

FOR SALE OR LEASE

1389

W. Galleria Dr.
Henderson, NV 89014



LOGIC



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Property Highlights

- Suites 110 & 200 available for lease
- Excellent owner/user building with income
- Class B office building in Henderson
- Easy access from the US-95 & I-215
- Covered Parking Available
- Suite 200 – Former law office with high NTI's

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Listing Snapshot



\$7,000,000
Sale Price



\$1.35 / PSF NNN
Lease Rate



+/- 24,220 SF
Building SF



178-03-110-020
APN

Demographics

Population	1-mile	3-mile	5-mile
2022 Population	13,976	139,520	337,728
Income	1-mile	3-mile	5-mile
2022 Average Household Income	\$91,378	\$91,550	\$95,273
Households	1-mile	3-mile	5-mile
2022 Total Households	5,175	54,719	132,681

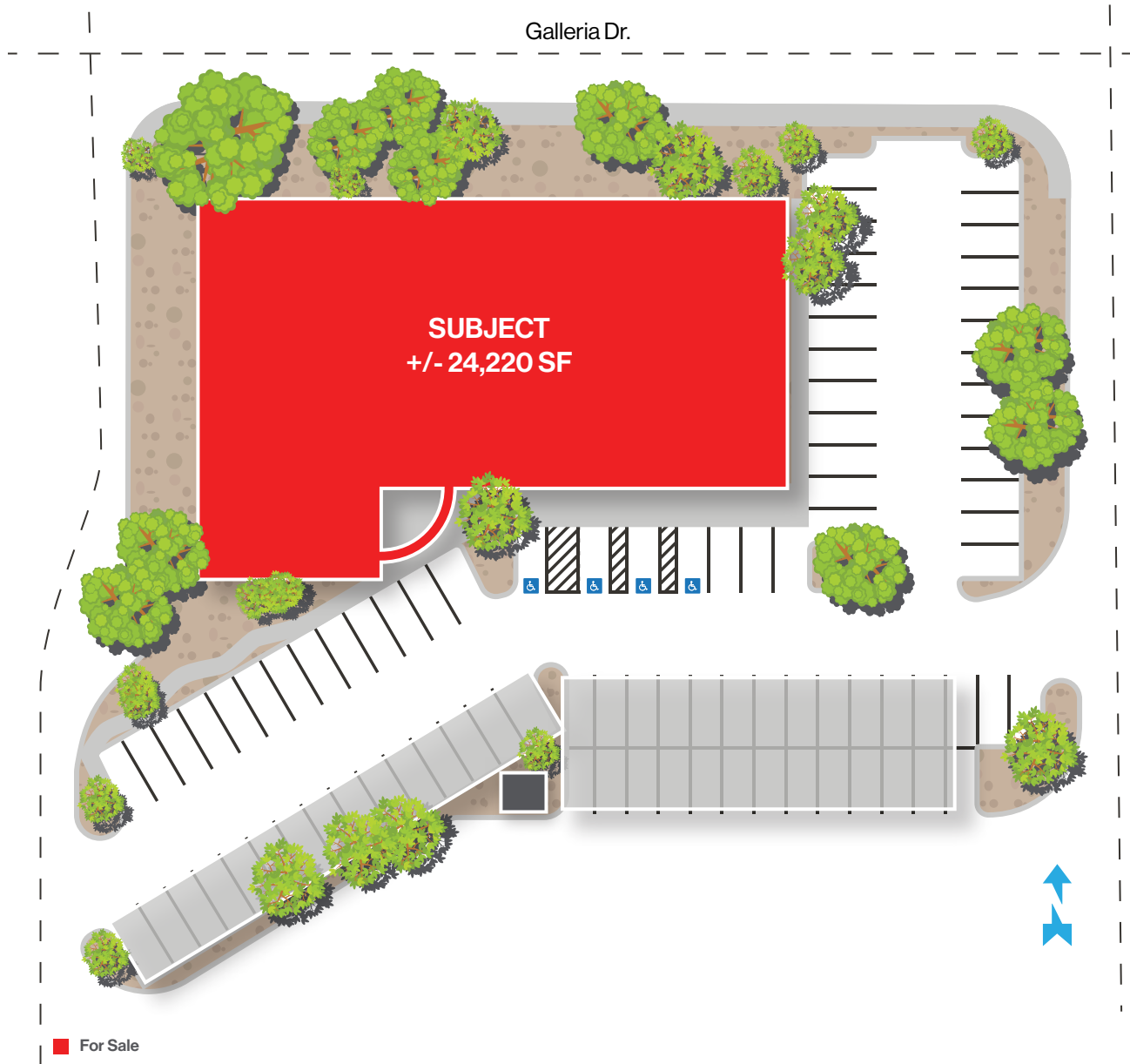
Major Landmarks

Schools Casinos Golf Courses Power Centers

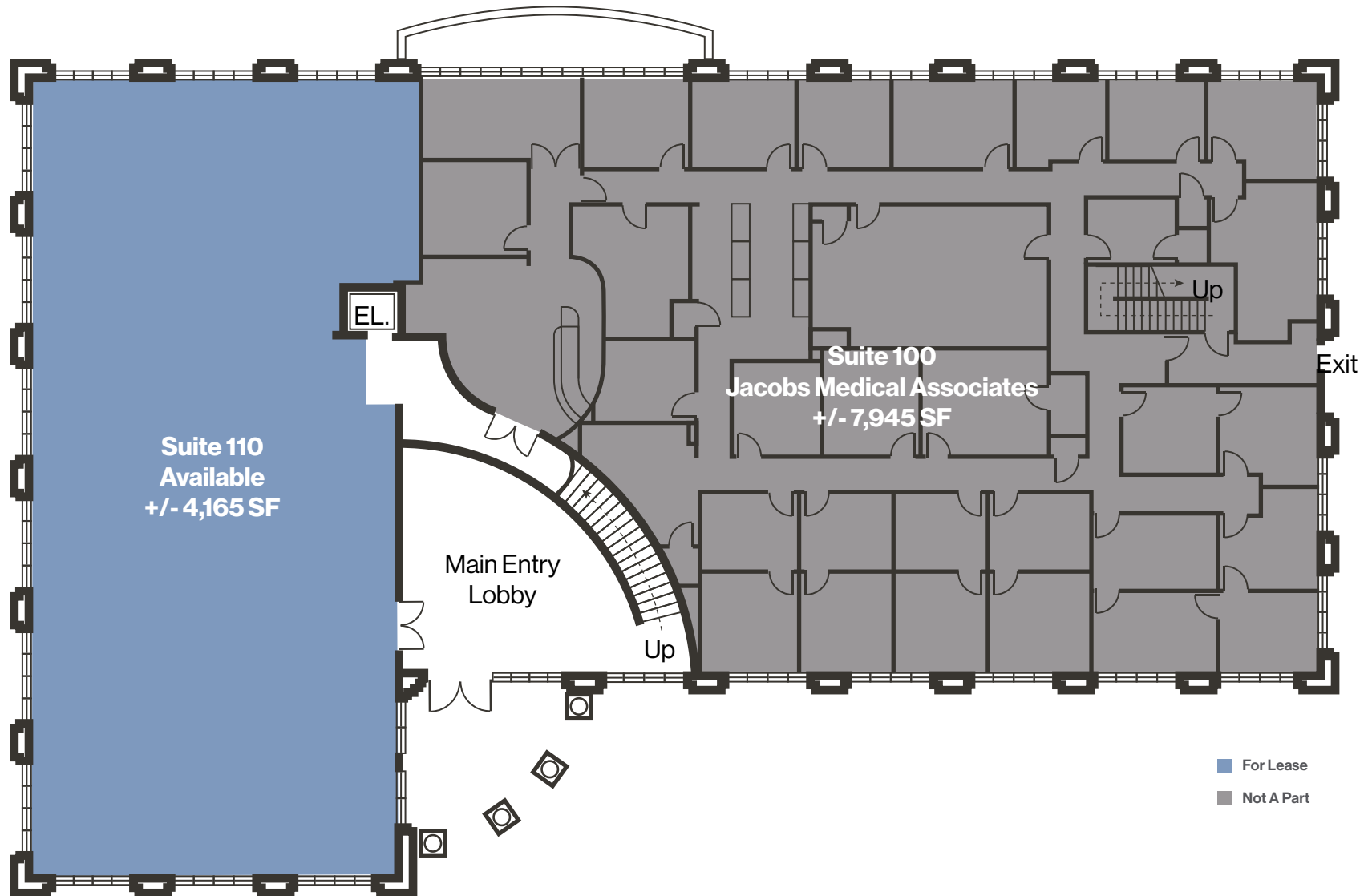




