

WHITNEY RANCH BUSINESS CENTER

1000 Stephanie Place, Unit #10 | Henderson, NV 89014

AVAILABLE
For Sublease



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Sublease



\$1.30 PSF NNN

Lease Rate



\$0.33 PSF

Est. CAM Charges



±3,000 SF

Square Footage

Property Details

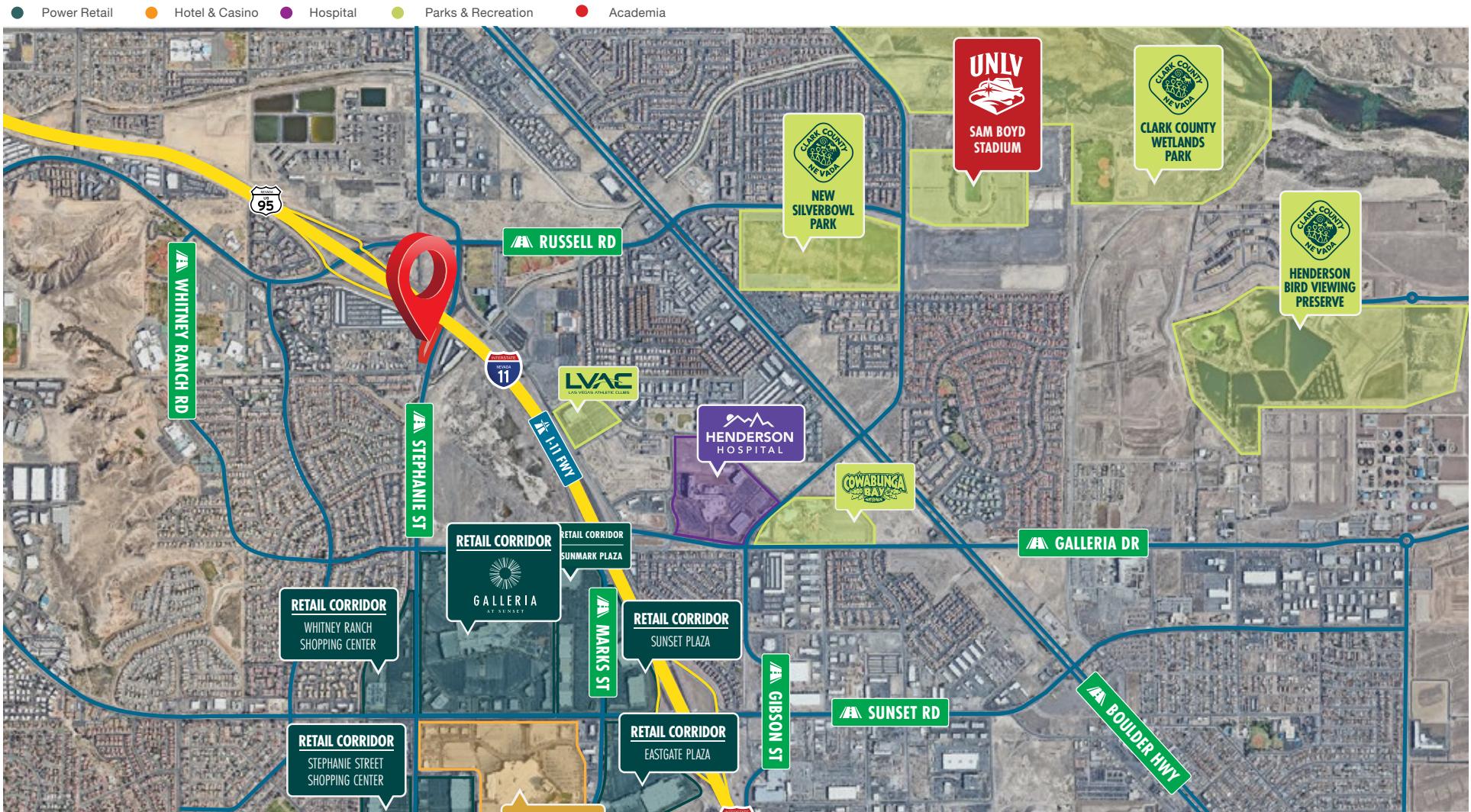
1000 Stephanie Place, Las Vegas, NV 89014 ("The Property) is located within the Whitney Ranch Business Center, a ±60,000 SF building on a ±3.47 acre lot with convenient access to the I-11 / US-95 Freeway. The featured listing, Unit #10, offers ±3,000 SF of industrial space consisting of a small office, in-suite restroom, and warehouse serviced by a grade level overhead door. The property offers convenient access to Harry Reid International Airport and the 215 beltway.

