

# INVESTMENT OPPORTUNITY CROWNE PROFESSIONAL PARK

50 S. STEPHANIE ST., HENDERSON, NV 89012



FIRST FEDERAL REALTY



**±13,721 SF OFFICE BUILDING FOR SALE**

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



FIRST FEDERAL REALTY

#### PRESENTED BY:

**JOSEPH DESIMONE**  
Developer & Broker  
office: (702) 990-8660  
cell: (702) 592-2211  
jdesimone@desimonecompanies.com  
B.28439, Nevada

**RANDAL GIBSON**  
SVP  
office: (702) 334-7570  
rgibson@desimonecompanies.com  
NV#S.0031496

**PATTY RYAN**  
VP  
office: (702)600-0177  
pryan@desimonecompanies.com  
NV#BS.0144686.LLC

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.



# TABLE OF CONTENTS

50 S STEPHANIE STREET

## JOSEPH DESIMONE

DEVELOPER & BROKER

O: (702) 990-8660

C: (702) 592-2211

[jdesimone@desimonecompanies.com](mailto:jdesimone@desimonecompanies.com)

B.28439, Nevada

## RANDAL GIBSON

SVP

O: (702) 334-7570

[rgibson@desimonecompanies.com](mailto:rgibson@desimonecompanies.com)

NV#S.0031496

## PATTY RYAN

VP

O: (702)600-0177

[pryan@desimonecompanies.com](mailto:pryan@desimonecompanies.com)

NV#BS.0144686.LLC

Executive Summary	3
Property Summary	4
Property Photos	5
Floor Plan Level 1	7
Floor Plan Level 2	8
Business Map	9
Demographics	10
Disclaimer	11



# 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). 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.

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



JOSEPH DESIMONE  
Developer & Broker  
O: (702) 990-8660  
C: (702) 592-2211  
jdesimone@desimonecompanies.com  
B.28439, Nevada

RANDAL GIBSON  
SVP  
O: (702) 334-7570  
rgibson@desimonecompanies.com  
NV#S.0031496

PATTY RYAN  
VP  
O: (702)600-0177  
pryan@desimonecompanies.com  
NV#BS.0144686.LLC

# PROPERTY SUMMARY

50 S STEPHANIE ST | HENDERSON, NV 89012



## Property Summary

Price:	\$5,529,876.00
Building SF:	±13,721
No. Stories:	2
NOI:	\$348,382
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

- Excellent visibility just off I-215 at Stephanie Street.
- Nice 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.

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



FIRST FEDERAL REALTY

JOSEPH DESIMONE  
Developer & Broker  
O: (702) 990-8660  
C: (702) 592-2211  
jdesimone@desimonecompanies.com  
B.28439, Nevada

RANDAL GIBSON  
SVP  
O: (702) 334-7570  
rgibson@desimonecompanies.com  
NV#S.0031496

PATTY RYAN  
VP  
O: (702)600-0177  
pryan@desimonecompanies.com  
NV#BS.0144686.LLC



# PROPERTY PHOTOS

50 S STEPHANIE STREET | HENDERSON, NV 89012



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



FIRST FEDERAL REALTY

JOSEPH DESIMONE  
Developer & Broker  
O: (702) 990-8660  
C: (702) 592-2211  
jdesimone@desimonecompanies.com  
B.28439, Nevada

RANDAL GIBSON  
SVP  
O: (702) 334-7570  
rgibson@desimonecompanies.com  
NV#S.0031496

PATTY RYAN  
VP  
O: (702)600-0177  
pryan@desimonecompanies.com  
NV#BS.0144686.LLC



