

FOR LEASE



**WinCo
FOODS**

RC Willey
Your Home. Your Way.

**DRAGONRIDGE
COUNTRY CLUB**

**FOUR SEASONS
PRIVATE RESIDENCES
LAS VEGAS**

CASTILE
498 Units

STEPHANIE ST

**INTERSTATE
215**

TREK

FedEx

**UPTOWN
JUNGLE
FUN PARK**

EoS FITNESS
BETTER GYM. BETTER PRICE.

**TRIVIA
WADNESS**

Aspire
At Paseo
450 Units

1,188 SF- 6,200 SF Retail Space Available

11 – 43 S Stephanie St. Henderson, NV 89012

MILES SANSONE

Phone: (702) 768-1930 (702) 914-9500 x107

Email: Leasing@SansoneCompanies.com

Corporate Address: 2580 St. Rose Pkwy. Ste. 125 Henderson, Nevada 89074

www.SansoneCompanies.com



Stephanie Beltway Plaza
Henderson, NV 89012

PROPERTY DETAILS



LEASING DETAILS

SPACE AVAILABLE	1,188 SF- 6,200 SF
LEASE PRICE	\$2.98/\$3.25 PSF
NNN	\$0.50 PSF
TIA AVAILABLE	LANDLORD WILL CONTRIBUTE FOR GREASE INTERCEPTOR

PROPERTY HIGHLIGHTS

- EOS Gym anchored with strong Tenant Mix
- Located off of I-215
- Affluent area with great demographics
- Huge Open parking field
- National Tenants: EOS, UpTown Jungle ,Trek's, and more!

DEMOGRAPHICS

POPULATION	2-mile	5-mile	10-mile
2024 Population	20,701	112,010	300,527
HOUSEHOLDS	2-mile	5-mile	10-mile
2024 Households	8,747	45,958	119,225
INCOME	2-mile	5-mile	10-mile
2024 Average	\$107,313	\$108,090	\$98,254