Property Highlights

- APN: 162-34-204-002
- Small office and private bathroom in each unit
- HVAC in office and swamp cooler in warehouse
- Good on-street and off-street parking
- Located near new Cadence master planned community
- Great visibility along the I-11 (US-95) FWY and Stephanie Street
- Auto users allowed
- Sublease term through August 31, 2026



Zoned for General Industrial (I-G), Henderson



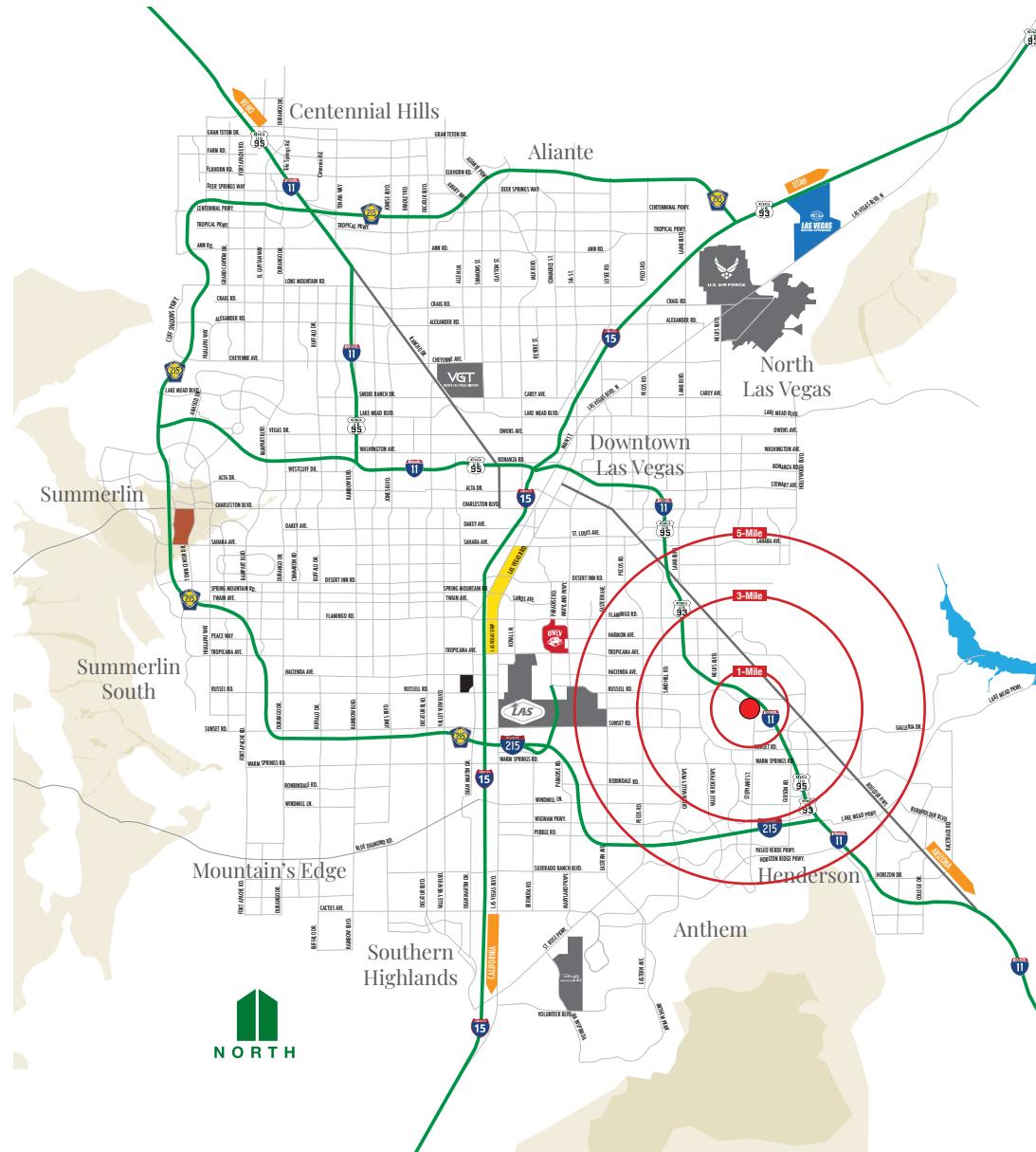
Population	1 mile	3 miles	5 miles
2010 Population	13,302	122,644	302,886
2020 Population	16,224	140,903	347,905
2024 Population	17,298	142,549	358,862

