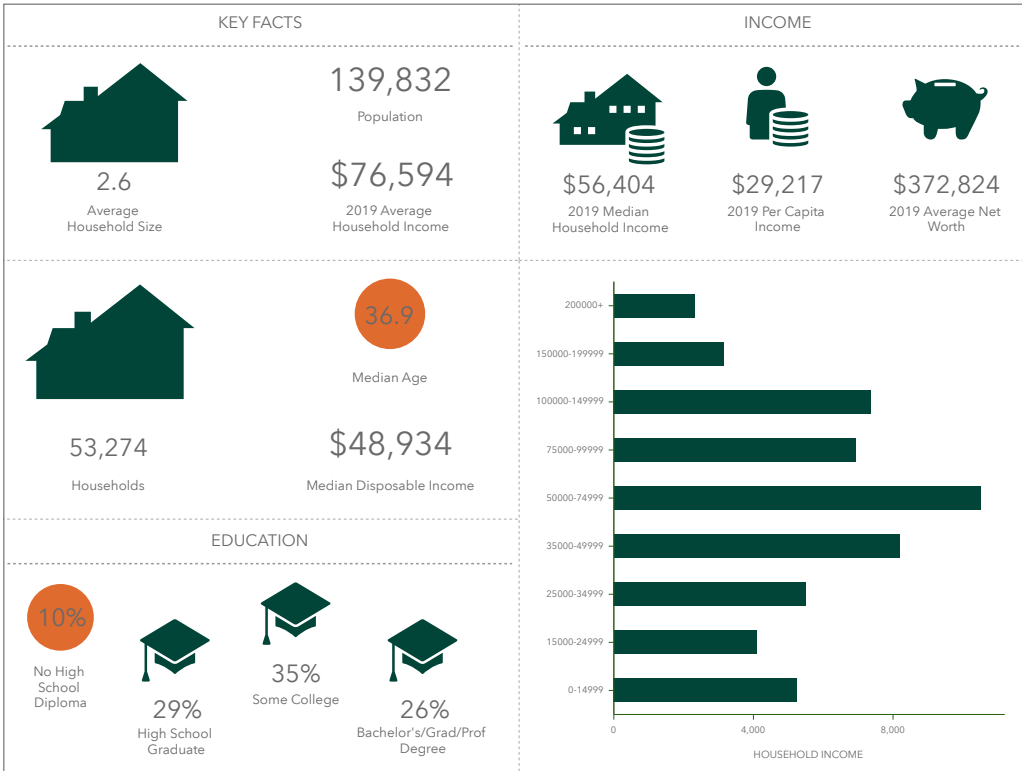
# SURROUNDING AERIAL



# AREA DEMOGRAPHICS

## (3 MILE RADIUS)

## (5 MILE RADIUS)



Source: This infographic contains data provided by Esri. The vintage of the data is 2020.



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