

FULLY LEASED INVESTMENT OPPORTUNITY

CROWNE PROFESSIONAL PLAZA



FIRST FEDERAL REALTY



PRESENTED BY

FIRST FEDERAL REALTY
50 S Stephanie Street Suite 101
Henderson, NV 89012



FIRST FEDERAL REALTY

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50 S STEPHANIE STREET

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EXECUTIVE SUMMARY

50 S STEPHANIE STREET | HENDERSON, NV 89012



Professional Office Building | Henderson, NV

The property consists of two separate parcels (first and second floors) which may be sold together or individually, providing flexibility for buyers. Located just south of the 215 Beltway at Stephanie St & Paseo Verde Pkwy.

Built in 2008 and updated in 2014, the property features modern interiors, elevator access, restrooms on both floors, desert landscaping, and ample parking. Close to dining, shopping, medical facilities, and upscale residential areas.

Contact us today for more information or to schedule a private tour. Please do not disturb tenants.

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PROPERTY SUMMARY

50 S STEPHANIE ST | HENDERSON, NV 89012



Property Summary

Price:	\$4,990,000.00
Building SF:	±13,721
No. Stories:	2
NOI:	\$315,748
CAP Rate:	6.3%
Lot Size:	3.46 AC
Tenancy:	Multi
Building Class:	B
Year Built:	2008
Renovated:	2014
Parking Ratio:	4.3/1,000SF
Zoning:	CO

Property Highlights

- Flexible purchase options: First and second floors can be sold together or separately.
- Excellent visibility just off I-215 at Stephanie Street.
- High-end interior finishes throughout the building.
- Strip views from both floors.
- Prime Henderson submarket location.
- High-traffic area with outstanding accessibility.
- Ample on-site parking.

Location Overview

Conveniently situated off the 215 at Stephanie Street, on the northeast corner of Stephanie and Paseo Verde Parkway.