	1 mile	3 miles	5 miles
2029 Population	17,704	146,628	371,893
2010-2020 Annual Rate	2.01%	1.40%	1.40%
2020-2024 Annual Rate	1.52%	0.27%	0.73%
2024-2029 Annual Rate	0.47%	0.57%	0.72%
2024 Median Age	34.6	38.0	39.4

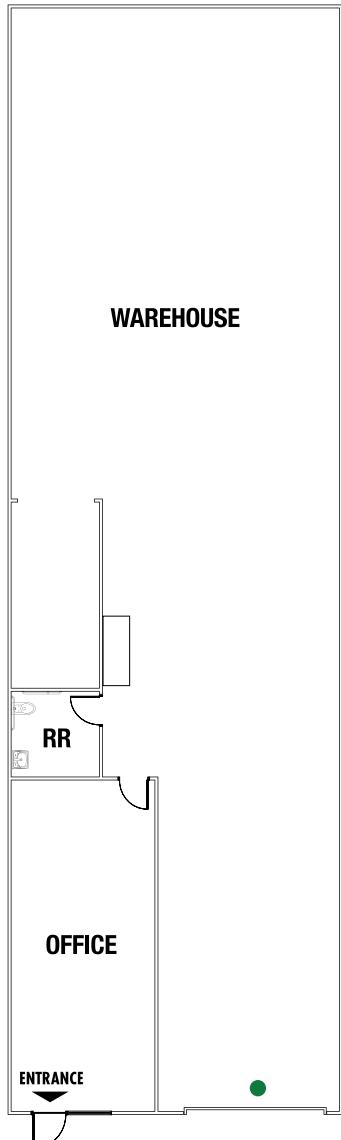
Households	1 mile	3 miles	5 miles
2024 Wealth Index	53	65	76
2010 Households	5,369	46,781	116,657
2020 Households	6,678	54,399	134,944
2024 Households	7,150	55,482	140,208
2029 Households	7,414	57,770	146,931
2010-2020 Annual Rate	2.21%	1.52%	1.47%
2020-2024 Annual Rate	1.62%	0.46%	0.90%
2024-2029 Annual Rate	0.73%	0.81%	0.94%

Average Household Income	1 mile	3 miles	5 miles
2024 Average Household Income	\$79,915	\$87,472	\$95,585
2029 Average Household Income	\$93,598	\$102,555	\$112,073
2024-2029 Annual Rate	3.21%	3.23%	3.23%

Housing	1 mile	3 miles	5 miles
2010 Total Housing Units	5,998	52,405	131,413
2020 Total Housing Units	7,116	58,210	145,113
2024 Total Housing Units	7,515	58,723	149,323
2024 Owner Occupied Housing Units	2,978	29,360	79,949
2024 Renter Occupied Housing Units	4,172	26,122	60,259
2024 Vacant Housing Units	365	3,241	9,115
2029 Total Housing Units	7,744	61,036	156,083
2029 Owner Occupied Housing Units	3,243	31,537	86,160
2029 Renter Occupied Housing Units	4,171	26,233	60,771
2029 Vacant Housing Units	330	3,266	9,152