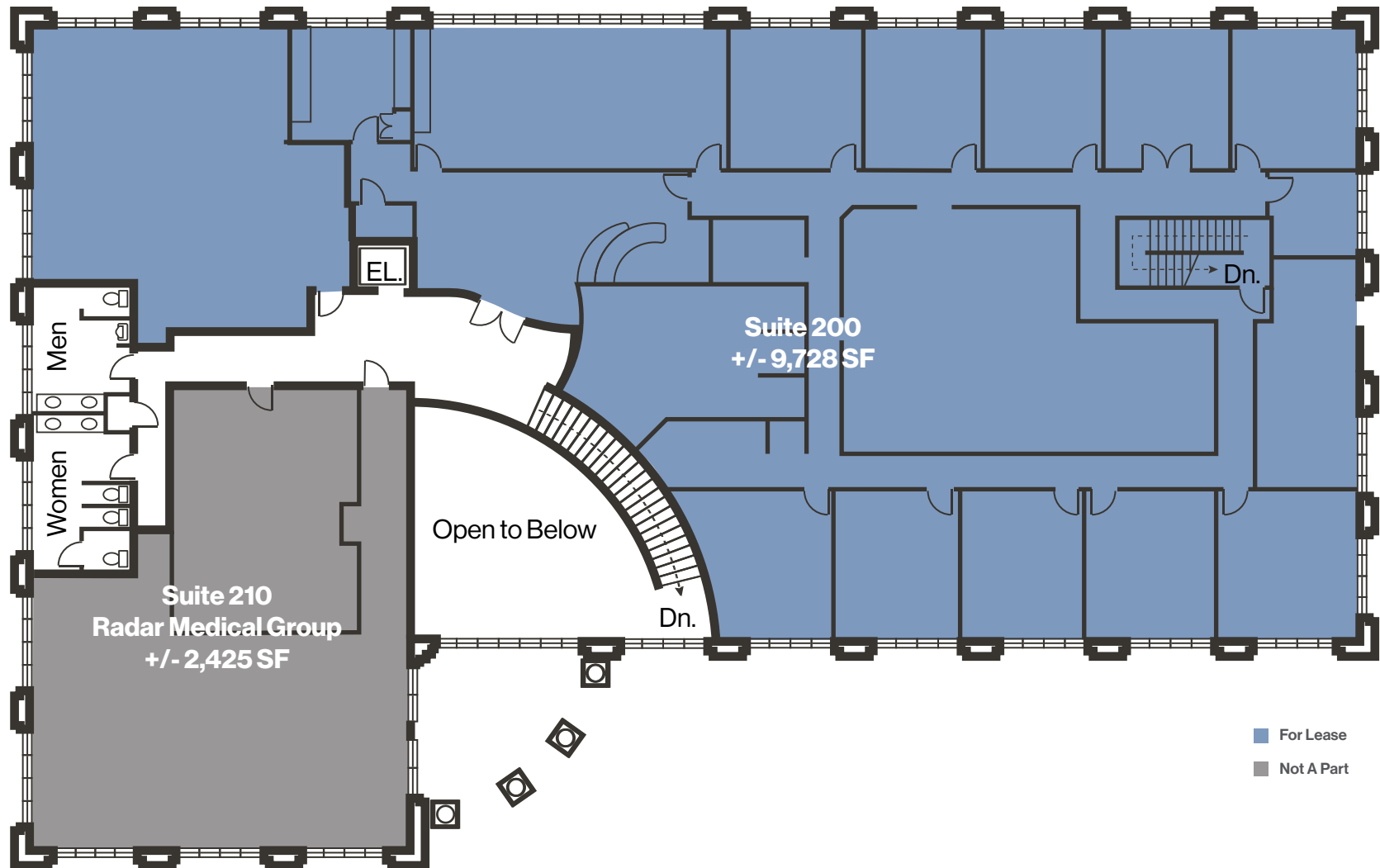
Site Plan



Floor Plan | First Floor



Floor Plan | Second Floor



Property Photos



Property Photos



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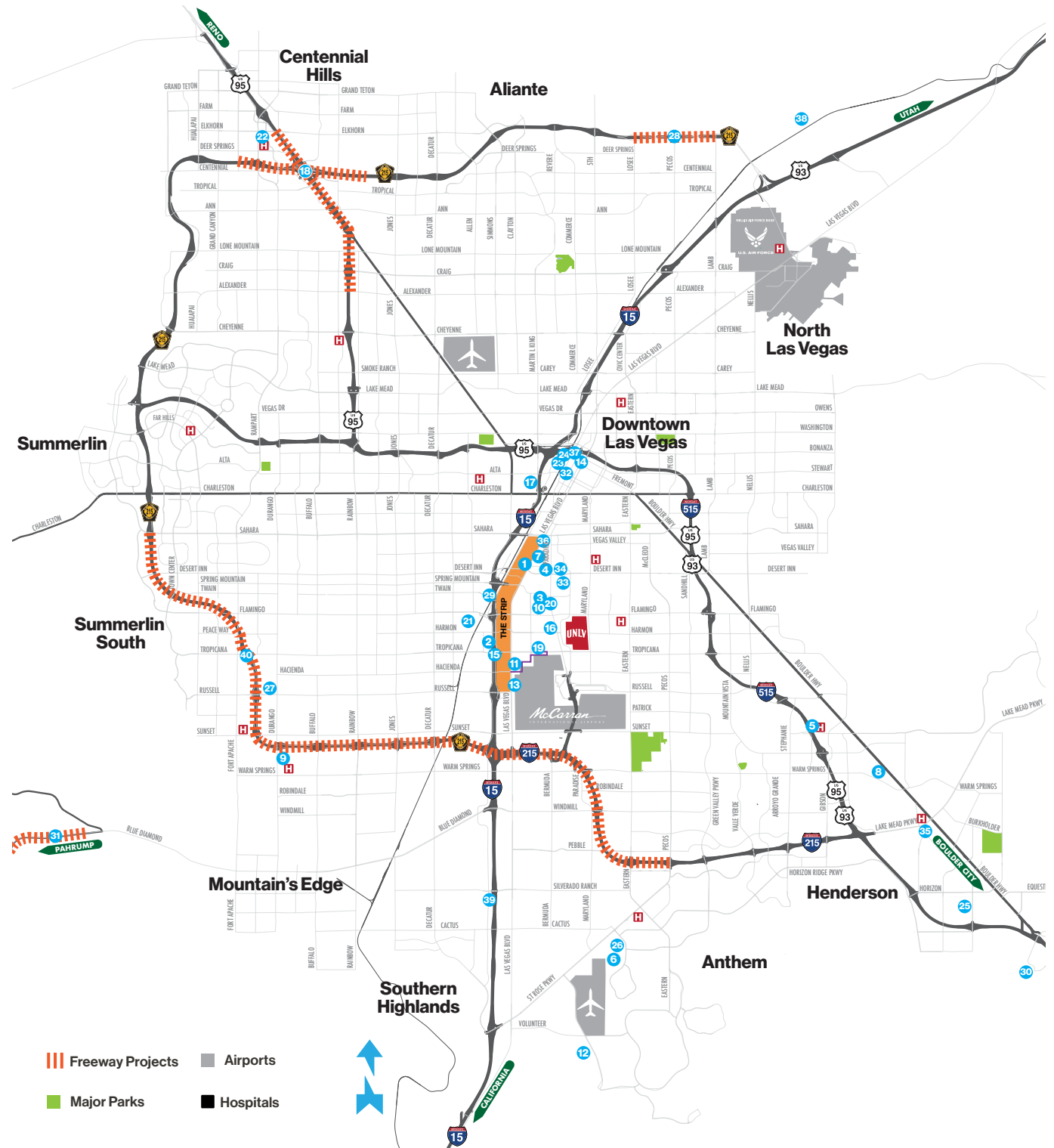
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Las Vegas 2020-2024 Development Pipeline