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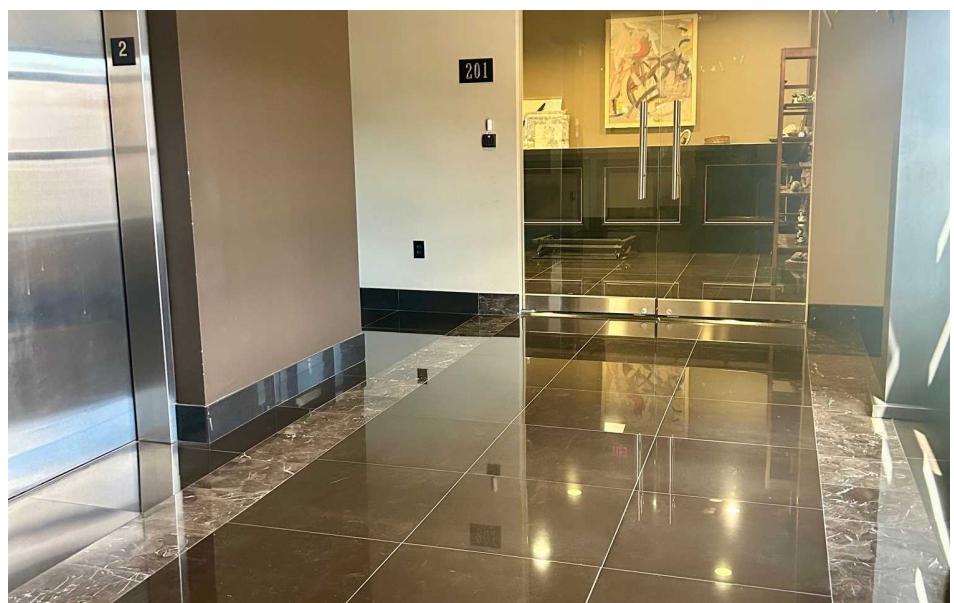
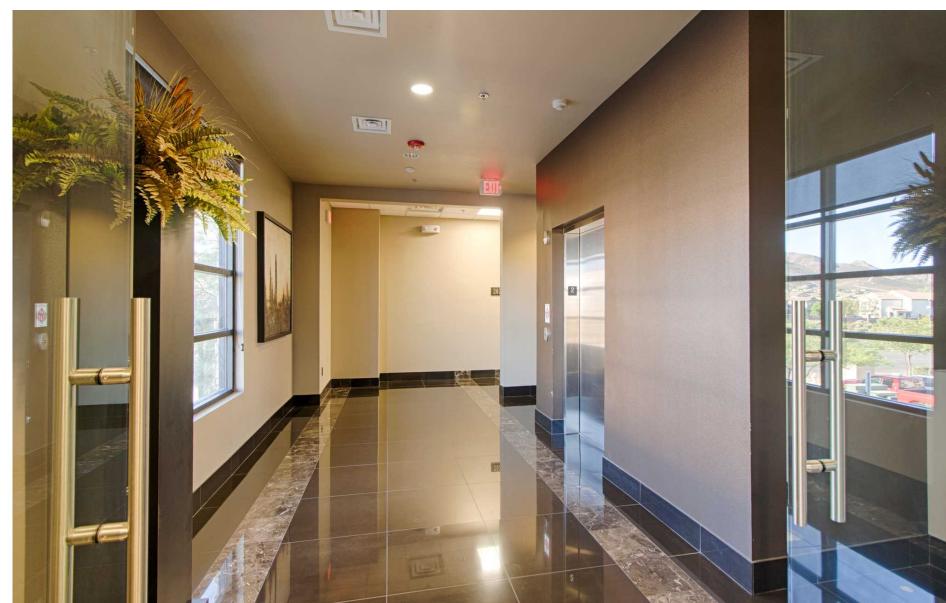