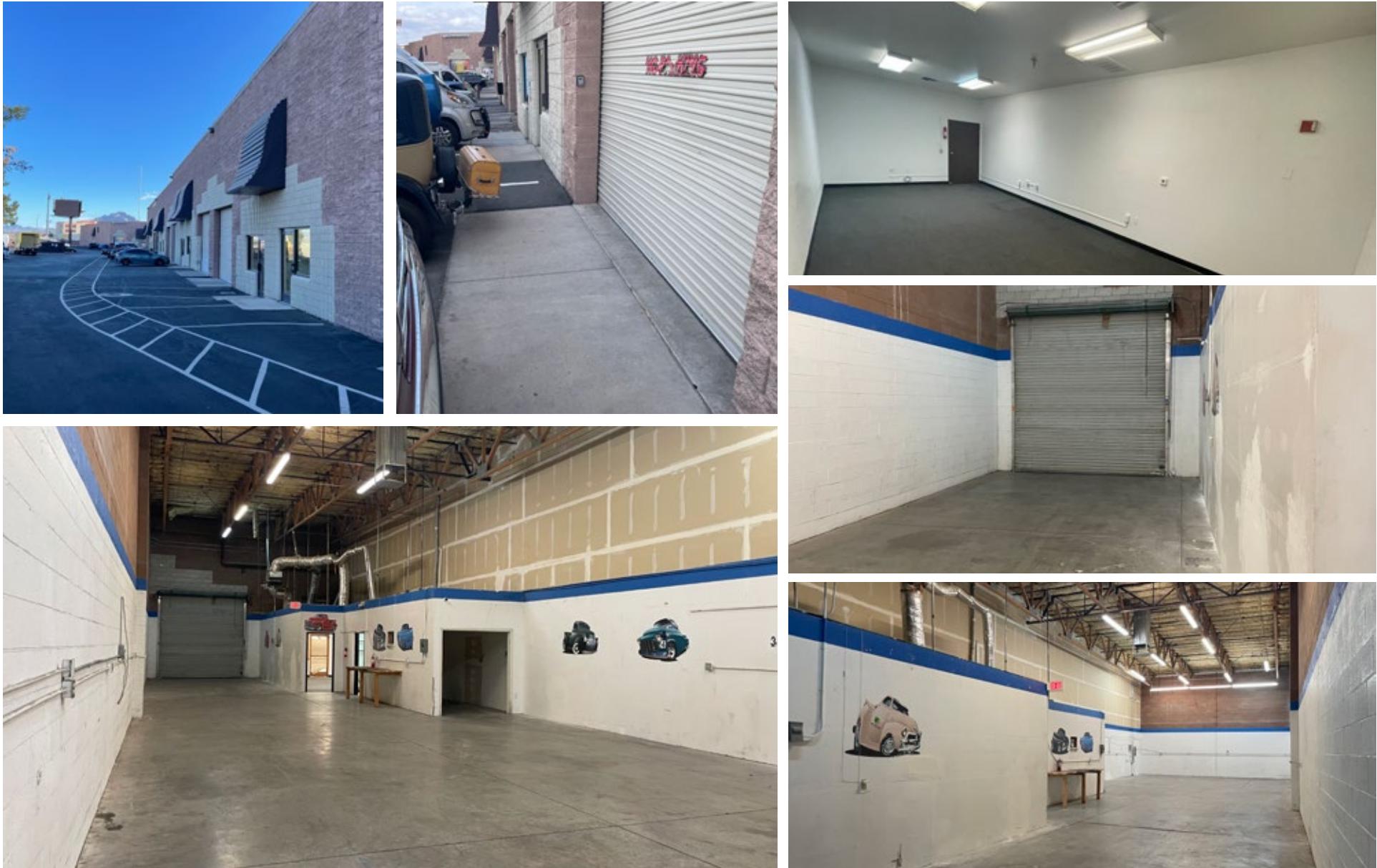


Unit #10 Details

- + **Total SF:** ±3,000
- **Office SF:** ±400
- **Warehouse SF:** ±2,600
- + **Loading:** One (1) 12' x 12' grade level door
- + **Power:** 200 amps • 120/208 volt • 3-phase
(to be verified by tenant)
- + **Clear Height:** 22'
- + **Cooling:** HVAC in office / Swamp cooler in warehouse
- + **Sprinkler System:** Wet
- + **Lease Rate:** \$1.30 PSF NNN
- + **CAM Charges:** \$0.33
- + **Monthly Rent:** \$4,890.00
- + **Availability:** September 1, 2025
- + **Sublease Term:** Through August 31, 2026

Drawings and plans are not to scale. Any measurements are approximate and are for illustrative purposes only. There is no guarantee, warranty or representation as to the accuracy or completeness of any plans or designs.