\$23.4 Billion

Estimated Construction Value

#	PROJECT NAME	COST
1	Resorts World Las Vegas	\$4.3B
2	Allegiant Stadium (Raiders)	\$1.97B
3	MSG Sphere at the Venetian	\$1.66B
4	Las Vegas Convention Center Expansion	\$1.4B
5	Union Village	\$1.2B
6	Henderson West	\$950MM
7	Majestic Las Vegas	\$850MM
8	Google Data Center	\$600MM
9	UnCommons	\$400MM
10	Caesars FORUM Conference Center	\$375MM
11	Astral Hotel and Casino	\$350MM
12	Haas Automation Manufacturing Plant	\$327MM
13	Dream Hotel	\$300MM
14	Nevada Museum of Art, Las Vegas	\$250MM
15	I-15 and Tropicana Interchange Reconstruction	\$200MM
16	Virgin Hotels Las Vegas (former Hard Rock)	\$200MM
17	UNLV Medical School Building	\$155MM
18	I-15 / CC 215 Northern Beltway Interchange	\$110.5MM
19	Las Vegas Monorail Extension to Mandalay Bay	\$100MM
20	Elysian at the Hughes Center	\$100MM
21	Delta by Marriott	\$100MM
22	Centennial Hills Hospital Expansion	\$98MM
23	AC Hotel by Marriott	\$95MM
24	Expo at World Market Center Las Vegas	\$90MM
25	CSN Health & Sciences Building	\$77MM
26	Intermountain Healthcare Performance Center	\$75MM
27	The Bend	\$70MM
28	New CC 215 Interchanges at Losee, Pecos, & Lamb	\$70MM
29	Luxury Apartments at Twain and Dean Martin	\$65MM
30	Nevada State College Education Building	\$61.9MM
31	Blue Diamond Widening	\$58.6MM
32	New Las Vegas Municipal Courthouse	\$56MM
33	Hampton Inn & Suites / Home2 Suites	\$55MM
34	Las Vegas Convention Center Loop	\$52.5MM
35	Downtown Henderson	\$50MM
36	Las Vegas Boulevard Repaving	\$47.7MM
37	Downtown Grand Hotel & Casino Third Tower	\$45MM
38	Water Pipeline to Apex Industrial Park	\$42MM
39	South Point Hotel Casino & Spa Renovation	\$40MM
40	CC 215 Beltway Widening	\$29.6MM



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A Look at Southern Nevada



Pictured: Red Rock Canyon



Pictured: Welcome to Las Vegas sign



Pictured: Nellis Air Force Base



Pictured: COH Justice Facility on Main Street

Clark County

- With jurisdiction over the world-famous Las Vegas Strip and covering an area the size of New Jersey, Clark is the nation's 14th-largest county and provides extensive regional services to more than 2.3 million citizens and more than 45.3 million visitors a year.
- Included are the nation's 9th-busiest airport, air quality compliance, social services and the state's largest public hospital, University Medical Center.
- Nevada has no shortage of compelling landscapes, and Clark County is no different. Mt. Charleston and skiing are just 45 minutes away, and Red Rock National Conservation area beckons on the western fringe of the Las Vegas Valley.

City of Las Vegas

- Las Vegas, officially the City of Las Vegas and often known simply as Vegas, is the 28th-most populated city in the United States, the most populated city in the state of Nevada, and the county seat of Clark County.
- The city anchors the Las Vegas Valley metropolitan area and is the largest city within the greater Mojave Desert.
- Las Vegas is an internationally renowned major resort city, known primarily for its gambling, shopping, fine dining, entertainment, and nightlife.
- The Las Vegas Valley as a whole serves as the leading financial, commercial, and cultural center for Nevada.