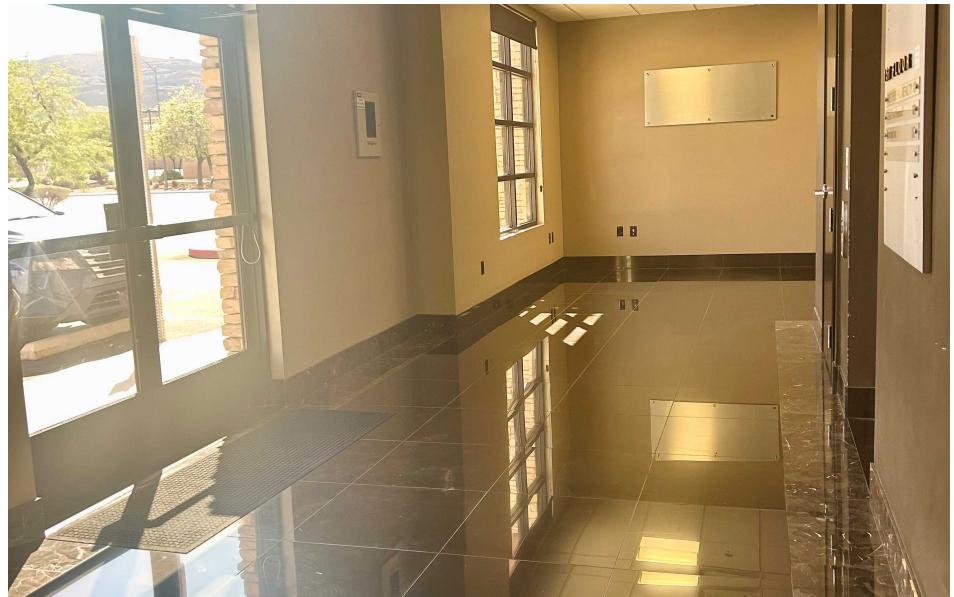
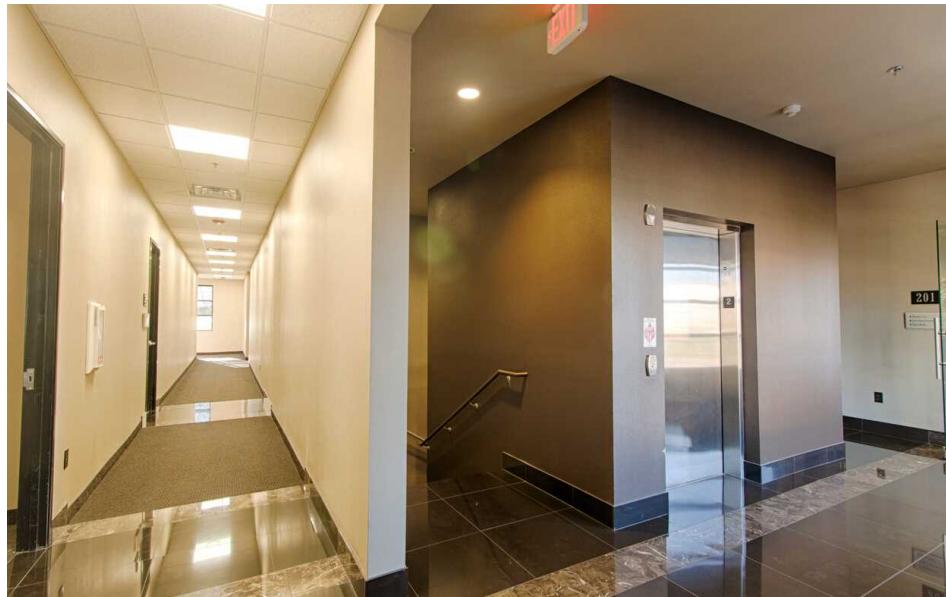
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PROPERTY PHOTOS

