



## MAHACAMU MARKETPLACE

60-90 S Stephanie St  
Henderson, NV 89012

**SUITE 130**  
**±1,260 SF | RETAIL**

**SUITE 150**  
**±1,800 SF | RESTAURANT**

**NAI**Excel

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Todd Manning

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# Property Details

ADDRESS	60-90 S Stephanie St, Henderson, NV 89012
LEASE RATE	<b>\$2.25 PSF/Mo</b>
NNN RATE	<b>\$0.77 PSF/Mo</b>
YEAR BUILT	2004
USE	Retail   Neighborhood Center
ZONING	CC, Community Commercial
APN	178-22-112-014, 015

# Property Highlights

- High-Visibility Retail Center
- Strong Demographics
- High-Demand Trade Area serving MacDonald Ranch, Henderson, and Green Valley Ranch
- Convenient Access from 215 Beltway



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# SUMMARY

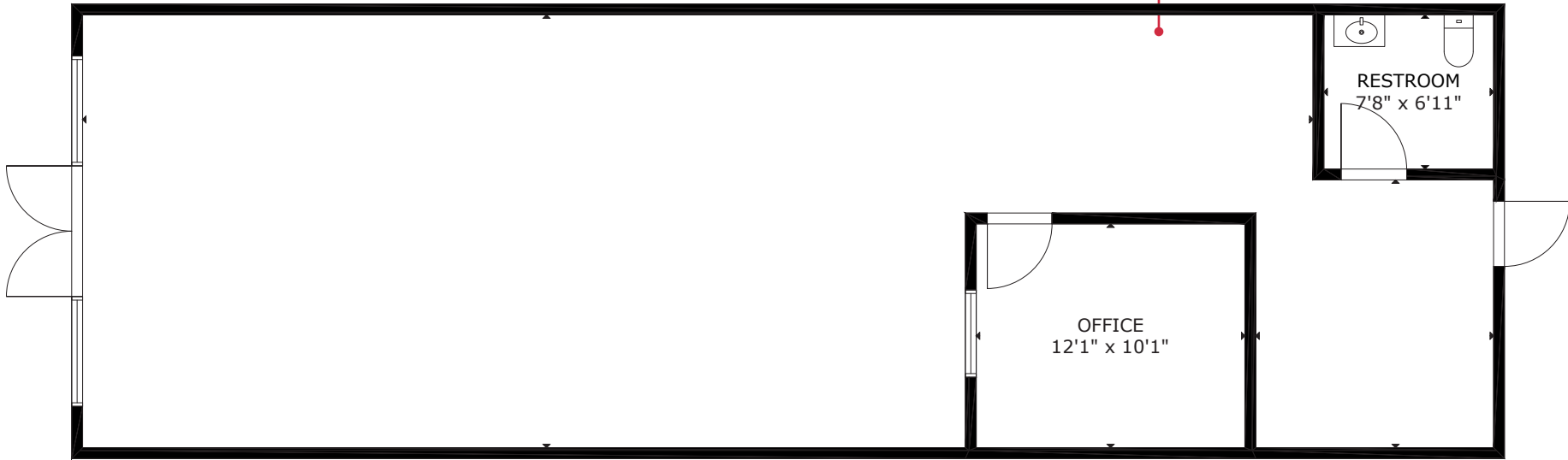
# SITE PLAN



# FLOOR PLAN



CLICK HERE  
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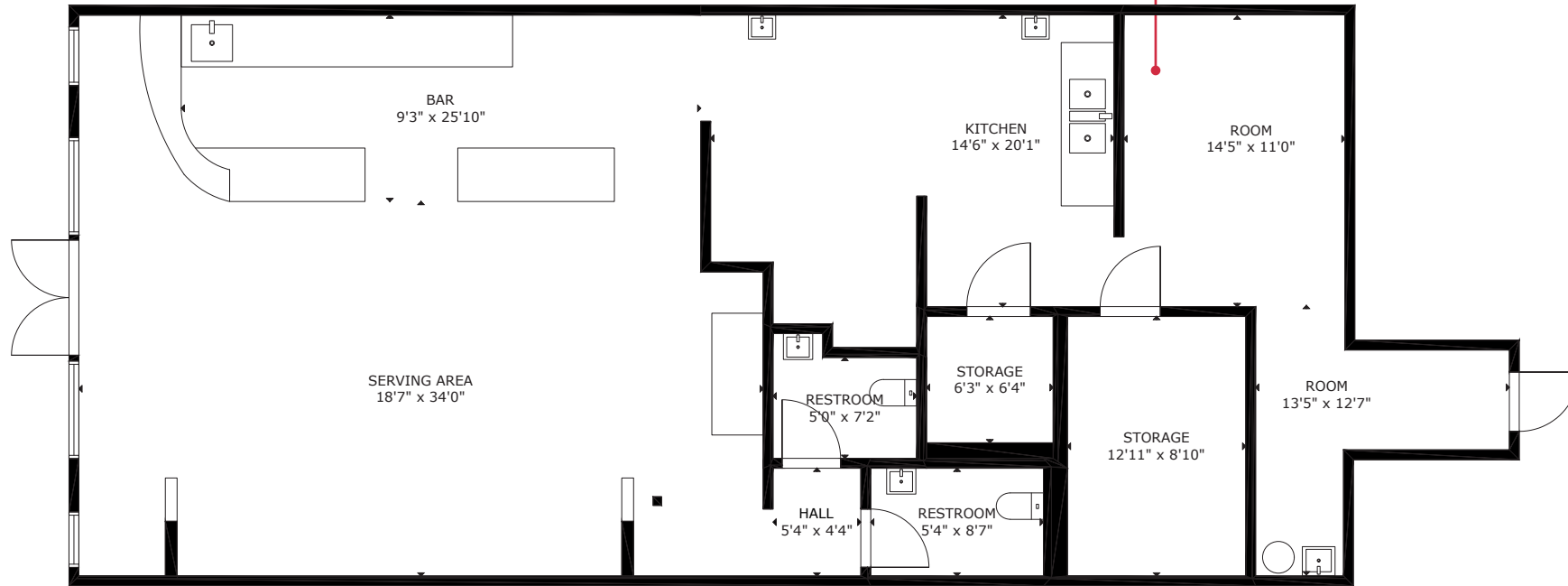