- Grade Level Door



Clark County Nevada

Synopsis

As of the 2020 census, the population was 2,265,461, with an estimated population of 2,350,611 in 2024. Most of the county population resides in the Las Vegas Census County Divisions across 435 square miles. It is by far the most populous county in Nevada, and the 14th most populous county in the United States. It covers 7% of the state's land area but holds 73% of the state's population, making Nevada one of the most centralized states in the United States.

With jurisdiction over the world-famous Las Vegas Strip and covering an area the size of New Jersey, Clark County is the nation's 14th-largest county. The County is a mix of urban and rural locales that offers the convenience of city living with access to some of the nation's best outdoor recreational areas just a short drive away.

Clark County employs more than 10,000 people over 38 departments. The County has an annual budget of \$11.4 billion, which surpasses that of the state government.

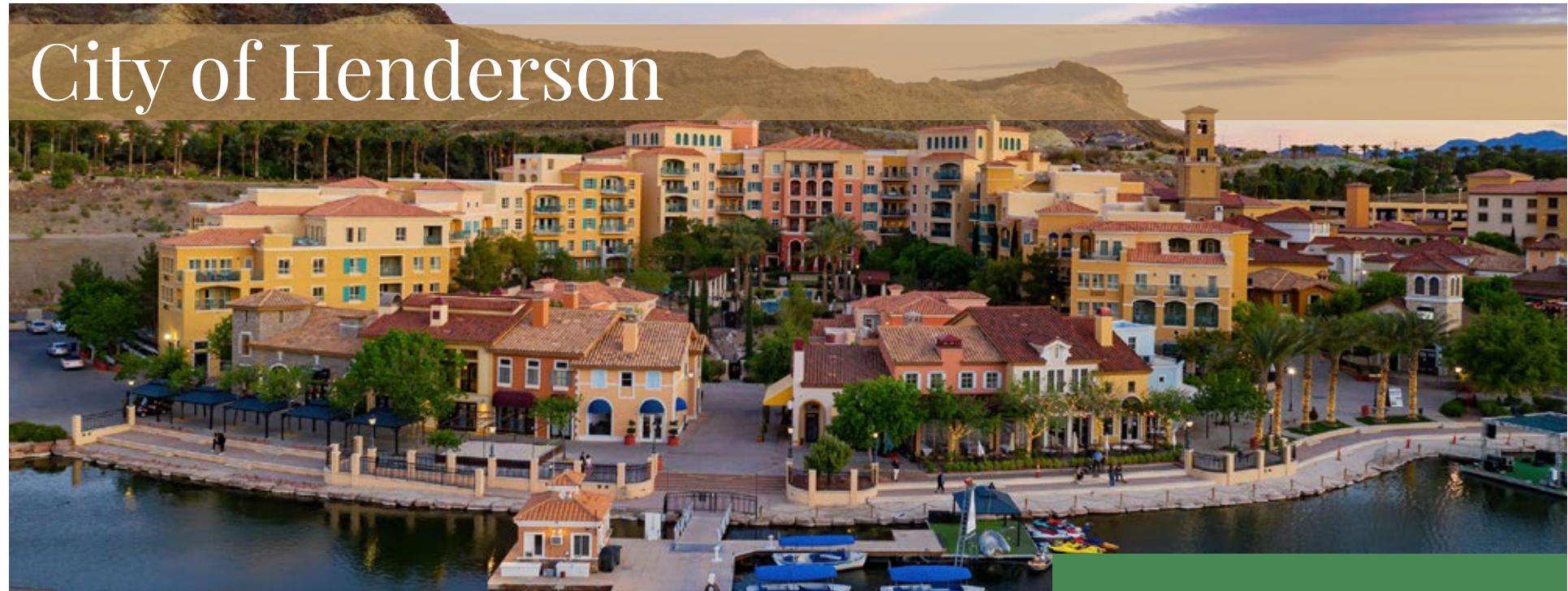
Quick Facts

 **±7,892**
Land Area
(Square Miles)

 **2,265,461**
Population

 **298**
Pop. Density
(Per Square Mile)

Sources: clarkcountynv.gov, data.census.gov, lvgea.org, wikipedia.com



Synopsis