# PROPERTY PHOTOS

50 S STEPHANIE STREET | HENDERSON, NV 89012



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



FIRST FEDERAL REALTY

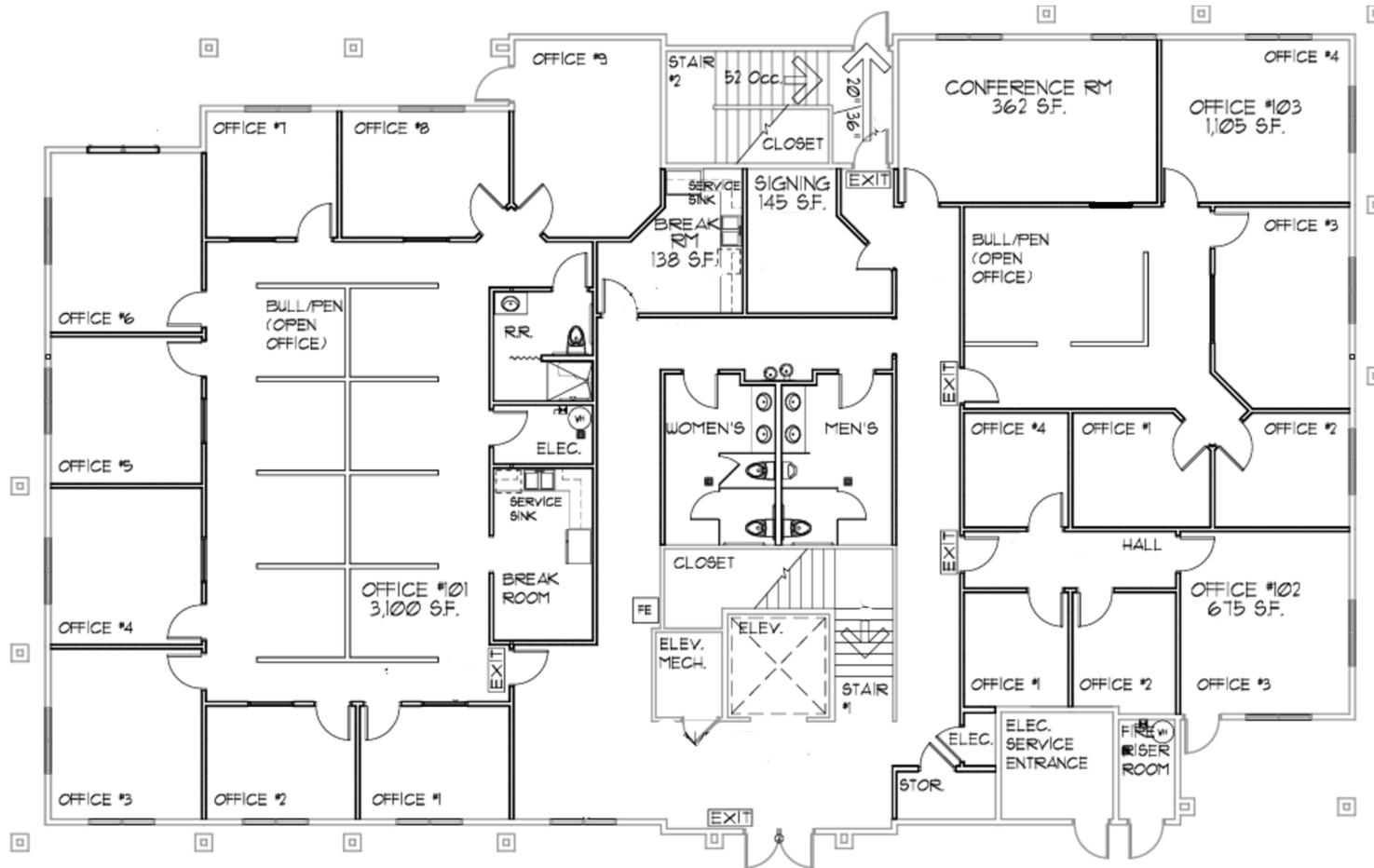
**JOSEPH DESIMONE**  
Developer & Broker  
O: (702) 990-8660  
C: (702) 592-2211  
jdesimone@desimonecompanies.com  
B.28439, Nevada