SUITE	TOTAL SF	USE
130	±1,260 SF	Retail

# FLOOR PLAN



CLICK HERE  
FOR A 3D TOUR



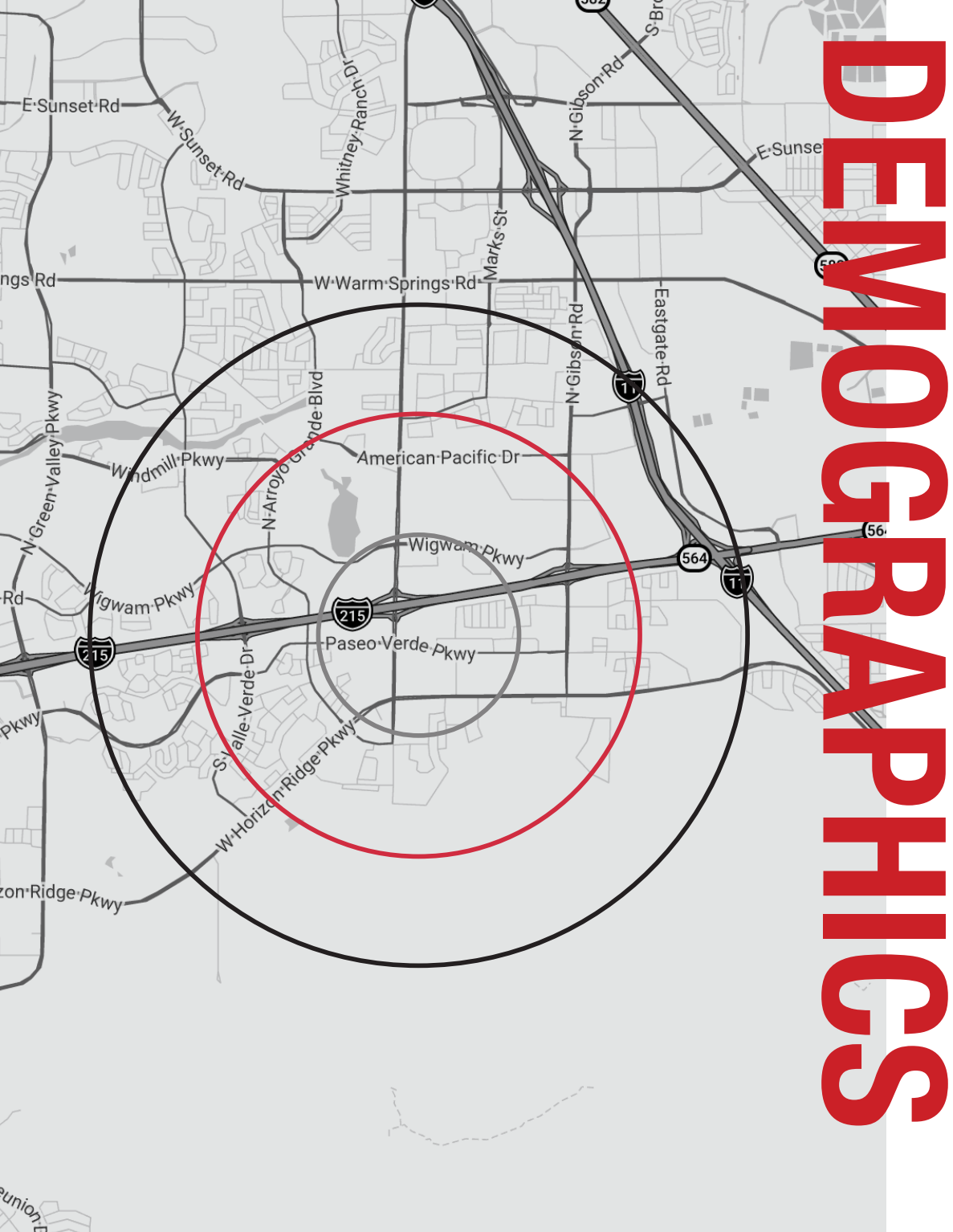
SUITE	TOTAL SF	USE
150	±1,800 SF	Restaurant

- ▶ Landlord will contribute towards the cost of a grease trap and oven hood for a qualified tenant.



# AREA MAP





# DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2025 Population	19,844	105,694	302,075
HOUSEHOLDS	1-mile	3-mile	5-mile
2025 Households	8,622	44,361	121,689
INCOME	1-mile	3-mile	5-mile
2025 Average HH Income	\$123,587	\$132,882	\$121,205

## Traffic Counts

STREET	AADT
Stephanie St / Paseo Verde	22,400
Stephanie St / Wigwam Pkwy	39,000

## Cities Nearby

Reno, Nevada	441 miles
Los Angeles, California	270 miles
Salt Lake City, Utah	420 miles
Denver, Colorado	748 miles
Phoenix, Arizona	301 miles
San Antonio, Texas	1,280 miles

# TERMS & CONDITIONS

## Terms and Conditions

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## Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being “as built”, and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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