The City of Henderson is nestled among three of the most renowned man-made attractions – the neon of Vegas, the engineering marvel of the Hoover Dam and the tranquil beauty of Lake Mead. As a vibrant and inviting residential and business community, Henderson offers an abundance of cultural events, special attractions, miles of trails and open spaces, and outstanding recreational facilities, as well as renowned resorts, restaurants and shopping.

Henderson is one of the fastest growing cities in Nevada, offering a nationally acclaimed quality of life, Henderson continually attracts young energetic talent to the region, while a robust training ecosystem develops and delivers workforce skills aligned to industry needs.

Quick Facts

 **331,415**
Population as of 2022

 **2,984**
Pop. Density (Per Sq. Mi.)

In 2024, Henderson was awarded the prestigious Malcolm Baldrige National Quality Award.

This is one of the highest recognition for performance excellence in the United States, bestowed by the President. This award highlights Henderson's exceptional commitment to resilience and long-term success, evaluating its processes, data-driven decision-making, and overall excellence.

Nevada Tax Advantages

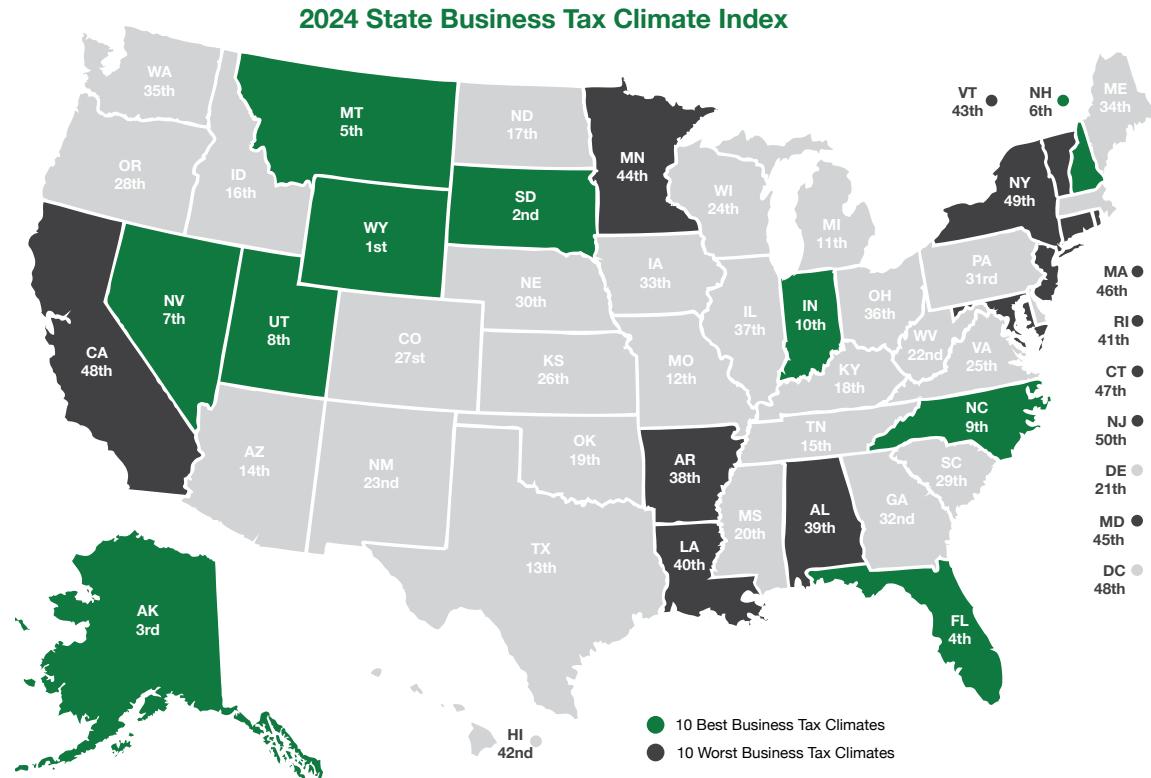
NEVADA

has always been a popular choice for businesses due to various factors such as low-cost startup, regulatory benefits, and competitive utility rates.

