

POTENTIAL  
CAFE



**FOR LEASE**

## MAHACAMU MARKETPLACE RETAIL SPACE FOR LEASE

90 S. Stephanie Street, Henderson, NV 89012

### OFFERING SUMMARY

<b>RENTAL RATE:</b>	<b>\$2.25 - \$2.50</b>
<b>Available:</b>	1,804 SF
<b>Gross Leasable Area:</b>	19,083 SF
<b>Year Built:</b>	2004
<b>Lease Type:</b>	NNN \$0.77/SF/Mo
<b>Space Use:</b>	Retail
<b>Term:</b>	3 - 5 Years
<b>Frontage:</b>	237' on Paseo Verde Pkwy 442' on Stephanie St.
<b>Misc:</b>	Baking Hood, No Grease Trap
<b>Zoning:</b>	CC, Henderson

### DESCRIPTION

Multi-Tenant Retail Building Located At Major Intersection Of SEC Paseo Verde & Stephanie Street With High Visibility And Great Frontage On Stephanie Street. Prominent Signage Available.

Conveniently Located Less Than a Mile South of the 215 Beltway. Join Capriotti's And Marco's Pizza And More!

### HIGHLIGHTS

- Potential 2nd Gen Cafe Space Now Available
- High visibility location at major intersection of SEC Paseo Verde & Stephanie Street
- Pylon signage available
- Conveniently located less than a mile south of the 215 beltway
- Great location for: Insurance, Tax, Clothing Boutique, or Cell Phone Repair
- Tenants include: Massage 1, Capriotti's, CrestviewDental and more!
- Area major retail includes: Eos Fitness, RC Willey, WinCo Foods

Disclaimer: Our information is deemed reliable but not guaranteed. Tenant to verify all information. Rates subject to change.

#### JAMES S. HAN, CCIM

Managing Director

702 825 2125

james@northcap.com

License: NV B.0144720.LLC

#### DEREK BELANUS

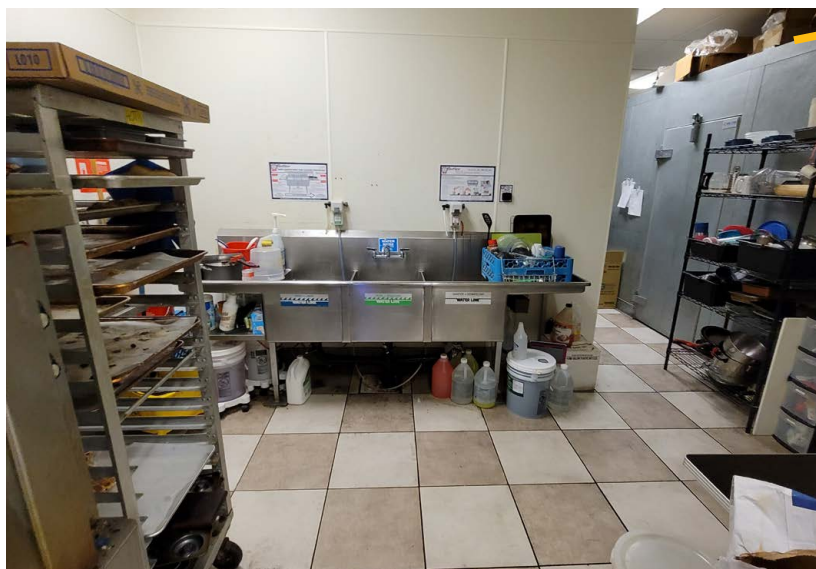
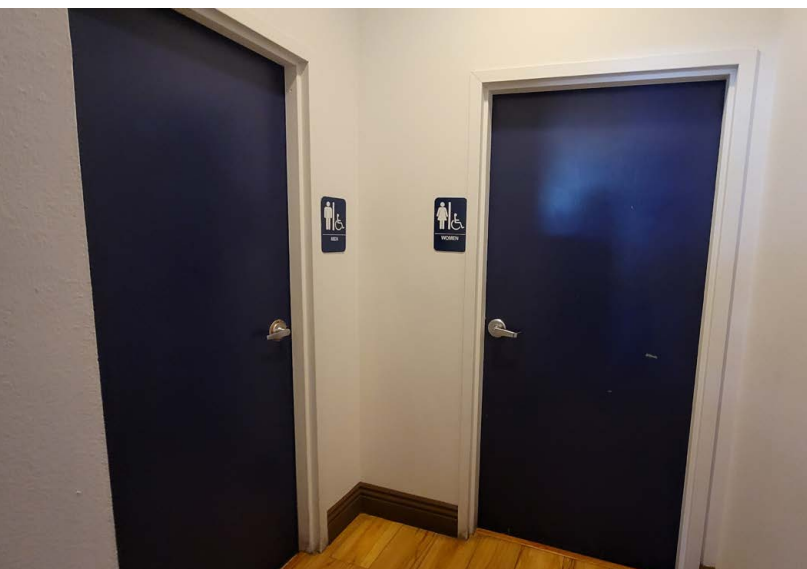
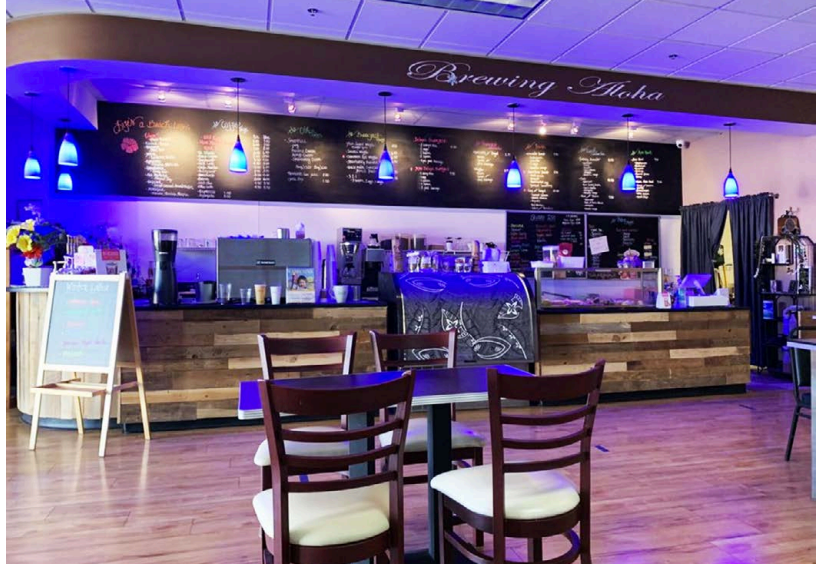
VP of Commercial Sales & Leasing

