

FOR LEASE



**WinCo
FOODS**

RCWilley.
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**

**TRIVIA
MADNESS**

EoS FITNESS
BETTER OYM. BETTER PRICE.

Aspire
At Paseo
450 Units

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

11 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



LEASING DETAILS

SPACE AVAILABLE	1,188 SF- 6,200 SF
LEASE PRICE	\$2.75/\$3.25 PSF
NNN	\$0.48 PSF
T.I.	AVAILABLE FOR QUALIFIED USES

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

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!





ascaya





I-215 OFF-RAMP

STEPHANIE



BLDG. 27	SUITE 150	AVAILABLE	5,577 SF
BLDG. 11	SUITE 150	AVAILABLE	1,188 SF
FUTURE PAD B	TBD	AVAILABLE	6,200 SF



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