The Tax Climate Index ranking California ranks 48th, Arizona 14th, Idaho 16th, Oregon 28th and Utah 8th.

Here are the main tax advantages of this state:

- No income tax
- No tax on pensions
- No tax on social security
- No tax on estate or inheritance
- Low property taxes
- No gross receipts tax
- No franchise tax
- No inventory tax
- No tax on issuance of corporate shares
- No tax on sale or transfer of shares



Nevada Tax System:

Nevada is ranked 7th in the Tax Foundation's 2020 State Business Tax Climate Index, focusing on corporate taxes, individual income taxes, sales taxes, unemployment insurance taxes, and property taxes.

Source: Nevada Governor's Office of Economic Development; www.TaxFoundation.org



Service you deserve. People you trust.



Road Transportation

Las Vegas, and surrounding towns are less than one day's drive over arterial interstate highways to nearly 60 million consumers as well as to the major U.S. deep water seaports serving the Pacific Rim.



Rail Transportation

Major Union Pacific and Southern Pacific rail connections in Las Vegas and Reno also, too, play an essential role in carrying the world's freight from the Pacific Coast to America's Heartland and beyond.



Air Transportation

Globally, Harry Reid International Airport in Las Vegas has been a Top 20 airport for more than five years, annually serving more than 40 million and handling more than 189 million pounds of cargo.

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Southern Nevada Growth

200,000+

Number of jobs added between 2011 and 2019.

7,500+

Number of new businesses added between 2011 and 2019.

85%

Milestone graduation rate for Clark County school district in 2019.



Education & Workforce Development

Southern Nevada's post-secondary education and training institutions have significantly increased their offerings.

Notably, the **University of Nevada, Las Vegas (UNLV)** doubled its research and development (R&D) performance over the last decade and reached R1 status in 2018, the highest classification for research universities. Additionally, the newly formed UNLV School of Medicine started class in 2017.

Nevada State College (NSC) has more than doubled its degree awards since 2011, with especially strong growth in awards to racial and ethnic minorities, and in health professions that support a key regional target industry.

The College of Southern Nevada (CSN) was named as a Leader College of Distinction by national non-profit network Achieving the Dream in 2019 for its work on improving student outcomes and reducing student achievement gaps.

Innovation Ecosystem

In 2016, Las Vegas established an Innovation District to spur smart-city technology infrastructure and launched the International Innovation Center @ Vegas (IIC@V) incubator to support development of high priority emerging technologies.

The Las Vegas-based Nevada Institute for Autonomous Systems was designated in 2013 as one of six official unmanned aircraft systems (UAS) test sites in the United States, and the UNLV Tech Park has quickly emerged as a hub for regional innovation.