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PROPERTY PHOTOS

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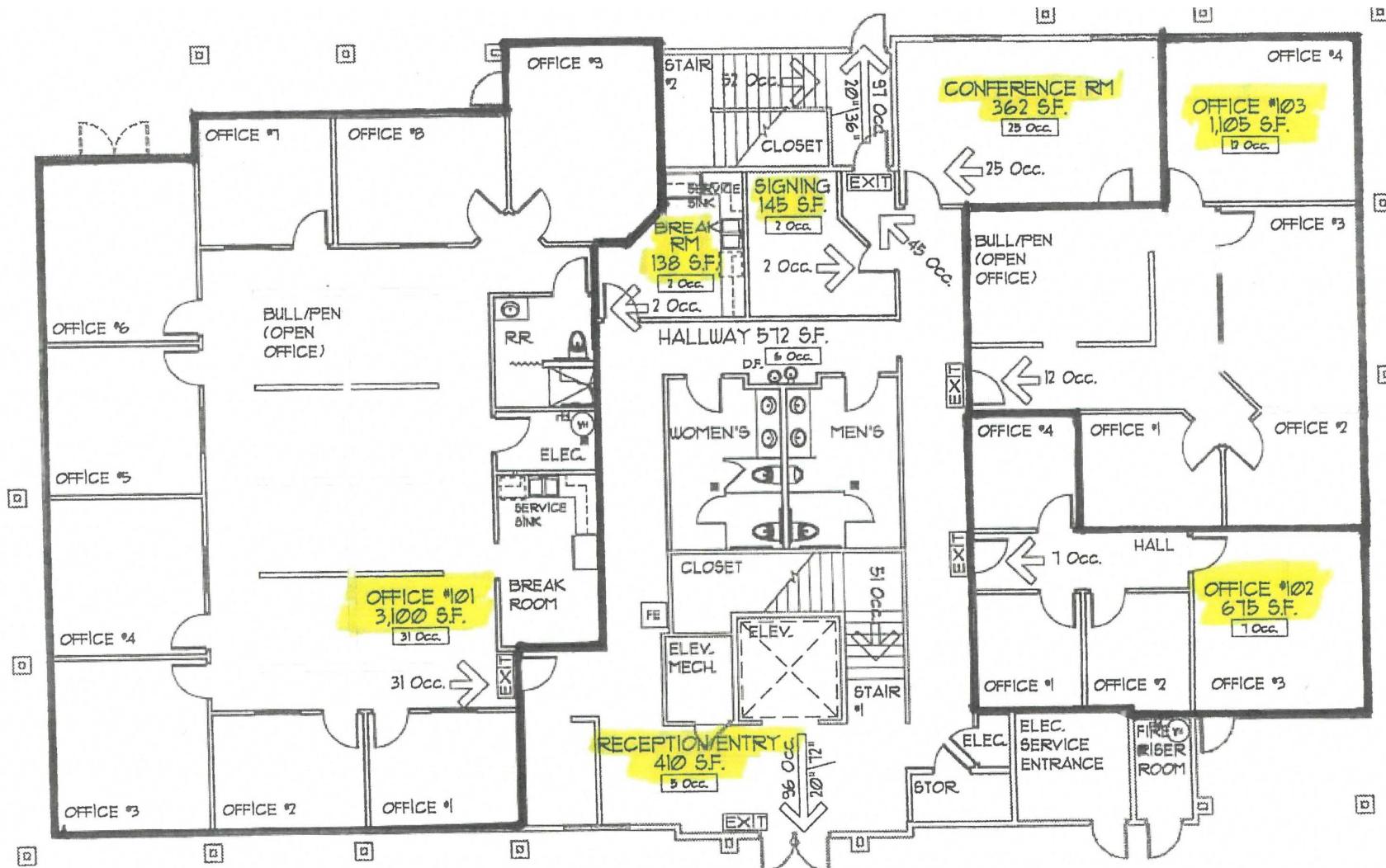


