

# FOOTHILLS PLAZA

## ±852 - 2,210 SF AVAILABLE

1450 - 1470 Horizon Ridge Pkwy  
Henderson, NV 89012



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**Foothills Plaza is a 122,022 SF neighborhood shopping center at the heart of Dragon Ridge Master Planned Community.**

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## PROPERTY HIGHLIGHTS

- Shopping Center is located on the Northwest corner of a signalized intersection at Stephanie Street and Horizon Ridge Pkwy
- Two Pylon Signs with Electronic Screens
- Jurisdiction: Henderson
- Zoning: Community Commercial



SHOPPING CENTER  
**RETAILERS**



# PROPERTY SITE PLAN

NWC S Stephanie St & W Horizon Ridge Pkwy  
Henderson, NV 89012



| Suite    | Tenant               | Size (SF) |
|----------|----------------------|-----------|
| 1450-415 | Lee's Liquor         | 14,000    |
| 1450-420 | ACE Hardware         | 8,000     |
| 1450-425 | Henderson Pet Resort | 7,959     |
| 1450-435 | The PICKLR           | 28,500    |
| Suite    | Tenant               | Size (SF) |
| 1470-A   | Dunkin'              | 2,700     |
| 1470-B   | Poki Bowl            | 1,500     |
| 1414     | Quick Quack Car Wash | 3,596     |

| Suite       | Tenant                 | Size (SF)    |
|-------------|------------------------|--------------|
| A501        | Boundless Chiropractic | 2,210        |
| A502        | Avis Budget Rental     | 1,305        |
| A503        | Vibe Yoga              | 1,909        |
| <b>A504</b> | <b>AVAILABLE</b>       | <b>2,210</b> |
| A506        | Escape Salon & Spa     | 5,200        |

| Suite    | Tenant                                | Size (SF) |
|----------|---------------------------------------|-----------|
| B301     | 9th Island Quintessence               | 1,276     |
| B302     | State Farm Insurance                  | 1,308     |
| B303     | Pro Athlesee Management               | 2,755     |
| B304     | UPS                                   | 1,300     |
| B305     | My Deluxe Cleaners                    | 1,300     |
| B306-307 | Dr. Conrad Lochner III<br>Optometrist | 2,340     |
| B308-309 | P&G Smiles Orthodontics               | 2,700     |
| B310-312 | Prestige Dental                       | 3,684     |
| B313     | Advanced Medical Weight Loss          | 1,308     |
| B314-315 | Legends Oyster Bar                    | 2,400     |

| Suite       | Tenant                            | Size (SF)  |
|-------------|-----------------------------------|------------|
| C101-102    | Kidstrong                         | 3,100      |
| C103-106    | Timbers Tavern                    | 5,800      |
| <b>C201</b> | <b>AVAILABLE - DO NOT DISTURB</b> | <b>852</b> |
| C202        | The Soggy Dog                     | 1,300      |
| C203        | Horizon Falls Water               | 1,100      |
| C204        | Aly's Skincare                    | 1,500      |
| C205-208    | Served Restaurant                 | 5,200      |
| C209-210    | American Top Team                 | 2,100      |
| C211        | Back Nine                         | 1,820      |

 [CLICK HERE FOR A504 VIRTUAL TOUR](#)

# AREA DEMOGRAPHICS

NWC S Stephanie St & W Horizon Ridge Pkwy  
Henderson, NV 89012



## POPULATION

| 1 MILE | 3 MILES | 5 MILES |
|--------|---------|---------|
| 20,872 | 103,445 | 293,526 |



## DAYTIME POPULATION

| 1 MILE | 3 MILES | 5 MILES |
|--------|---------|---------|
| 3,356  | 41,330  | 97,299  |



## AVERAGE HOUSEHOLD INCOME

| 1 MILE    | 3 MILES   | 5 MILES  |
|-----------|-----------|----------|
| \$104,263 | \$102,091 | \$95,113 |



## TRAFFIC COUNTS

| STEPHANIE ST | HORIZON RIDGE PKWY |
|--------------|--------------------|
| 36,000 VPD   | 14,400 VPD         |

Source:  
SitesUSA 2025  
TRINA, NV DOT 2024






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[www.roicre.com](http://www.roicre.com)




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# FOR MORE INFORMATION




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