



FOR LEASE
2970 St. Rose Parkway
Henderson, Nevada 89052



FOR LEASE

ERIC ROGOSCH
Vice President
O: 702.527.5313
eric.rogosch@svn.com
NV #S.52003

ZECHARIAH LEVI, CCIM
Advisor
O: 702.527.6280
zech.levi@svn.com
NV #S.189634.LLC

NOLAN JULSETH-WHITE, CCIM
Managing Director
O: 702.527.7562
nolan.jwhite@svn.com
NV #BS.146060.LLC

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$3.00 SF/month (NNN)
AVAILABLE SF:	2,200 SF
CAMS:	\$0.50/SF
ZONING:	Community Commercial (CC)
JURISDICTION:	Henderson
BUILDING SIZE:	12,736 SF

PROPERTY DESCRIPTION

SVN | The Equity Group is pleased to present for lease: Southfork Plaza in Henderson, Nevada. A dual-anchored power center by Lowe's and HomeGoods in one of the busiest retail corridors in the valley. Located at the signalized intersection of St. Rose Parkway and Eastern Avenue, the center features a strong mix of national tenants including Chick-fil-A, Envogue Salon, and FedEx. With traffic counts exceeding +/- 102,000 VPD and proximity to the rapidly expanding St. Rose corridor, this center is adjacent to St. Rose Dominican Hospital. The surrounding trade area is densely populated, with nearby Coronado and Silverado High Schools serving +/- 5,538 students.

PROPERTY HIGHLIGHTS

- End-Cap with Street Visibility now available!
- Second-Gen retail space with two restrooms.
- Anchored by HomeGoods, shadow-anchored by Lowe's
- Located directly across Dignity Health St. Rose Dominican
- Dense retail trade area surrounded by many national co-tenant

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O: 702.527.6280
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NV #S.0189634.LLC

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SITE PLANS



SUITE	TENANT	SF
Building 2950		
A	HomeGoods	25,220
Building 2960		
110	Henderson Dermatology	4,196
130	Dental Care	1,307
150	Neck and Back Clinics	2,613
170	DogSupplies.com	4,000
Building 2970		
100	Meadows Bank	3,400
120	Consumer Cellular	3,052
130	Elements Massage	1,850
140	AVAILABLE	2,200
Building 2980		
100	Midas Auto Center	2,700
120	Fiesta Filipina Cuisine	2,535
130	Gun Shop	1,300
140	The Birthday Suit	1,650
Building 2986		
100	Envogue Salon	6,400
140	Pedego Electric Bikes	2,700
160	Vos Nails	1,350

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SITE PLANS CONT'D



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ADDITIONAL PHOTOS



ERIC ROGOSCH
 O: 702.527.5313
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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

0.3 MILES 0.5 MILES 1 MILE

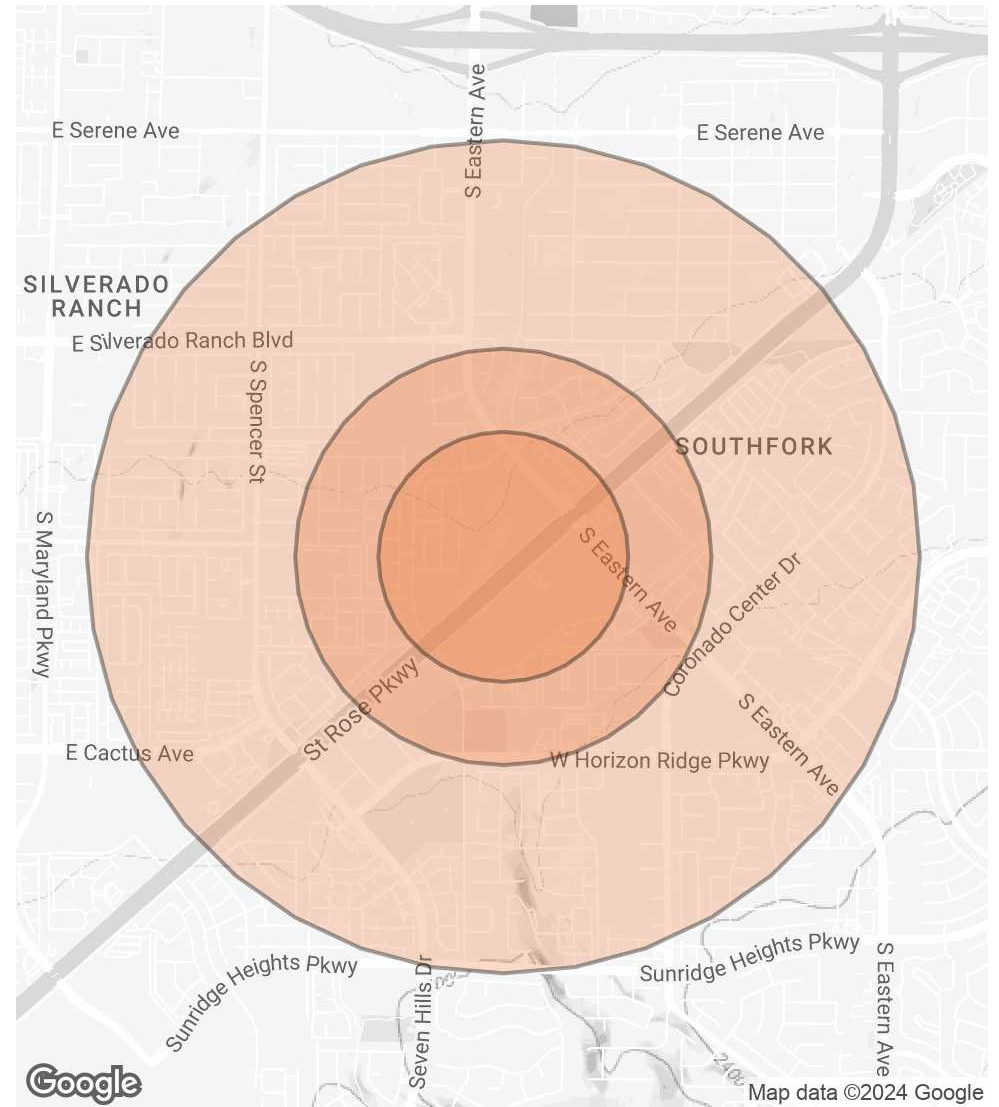
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	962	5,399	24,796
AVERAGE AGE	38	38	39
AVERAGE AGE (MALE)	37	37	38
AVERAGE AGE (FEMALE)	38	39	40

HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	401	2,276	10,369
# OF PERSONS PER HH	2.4	2.4	2.4
AVERAGE HH INCOME	\$79,525	\$89,957	\$99,609
AVERAGE HOUSE VALUE	\$446,233	\$482,292	\$518,021

Demographics data derived from AlphaMap



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