702 286 2355

derek@northcap.com

License: NV BS.0143114.PC

**NORTHCAP**  
COMMERCIAL



Disclaimer: Our information is deemed reliable but not guaranteed. Tenant to verify all information. Rates subject to change.

**JAMES S. HAN, CCIM**

Managing Director

📞 702 825 2125

✉ james@northcap.com

License: NV B.0144720.LLC

**DEREK BELANUS**

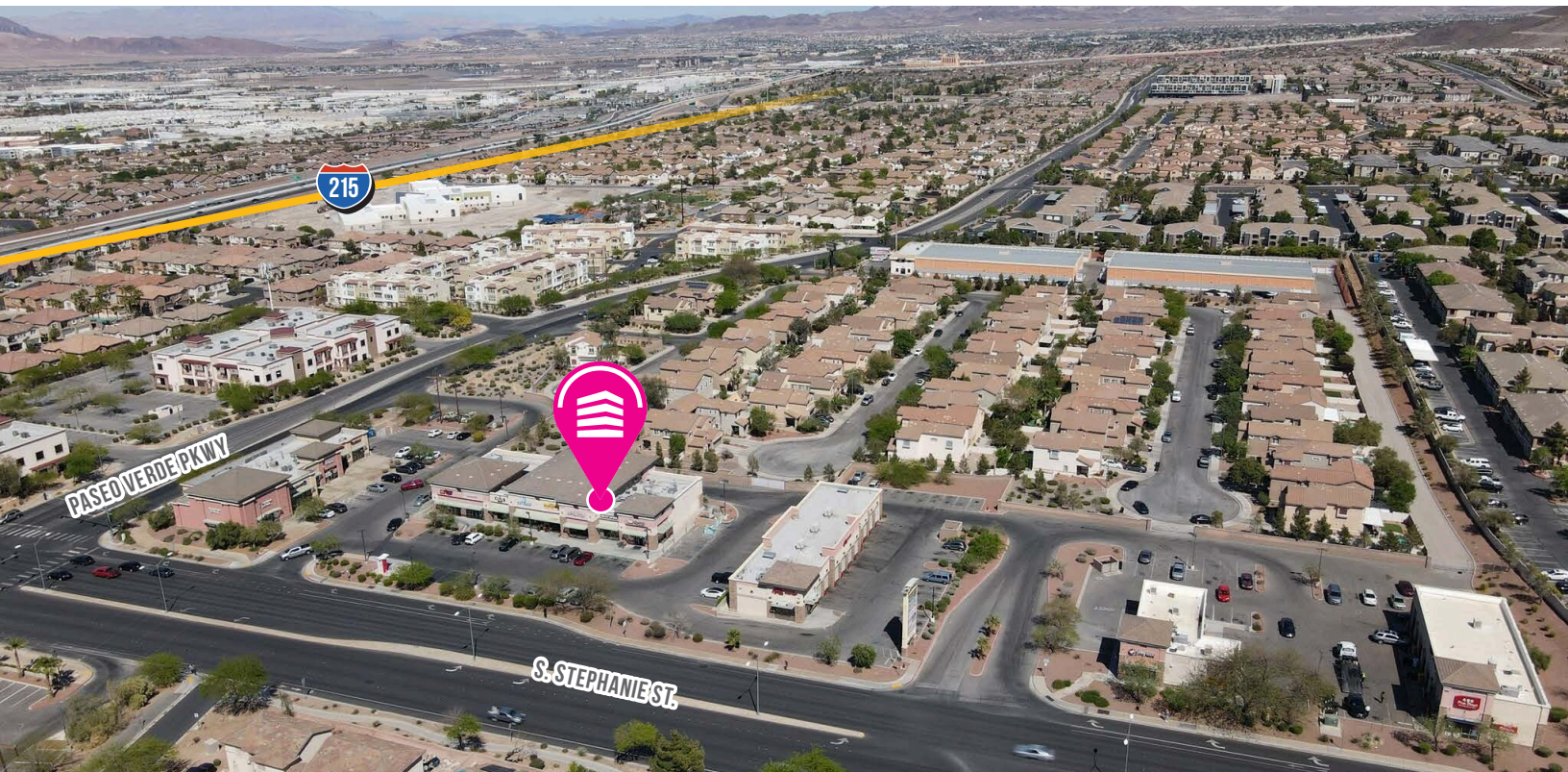
VP of Commercial Sales & Leasing

📞 702 286 2355

✉ derek@northcap.com

License: NV BS.0143114.PC





Disclaimer: Our information is deemed reliable but not guaranteed. Tenant to verify all information. Rates subject to change.

