

GALLERIA AT SUNSET
RESTAURANT ROW





Strategic Location, **FAST LAUNCH. VEGAS READY.**

Henderson...
**ONE OF THE FASTEST GROWING
AND HOTTEST TRADE AREAS IN
SOUTHERN NEVADA.**



Located at the primary entrance of Galleria at Sunset, Restaurant Row benefits directly from the mall's position as a ±1.08 million square foot regional retail destination. With millions of annual visitors and a strong lineup of national anchors and specialty retailers, the center generates consistent, high-quality foot traffic that drives steady dining demand. Shoppers extend their visits with on-site dining, creating a built-in customer base for restaurants, while the property's high visibility and surrounding retail synergy reinforce Restaurant Row as a premier dining destination in Henderson.

±1,080,000 SF

two-level enclosed shopping center

5 DEPARTMENT STORE ANCHORS:

Macy's, Dillard's, JCPenney, Kohl's,
Dick's Sporting Goods

120+ SPECIALTY RETAILERS

including H&M, Victoria's Secret, Vans,
Foot Locker

MILLIONS OF ANNUAL VISITORS

supporting consistent restaurant demand

EXCEPTIONAL VISIBILITY

& access at the intersection of I-11, Sunset Rd,
Stephanie St, and Galleria Dr

STRONG DAILY TRAFFIC COUNTS:

I-11 (133,000 VPD), Sunset Rd (42,000 VPD),
Stephanie St (38,000 VPD),
Galleria Dr (27,000 VPD)

Second Gen Restaurant

READY TO LAUNCH YOUR CONCEPT

AVAILABLE RESTAURANT SPACES FOR LEASE

Lower Level - #1900: ±3,517 SF (shell condition)

Level 1



Second Gen Restaurant

READY TO LAUNCH YOUR CONCEPT

AVAILABLE RESTAURANT SPACES FOR LEASE

Upper Level - #2065: $\pm 7,091$ SF

[VIRTUAL TOUR](#)

Upper Level - #2920: $\pm 4,926$ SF

[VIRTUAL TOUR](#)

Upper Level - #2940: $\pm 5,081$ SF

[VIRTUAL TOUR](#)

Upper Level - #2950: $\pm 8,520$ SF

[VIRTUAL TOUR](#)

Level 2

Dillard's



Prominently Positioned, UNMATCHED VISIBILITY



Available
#2950
±8,520 SF

Available
#2940
±5,081 SF

Available
#2920
±4,926 SF

Available
#2605
±7,091 SF

Available
#1900
±3,517 SF

Capture the Crowd: **BUILT IN FOOT TRAFFIC**

DICK'S

Dillard's

★macy's

H&M

PACSUN
GOLDEN STATE of MIND

Buckle

VICTORIA'S
SECRET

PANDORA

HOLLISTER

SHOE PALACE

MINI
SO

AMERICAN EAGLE
OUTFITTERS

Bath
& Body
Works

TILLYS

G
BY GUESS

D1

POPEYES

LENSCRAFTERS



Your Next CULINARY HOTSPOT



Walmart

Lowe's

Smith's
FOOD & DRUG STORES
Burlington
TJ-maxx
DOLLAR TREE

MISSION BBQ
the Habit
BURGER GRILL
OUTBACK
STEAKHOUSE

SPORTSMAN'S
WAREHOUSE
ALDI
BEST BUY
petco

RED LOBSTER

BUFFALO
WILD WINGS
Panera
BREAD

SUNSET STATION
HOTEL-CASINO

Urban Cafe
J.J. REDDY
FIVE GUYS
BURGERS and FRIES
JETT'S
PIZZA

Chick-fil-A

FIRST WATCH
corner
bakery
cafe

FLOOR
DECOR

COSTCO
WHOLESALE

Restaurant ROW

W SUNSET RD | 30,500 VPD

Yard House

WEST TEXAS

BABYSTACKS
cafe

zao

Lazy DOG

Applebee's

Starbucks

E5 FITNESS

MARIANA'S
SUPERMARKETS

NORDSTROM
rack
HomeGoods
SPROUTS
FARMERS MARKET
Total Wine
& MORE

golden corral

TARGET

HOBBY
LOBBY

GALLERIA
AT ARCADE

McDonald's

LONGHORN
STEAKHOUSE

ROSS
DRESS FOR LESS

IKEA

85c+

STEPHANIE ST | 23,600 VPD

Area DEMOGRAPHICS



POPULATION



OF HOUSEHOLDS



AVERAGE HOUSEHOLD SIZE



AVERAGE HOUSEHOLD INCOME



MEDIAN AGE

	POPULATION	# OF HOUSEHOLDS	AVERAGE HOUSEHOLD SIZE	AVERAGE HOUSEHOLD INCOME	MEDIAN AGE
1 Mile	12,811	4,771	2.68	\$118,483	37.0
3 Mile	140,359	52,629	2.61	\$116,771	38.0
5 Mile	384,028	147,862	2.59	\$117,732	38.6