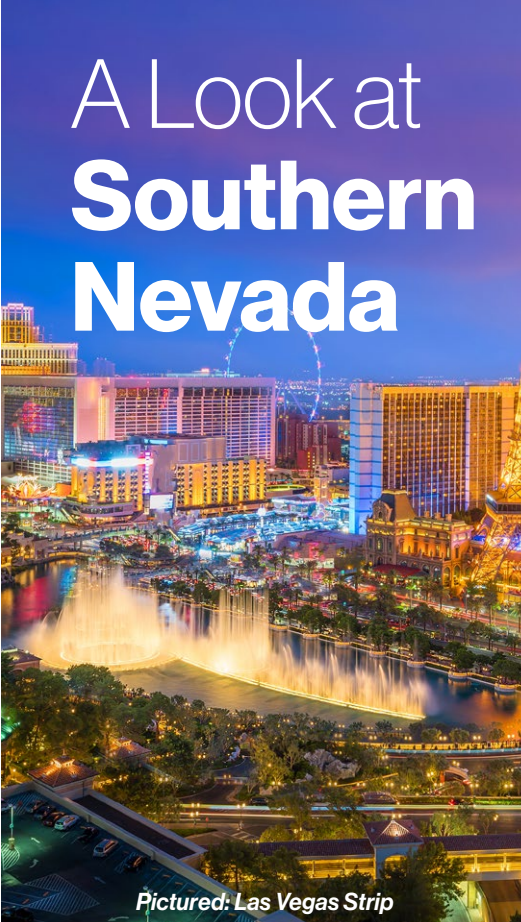
City of North Las Vegas

- The City of North Las Vegas experienced a population explosion over the past 17 years, in large part due to low unemployment, a booming economy, the connection of the freeway loop and record home building.
- The city of North Las Vegas is home to approximately 250,000 people, and features one of the most important Air Force bases in the country.
- Nellis Air Force Base is called the "Home of the Fighter Pilot," and houses the U.S. Air Force Warfare Center, the largest and most demanding advanced air combat training center in the world.

City of Henderson

- Henderson, officially the City of Henderson, is a city in Clark County, Nevada, United States, about 16 miles southeast of Las Vegas.
- It is the second-largest city in Nevada, after Las Vegas, with an estimated population of 290,000 residents in 2016.
- In 2011, Forbes magazine ranked Henderson as America's second-safest city. It has also been named as "One of the Best Cities to Live in America" by Bloomberg Business Week.
- In 2014, Henderson was again ranked as one of the Top 10 "Safest Cities in the United States" by the FBI Uniform Crime Report.

A Look at Southern Nevada



Pictured: Las Vegas Strip



Pictured: Fremont Street, Downtown



Pictured: Summerlin Library



Pictured: Rhodes Ranch Golf Course

The Las Vegas Strip

- The Las Vegas Strip is a stretch of South Las Vegas Blvd. in Clark County, NV that is known for its concentration of resort hotels and casinos.
- The Strip is approximately 4.2 miles in length, located immediately south of the Las Vegas city limits in the unincorporated towns of Paradise and Winchester.
- Many of the largest hotel, casino, and resort properties in the world are located on the Strip.
- Most of the Strip has also been designated as an All-American Road and is considered a scenic route at night.

Downtown Las Vegas

- Downtown Las Vegas (DTLV) is the central business district and historic center of Las Vegas, NV.
- It is the original town-site and was the gambling district of Las Vegas prior to the Strip, and the area still incorporates downtown gaming.
- It features a variety of hotel and business high-rises, cultural centers, historical buildings and government institutions, as well as residential and retail developments.
- Fremont Street is home to most of downtown's hotels and casinos.

Summerlin

- Summerlin is an affluent master-planned community in the Las Vegas Valley of Southern Nevada.
- It lies at the edge of the Spring Mountains and Red Rock Canyon to the west; it is partly within the official city limits of Las Vegas and partly within unincorporated Clark County.
- This rapidly growing community occupies over 22,500 acres according to its developers.
- Summerlin encompasses more than 230 parks, more than two dozen public and private schools, 14 houses of worship, 9 golf courses, 3 resort hotels, recreational facilities, retail and entertainment centers, well-established office parks, and a medical center.

Southwest Las Vegas

- Encompassing master-planned developments like Rhodes Ranch and Mountain's Edge, Southwest is a unique corner of the Valley known for its bedroom communities and rural charm.
- Southwest is part of a larger unincorporated stretch of Las Vegas that's tried to maintain its rural character.
- Today, its dual proximity to freeways and distance from The Strip makes it an ideal area for many Las Vegas as well as prospective homebuyers.

A New Sports Town

The Las Vegas metropolitan area is home to many sports, most of which take place in the unincorporated communities around Las Vegas rather than in the city itself. The Las Vegas Valley has three major league professional teams: the **Vegas Golden Knights of the NHL** who began play in 2017 as the region's first major pro team. The **Las Vegas Aces of the WNBA** became the region's second professional team in 2018. The Oakland Raiders of the NFL will begin play in Las Vegas as the **Las Vegas Raiders** by 2020 and become the region's third major professional team. Las Vegas is also home to one minor league sports team: the **Las Vegas Aviators of Minor League Baseball** affiliated with the **Oakland Athletics**. **Las Vegas Lights FC** is an expansion team for the United Soccer League.