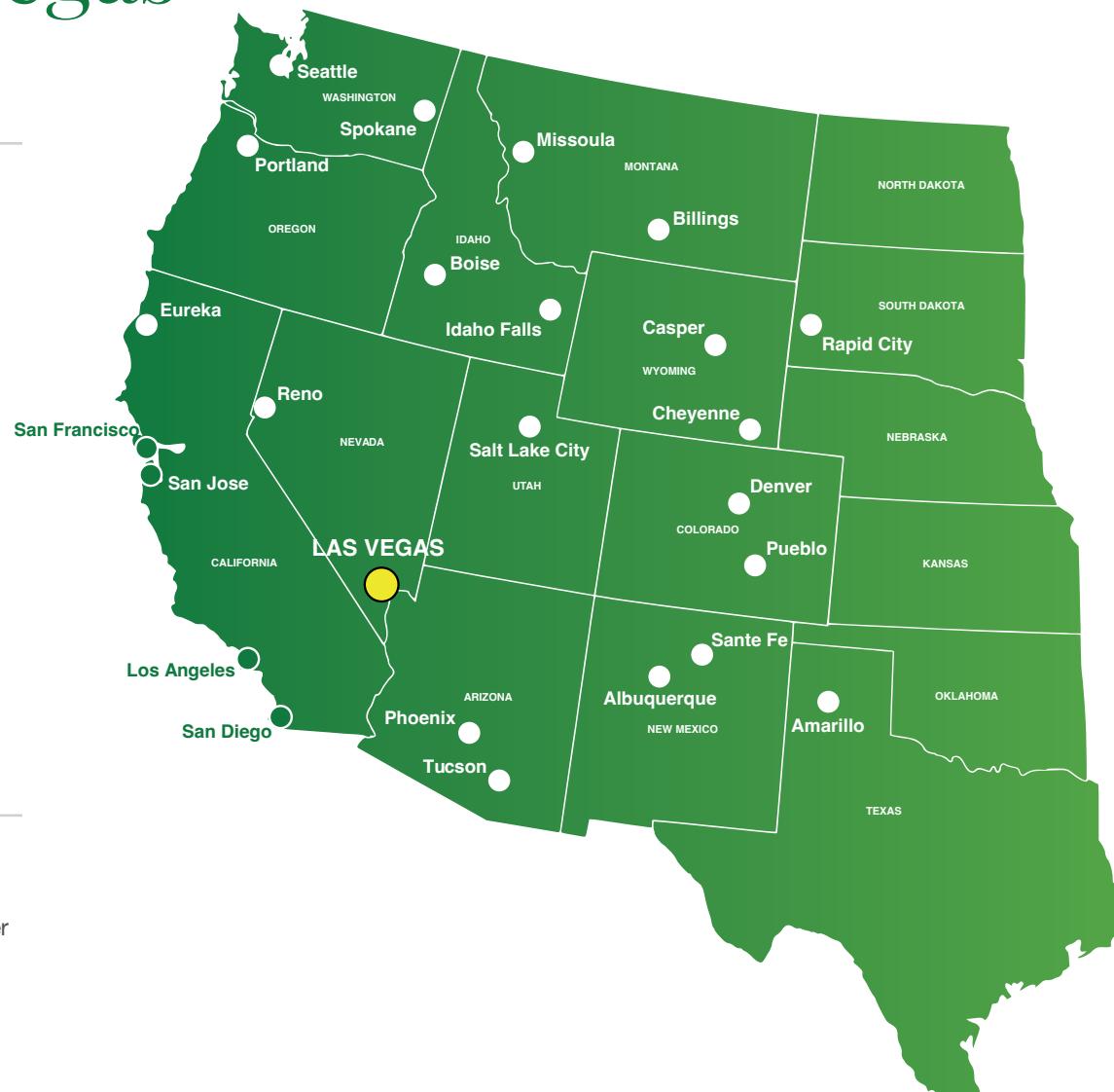
In July 2019, Google broke ground on a \$600 million data center, and in October 2019 Switch announced a partnership with UNLV to support sports science R&D. Switch also expanded its footprint in Southern Nevada to 4.6M SF of data center space.

The Las Vegas Convention and Visitors Authority (LVCVA) partnered with the Boring Company to build a high-speed electric autonomous people mover for the Las Vegas Convention Center.

Source: Las Vegas Global Economic Alliance (LVGEA)

Transit from Las Vegas

Destination	Est. Travel Time	Distance (Mi)
Los Angeles, CA	3 hrs, 55 min	265
Phoenix, AZ	4 hrs, 40 min	300
San Diego, CA	4 hrs, 45 min	327
Salt Lake City, UT	5 hrs, 50 min	424
Reno, NV	6 hrs, 55 min	452
San Francisco, CA	8 hrs, 15 min	565
Boise, ID	9 hrs, 30 min	634
Santa Fe, NM	9 hrs, 10 min	634
Denver, CO	10 hrs, 45 min	752
Cheyenne, WY	11 hrs, 50 min	837
Helena, MT	12 hrs, 55 min	907
Portland, OR	15 hrs, 45 min	982
Seattle, WA	16 hrs, 50 min	1,129



Shipping and Mailing Services



Freight Service Center 3 Mi	Freight Center 3 Mi	Customer Service Center 5 Mi
Distribution Center 10 Mi	Ship Center 8 Mi	Cargo Center 3 Mi
UPS Air Cargo 18 Mi	Air Cargo 20 Mi	--



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