**RANDAL GIBSON**  
SVP  
O: (702) 334-7570  
rgibson@desimonecompanies.com  
NV#S.0031496

**PATTY RYAN**  
VP  
O: (702)600-0177  
pryan@desimonecompanies.com  
NV#BS.0144686.LLC

# FLOOR PLAN LEVEL 1

50 S STEPHANIE STREET | HENDERSON, NV 89012



50 S. Stephanie St. - 1st Floor



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



JOSEPH DESIMONE  
Developer & Broker  
O: (702) 990-8660  
C: (702) 592-2211  
jdesimone@desimonecompanies.com  
B.28439, Nevada

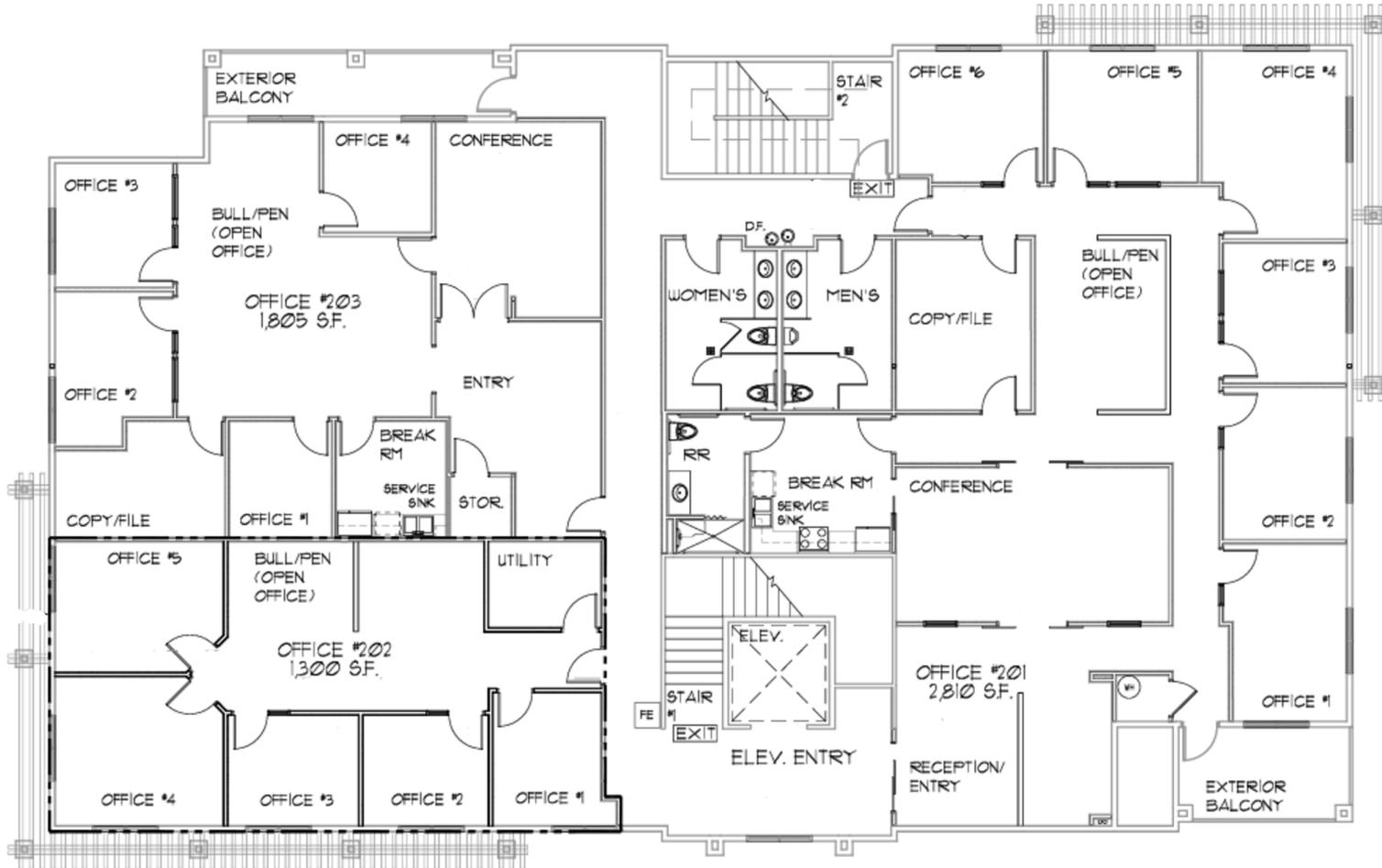
RANDAL GIBSON  
SVP  
O: (702) 334-7570  
rgibson@desimonecompanies.com  
NV#S.0031496