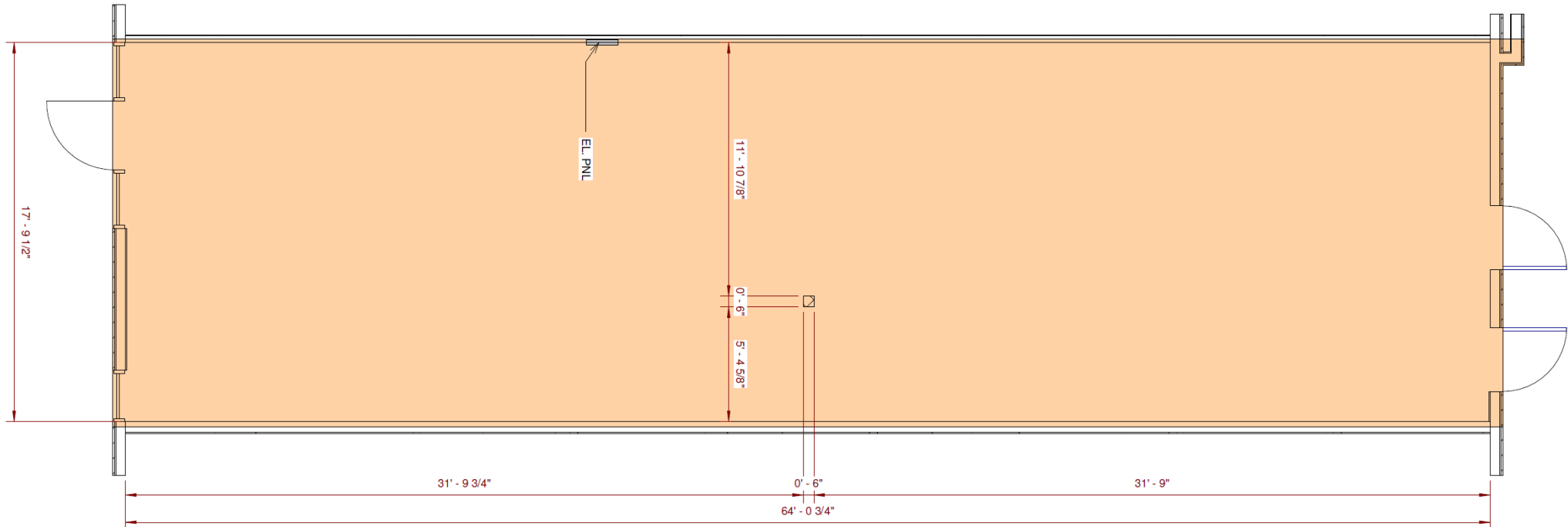




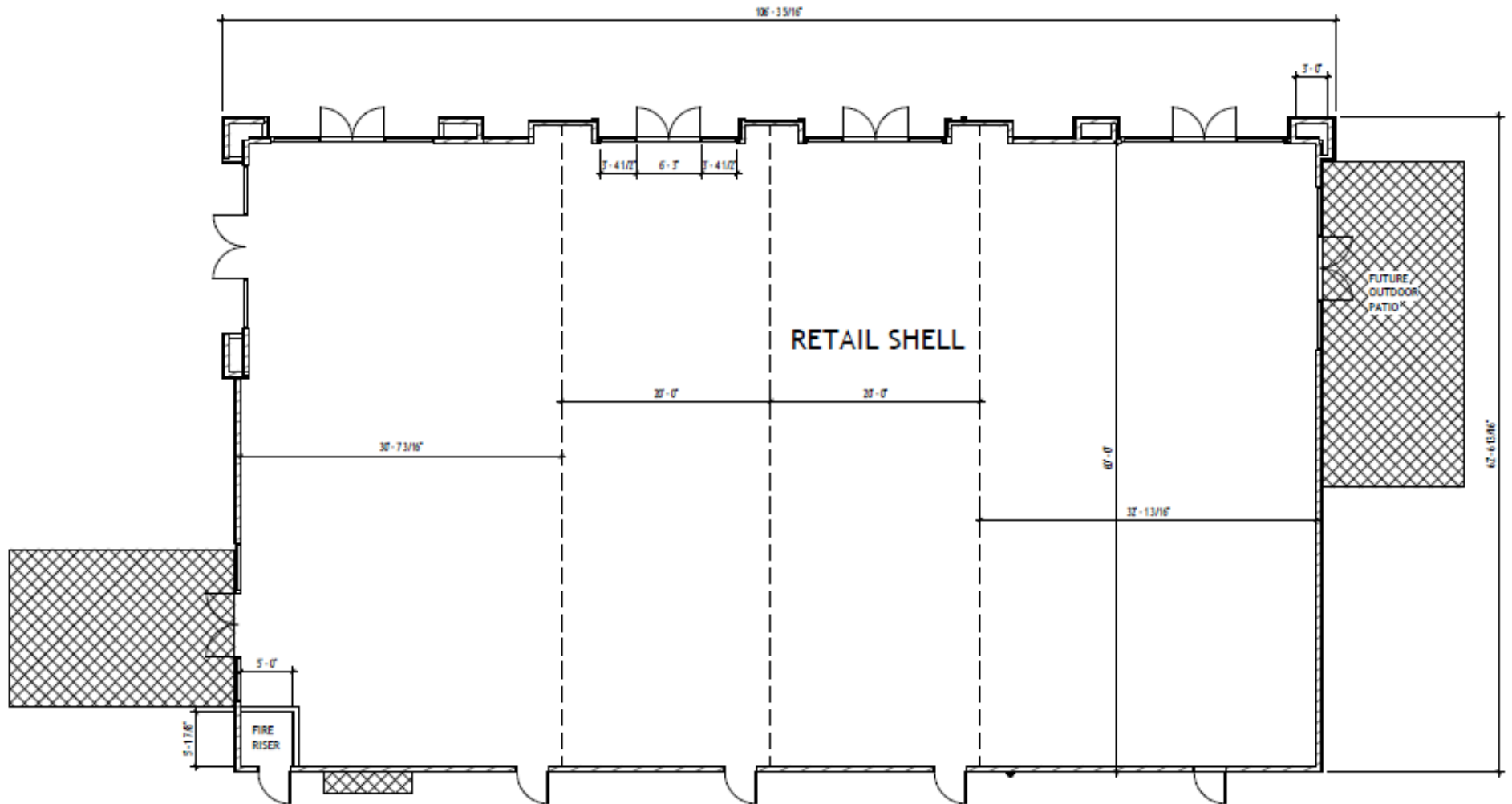


BLDG. 11	SUITE 120 -130	LEASED	2,589 SF
	SUITE 150	AVAILABLE	1,188 SF
BLDG. 43	SUITE 140	AVAILABLE	1,191 SF
	SUITE 150	LEASED	1,203 SF
	FUTURE PAD A	LEASED	6,200 SF
	FUTURE PAD B	AVAILABLE	6,200 SF









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