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FLOOR PLAN LEVEL 1

50 S STEPHANIE STREET | HENDERSON, NV 89012



1 LIFE SAFETY & EXITING PLAN: LEVEL ONE

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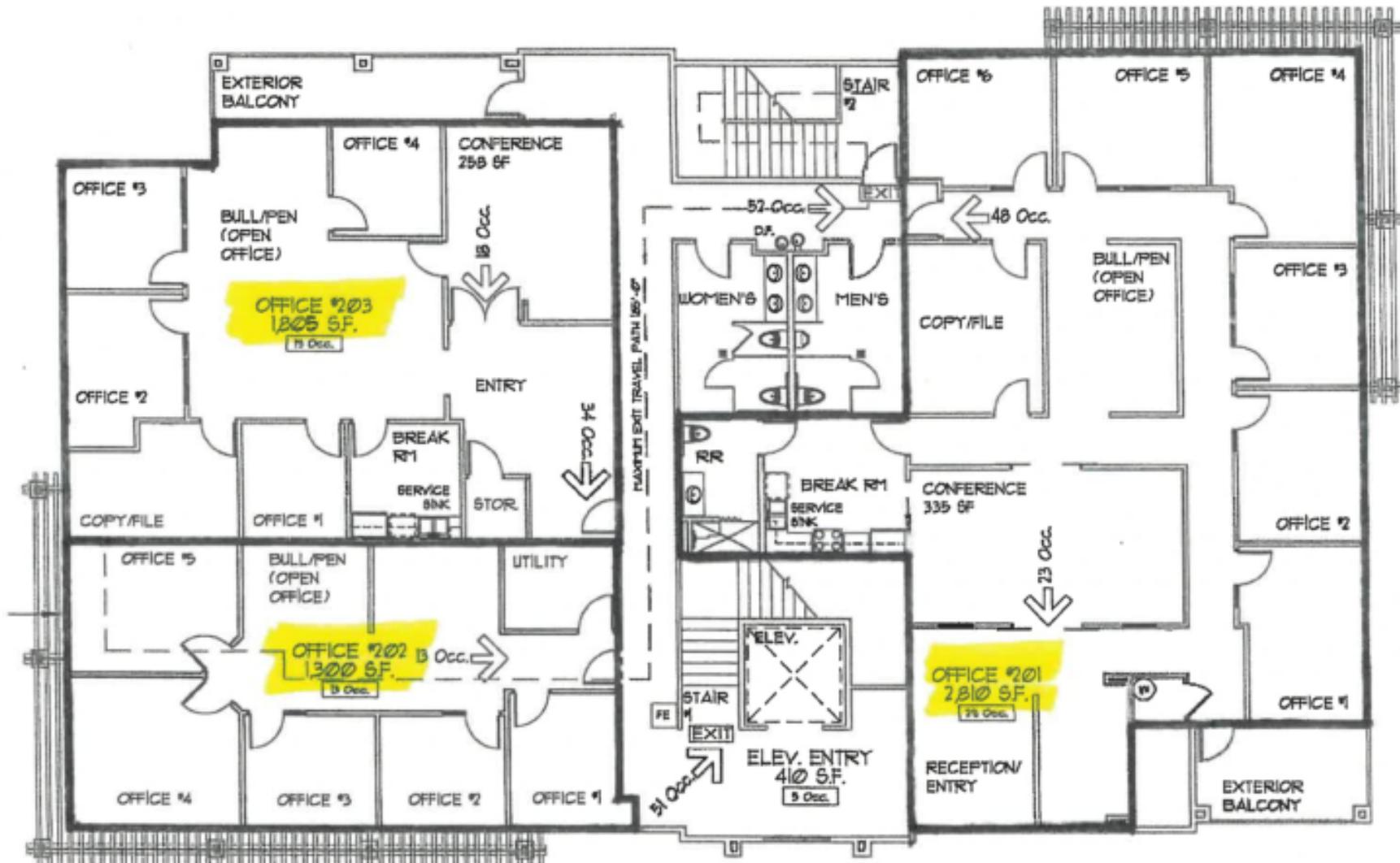
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FLOOR PLAN LEVEL 2