PATTY RYAN  
VP  
O: (702)600-0177  
pryan@desimonecompanies.com  
NV#BS.0144686.LLC



# FLOOR PLAN LEVEL 2

50 S STEPHANIE STREET | HENDERSON, NV 89012



## 50 S. Stephanie St. - 2nd Floor

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



JOSEPH DESIMONE  
 Developer & Broker  
 O: (702) 990-8660  
 C: (702) 592-2211  
 jdesimone@desimonecompanies.com  
 B.28439, Nevada

RANDAL GIBSON  
 SVP  
 O: (702) 334-7570  
 rgibson@desimonecompanies.com  
 NV#S.0031496

PATTY RYAN  
 VP  
 O: (702)600-0177  
 pryan@desimonecompanies.com  
 NV#BS.0144686.LLC

# BUSINESS MAP

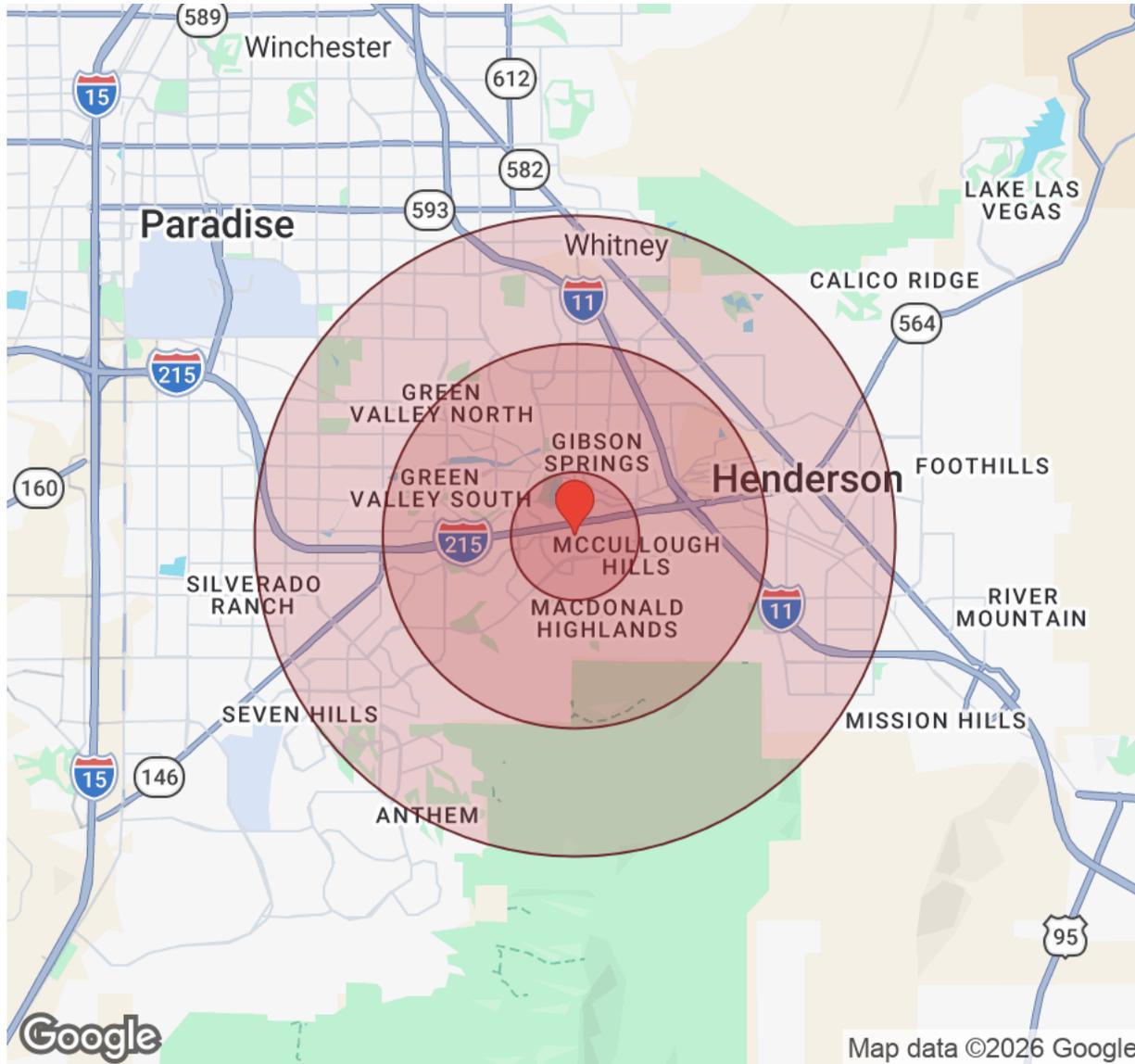
50 S STEPHANIE STREET | HENDERSON, NV 89012