**JAMES S. HAN, CCIM**

Managing Director

📞 702 825 2125

✉️ james@northcap.com

License: NV B.0144720.LLC

**DEREK BELANUS**

VP of Commercial Sales & Leasing

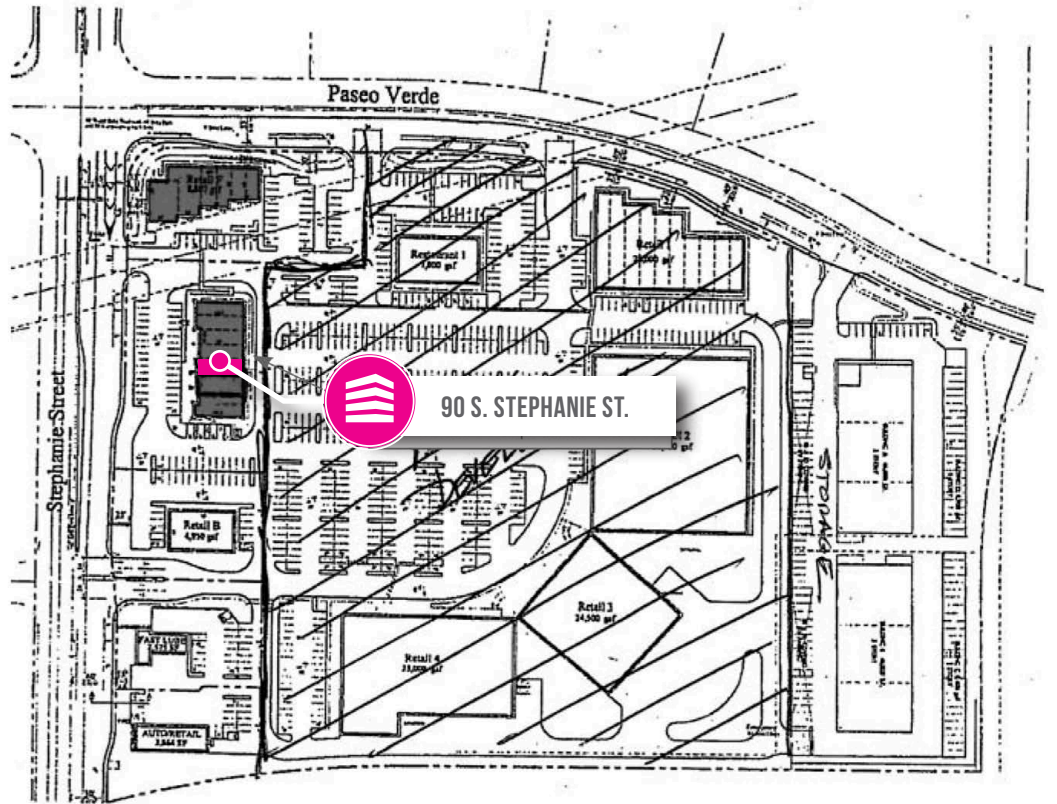
📞 702 286 2355

✉️ derek@northcap.com

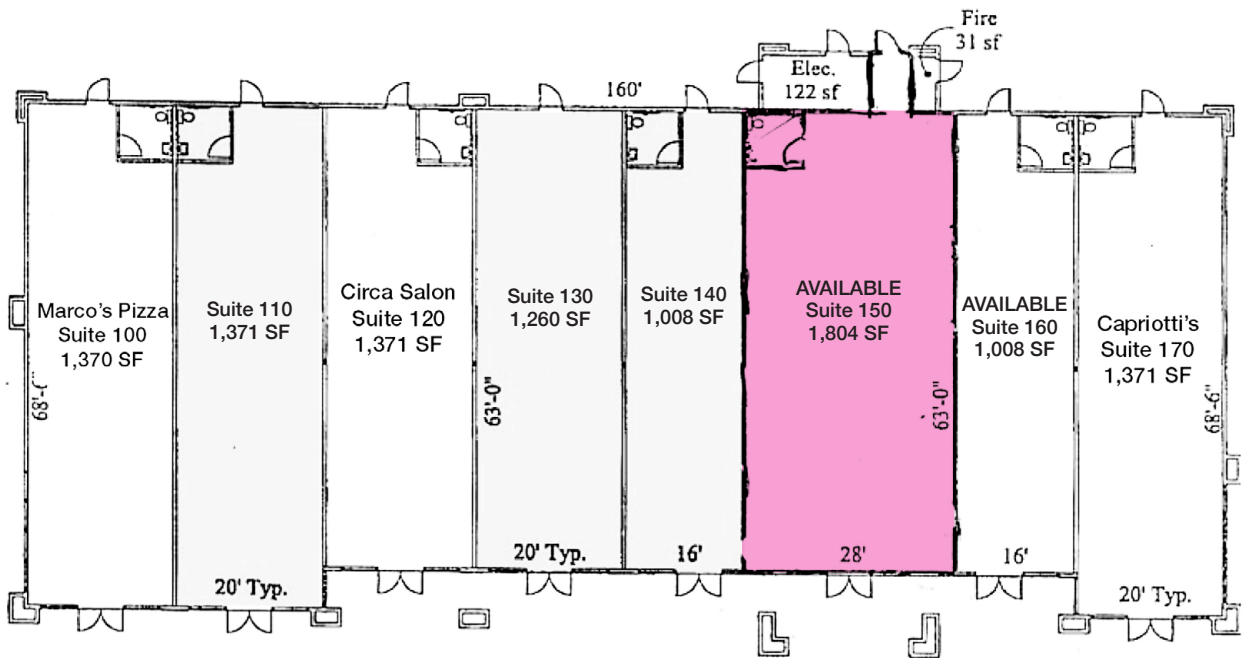
License: NV BS.0143114.PC



**SITE PLAN**



**FLOOR PLAN**



Disclaimer: Our information is deemed reliable but not guaranteed. Tenant to verify all information. Rates subject to change.

**JAMES S. HAN, CCIM**

Managing Director

702 825 2125

james@northcap.com

License: NV B.0144720.LLC

**DEREK BELANUS**

VP of Commercial Sales & Leasing

702 286 2355

derek@northcap.com

License: NV BS.0143114.PC



**LOCATION OVERVIEW**



Disclaimer: Our information is deemed reliable but not guaranteed. Tenant to verify all information. Rates subject to change.

**JAMES S. HAN, CCIM**

Managing Director

702 825 2125

james@northcap.com

License: NV B.0144720.LLC

**DEREK BELANUS**

VP of Commercial Sales & Leasing

702 286 2355

derek@northcap.com

License: NV BS.0143114.PC