EDUCATION



Bachelor's/
Graduate/
Professional
Degree

1 MILE

31.2%

3 MILES

37.3%

5 MILES

35.9%



Associates
Degree

12.0%

9.7%

9.8%



Some College,
No Degree

18.6%

19.8%

20.1%



High School
Graduate

19.4%

21.1%

21.7%

No High
School
Diploma

4.6%

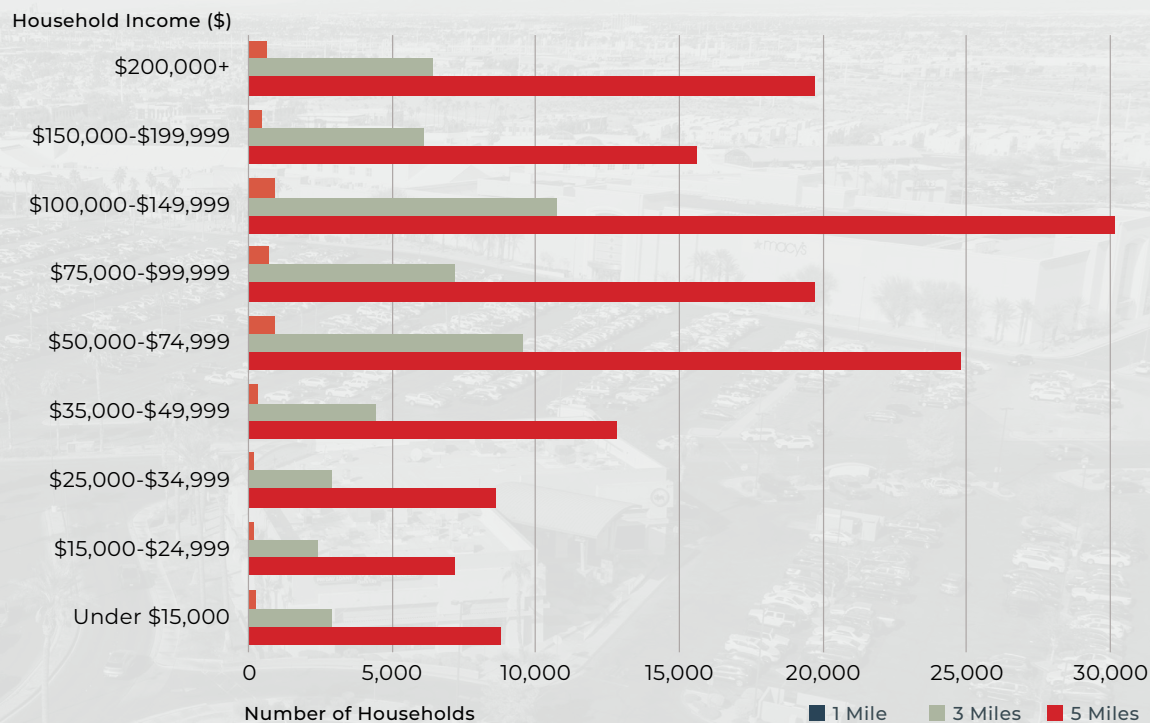
4.7%

4.8%

Source: Esri 2025

INCOME

2025 HOUSEHOLD INCOME DISTRIBUTION





In the Center of **WHATS NEXT**

Galleria at Sunset is located in one of the fastest-growing areas in Nevada, fueled by rapid population growth, new housing, and rising incomes. With over 18,000 new homes planned within a 3-mile radius and thousands of new residents arriving each month, the surrounding trade area continues to expand with affluent, lifestyle-driven consumers—creating strong, long-term potential for restaurant success.

- **18,000+ NEW HOMES** planned within a 3-mile radius
- Nearly **6,000 NEW RESIDENTS** moving into the region each month
- **\$96,898 AVERAGE HOUSEHOLD INCOME** within the trade area
- **18% PROJECTED INCOME GROWTH** over the next five years
- **DOZENS OF LUXURY AND MASTER-PLANNED COMMUNITIES** within 10 miles





Strategically Located. **THOUGHTFULLY EVOLVING.**

Ownership remains committed to continuous improvement through strategic capital investments designed to enhance the overall customer experience. These targeted upgrades are intended to increase dwell time and support long-term leasing demand.

CAPITAL IMPROVEMENT HIGHLIGHTS



Refreshed Entrances and updated Facade Elements



Renovated Restrooms and Common Areas



Enhanced Signage, Wayfinding, and Landscaping



Upgraded Seating Areas and Lighting Features



Modernized Food Court Design and Aesthetics



With **tentative completion between 2028-29**, ownership is focused on elevating the merchandise mix with best-in-class retailers and chef driven concepts in this proven and desirable market.

GALLERIA AT SUNSET RESTAURANT ROW



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