# DEMOGRAPHICS

50 S STEPHANIE STREET | HENDERSON, NV 89012



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

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

Race / Ethnicity	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
Multiracial	1,024	5,241	14,628
Other	45	234	727

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

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

Income	1 Mile	3 Miles	5 Miles
Median	\$88,969	\$92,538	\$87,770
Under \$15k	665	2,812	8,653
\$15k - \$25k	302	1,972	6,078
\$25k - \$35k	490	2,332	7,483
\$35k - \$50k	748	3,775	11,367
\$50k - \$75k	1,180	6,675	19,015
\$75k - \$100k	1,573	6,865	17,725
\$100k - \$150k	1,450	7,740	23,066
\$150k - \$200k	1,127	5,597	13,420
Over \$200k	991	6,997	16,494

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



FIRST FEDERAL REALTY

JOSEPH DESIMONE  
Developer & Broker  
O: (702) 990-8660  
C: (702) 592-2211  
jdesimone@desimonecompanies.com  
B.28439, Nevada

RANDAL GIBSON  
SVP  
O: (702) 334-7570  
rgibson@desimonecompanies.com  
NV#S.0031496

PATTY RYAN  
VP  
O: (702)600-0177  
pryan@desimonecompanies.com  
NV#BS.0144686.LLC



# DISCLAIMER

50 S STEPHANIE STREET

All materials and information received or derived from First Federal Realty its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither First Federal Realty its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. First Federal Realty will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. First Federal Realty makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. First Federal Realty does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by First Federal Realty in compliance with all applicable fair housing and equal opportunity laws.

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



FIRST FEDERAL REALTY

*PRESENTED BY:*

**JOSEPH DESIMONE**  
Developer & Broker  
O: (702) 990-8660  
C: (702) 592-2211  
jdesimone@desimonecompanies.com  
B.28439, Nevada

**RANDAL GIBSON**  
SVP  
O: (702) 334-7570  
rgibson@desimonecompanies.com  
NV#S.0031496

**PATTY RYAN**  
VP  
O: (702)600-0177  
pryan@desimonecompanies.com  
NV#BS.0144686.LLC

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.