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2 LIFE SAFETY & EXITING PLAN: LEVEL TWO
1/8" = 1'-0"

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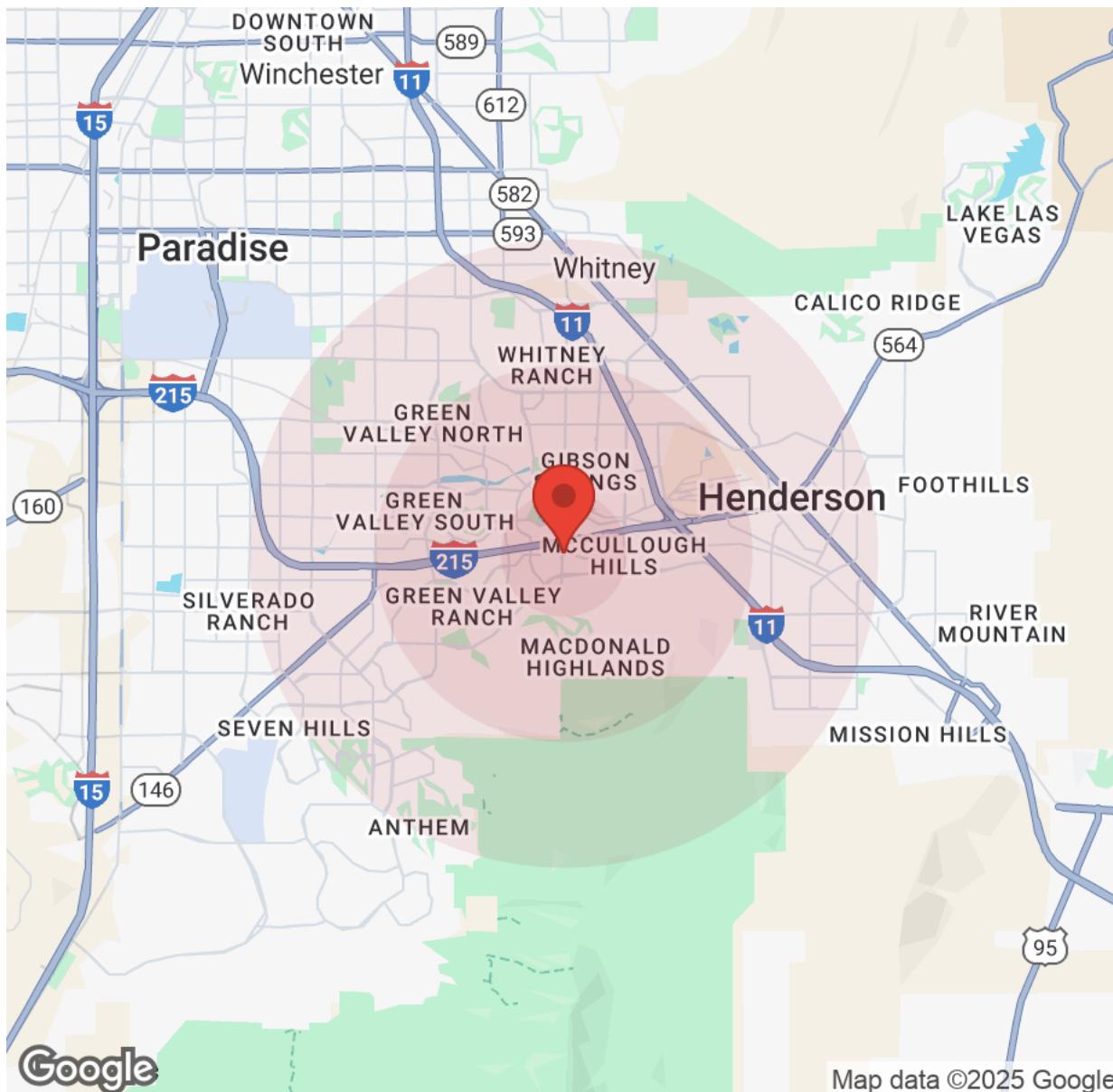
BUSINESS MAP

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DEMOCRAPHICS

50 S STEPHANIE STREET | HENDERSON, NV 89012



	Population	1 Mile	3 Miles	5 Miles
Male	9,580	52,272	148,756	
Female	9,970	54,256	154,105	
Total Population	19,550	106,528	302,861	
Age		1 Mile	3 Miles	5 Miles
Ages 0-14	3,275	16,658	49,471	
Ages 15-24	2,053	11,031	33,829	
Ages 25-54	8,470	42,286	124,175	
Ages 55-64	2,358	14,115	38,983	
Ages 65+	3,392	22,437	56,404	
Race		1 Mile	3 Miles	5 Miles
White	9,777	55,522	143,647	
Black	1,969	8,799	29,892	
Am In/AK Nat	49	277	878	
Hawaiian	104	554	2,059	
Hispanic	4,104	23,596	76,200	
Asian	2,479	12,315	34,829	
Multi-Racial	1,024	5,241	14,628	
Other	45	234	727	
Income		1 Mile	3 Miles	5 Miles
Median	\$88,969	\$92,538	\$87,770	
< \$15,000	665	2,812	8,653	
\$15,000-\$24,999	302	1,972	6,078	
\$25,000-\$34,999	490	2,332	7,483	
\$35,000-\$49,999	748	3,775	11,367	
\$50,000-\$74,999	1,180	6,675	19,015	
\$75,000-\$99,999	1,573	6,865	17,725	
\$100,000-\$149,999	1,450	7,740	23,066	
\$150,000-\$199,999	1,127	5,597	13,420	
> \$200,000	991	6,997	16,494	
Housing		1 Mile	3 Miles	5 Miles
Total Units	9,216	47,925	131,486	
Occupied	8,527	44,765	123,300	
Owner Occupied	3,503	25,116	67,274	
Renter Occupied	5,024	19,649	56,026	
Vacant	689	3,159	8,186	

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