



## BILLIARD FACTORY

BILLIARD SUPPLIES TABLE TENNIS ARCADE GAMES DARTS/SUPPLIES

POOL TABLES PUB SETS UNIT 511 BARS & STOOLS FOOTBALL

GAME TABLES SHUFFLEBOARD POKER TABLES LIGHTING & DECOR

FOR SALE

# FREE STANDING RETAIL/OFFICE BUILDING

PRICE REDUCED!

375 N. STEPHANIE ST | BUILDING 511 | HENDERSON, NV 89014

# OFFERING MEMORANDUM

375 N. STEPHANIE ST | BUILDING 511 | HENDERSON, NV 89014  
APN: 178-09-520-005

## STATEMENT OF CONFIDENTIALITY & DISCLAIMER

Bear Real Estate Advisors, LLC ("Broker") has been engaged as the exclusive listing agent to the Seller in connection with Seller's solicitation of offers for the purchase of the property known as 375 N. Stephanie St., Building 511, Henderson, NV. Prospective purchasers are advised that as part of the solicitation process, Seller will be evaluating a number of factors including the current financial qualifications of the prospective purchaser. Seller expressly reserves the right in its sole and absolute discretion to evaluate the terms and conditions of any offer and to reject any offer without providing a reason, therefore. Further, Seller reserves the right to terminate the solicitation process at any time prior to final execution of the Purchase Agreement.

The information contained in this Offering is confidential and furnished solely for the purpose of review by a prospective purchaser of the Property, and it is not to be used for any other purpose of the Property, and it is not to be used for any other purpose or made available to any other person without the express written consent of Seller or Broker. The material is based in part upon information supplied by the Seller and in part upon financial information obtained by Broker from sources it deems reasonably reliable. Summaries of any documents are not intended to be comprehensive or all-inclusive, but rather only outline some of the provisions contained therein and qualified in their entirety by the actual document to which they relate.

No representation or warranty, expressed or implied, is made by the Seller, Broker, or any of their respective affiliates as to the accuracy or completeness of the information contained herein. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence, including engineering and environmental inspections, to determine the condition of the Property and the existence of any potentially hazardous material located at the Property site or used in the construction or maintenance of the building at the Property site.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Broker or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

Prospective purchasers are not to construe the contents of this Offering or any prior or subsequent communication from Broker or Seller or their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents as legal, tax, or other advice. Prior to submitting an offer, prospective purchasers should consult with their own legal counsel and personal and tax advisors to determine the consequences of an investment in the Property and arrive at an independent evaluation of such investment.



*Presented by:*

**MATTHEW BEAR**

**FOUNDING BROKER**

Bear Real Estate Advisors, LLC

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*"Bear Real Estate Advisors was founded on a different set of principles than other real estate services companies.*

*We stand for the sacredness of relationships. Our promise is to responsibly protect and foster the interests of our clients to achieve their goals with integrity and a single-minded focus to do what must be done to keep our word."*

**-Matt Bear, Founder and CEO**

# PROPERTY HIGHLIGHTS

SALE PRICE | \$3,050,000

BUILDING SIZE	+/- 8,000 SF
LEVELS	Single-Story
FEATURES	M/W Bathroom
	Shop Space
	2 Offices
	Storage Room
	Breakroom
	Open Showroom
LOT SIZE	0.87 Acres
BUILDING CLASS	Class B
YEAR BUILT	1999
ZONING	CC, Henderson

## TERMS



Building is currently occupied. Please do not disturb tenant. Owner will consider a short-term sale/leaseback. Ideal building for Owner/User.

## HIGH VISIBILITY



32,622 CPD on N. Stephanie St @ W Warm Springs Rd

## PARKING



+/- 40 Spaces offering ample parking.

## NEIGHBORHOOD



In close proximity to multiple residential areas, including SFRs and multifamily buildings, schools, and local businesses.

## TRADE AREA

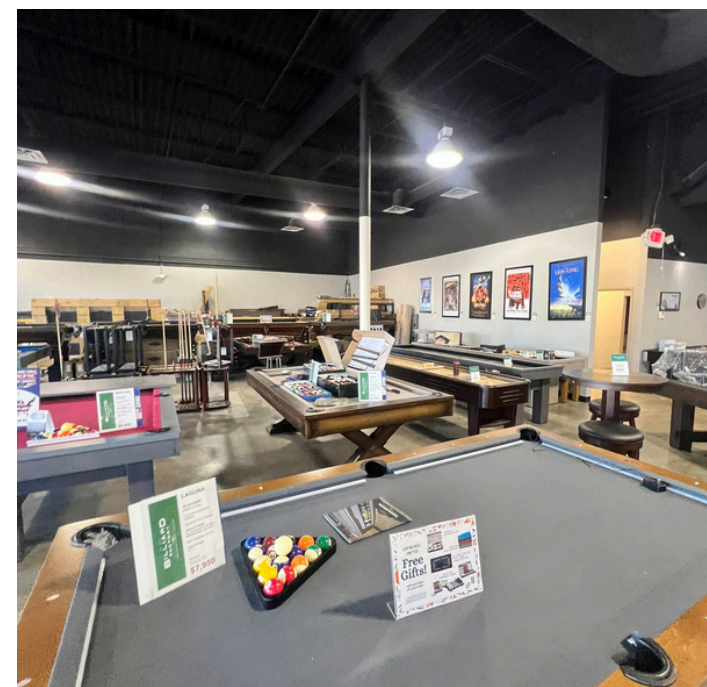


Located in busy retail corridor with national retailers in close proximity, including a Walmart Supercenter.

## EXTERIOR PHOTOS



# INTERIOR PHOTOS

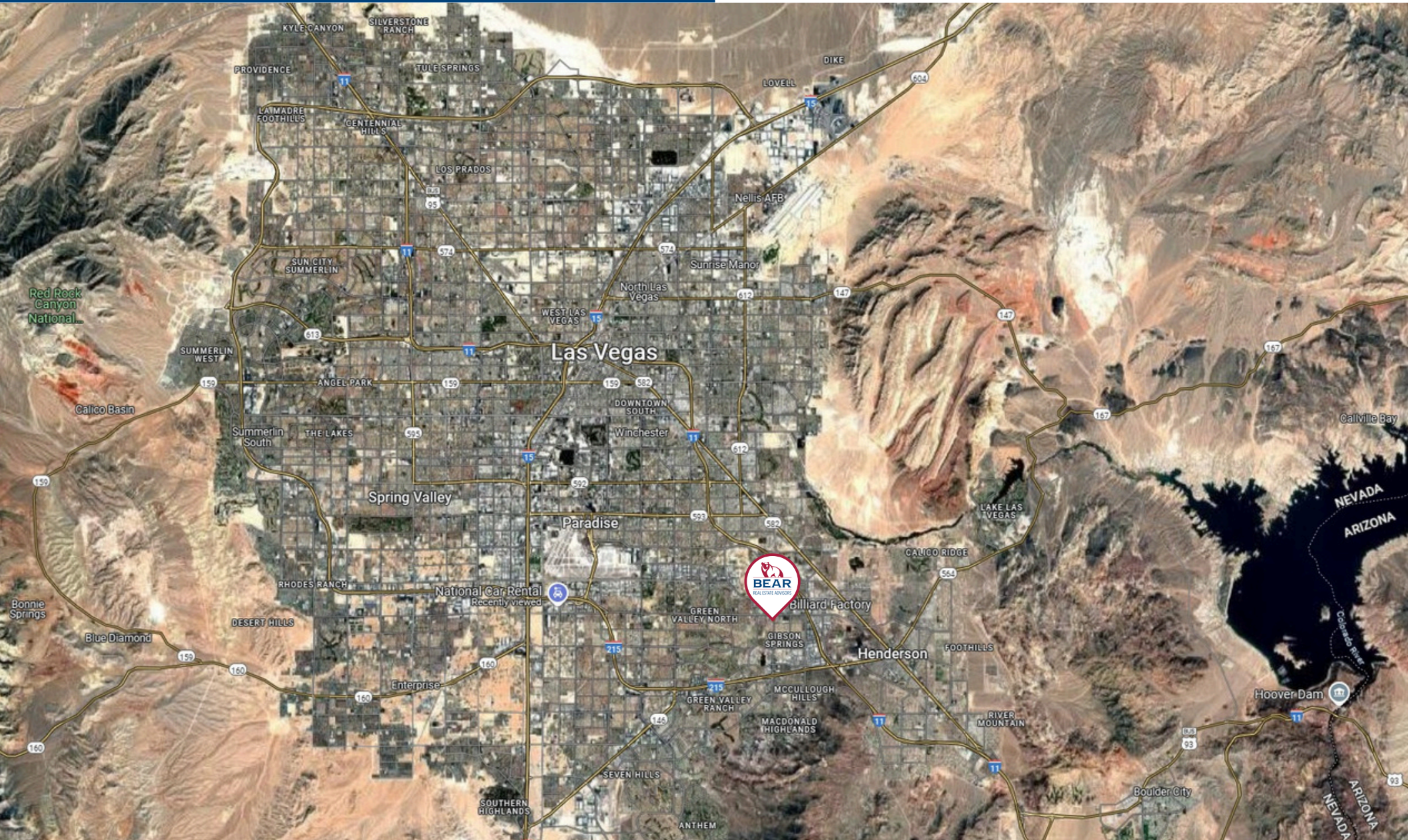


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# AERIAL MAP



# AERIAL MAP



# DEMOGRAPHICS



## POPULATION

### 2 MILES

### 5 MILES

### 10 MILES

2024 Population

60,440

322,151

987,592

2024 Population Projection

64,812

345,845

1,062,737



## HOUSEHOLD & INCOME

Average Household Income

\$92,686

\$91,299

\$84,202

Median Household Income

\$73,453

\$67,999

\$60,164



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