

# PAD SITE IN BUSY TRADE AREA AVAILABLE FOR LEASE



## WHITNEY RANCH CENTER

601 - 699 N STEPHANIE STREET  
HENDERSON, NV 89014



[http://cbre-box.com/sites/default/files/2016/06/whitney\\_ranch\\_center.pdf](http://cbre-box.com/sites/default/files/2016/06/whitney_ranch_center.pdf)

# PROPERTY HIGHLIGHTS

## Property Details

Pad Site: ±2,118 - ±3,793 SF

Rent: Inquire With Broker

Zoning: CC - Community Commercial



## Opportunity Benefits



Major Power Center Across From Galleria Mall.  
Largest Trade Area in Nevada



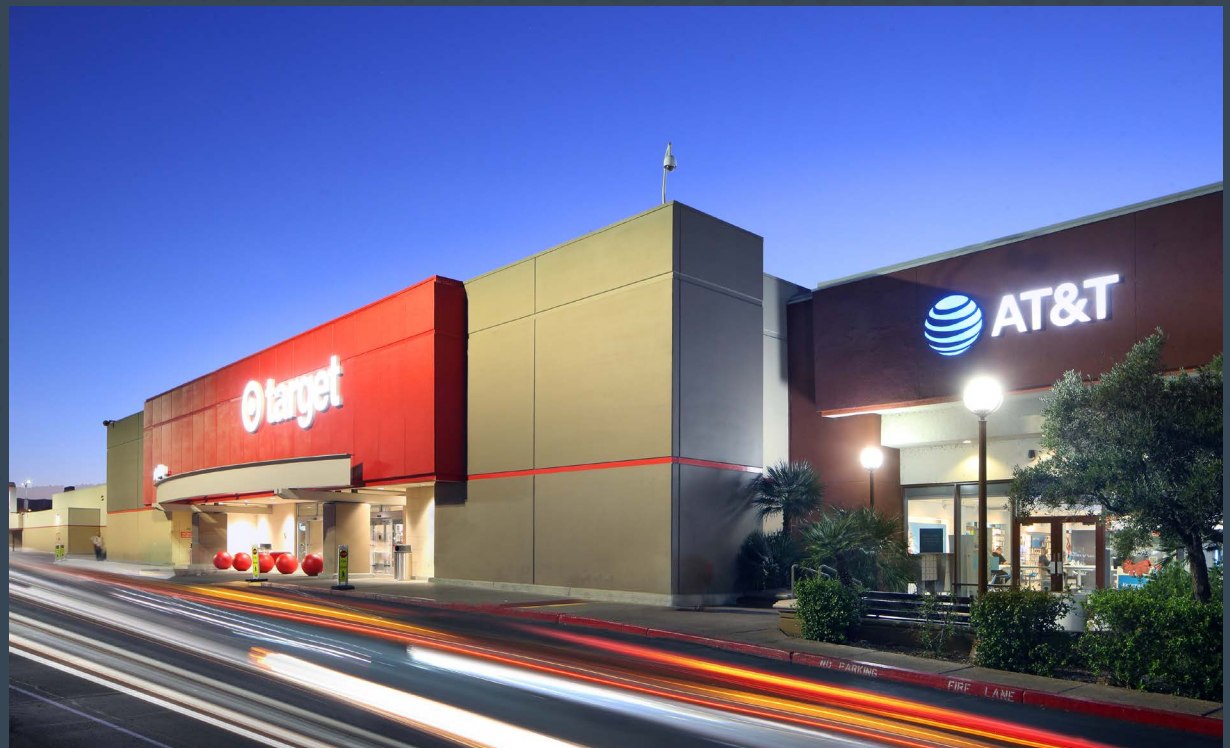
Tremendous Traffic Visibility

- 30,500 VPD on Sunset Blvd
- 23,600 VPD on Stephanie Rd



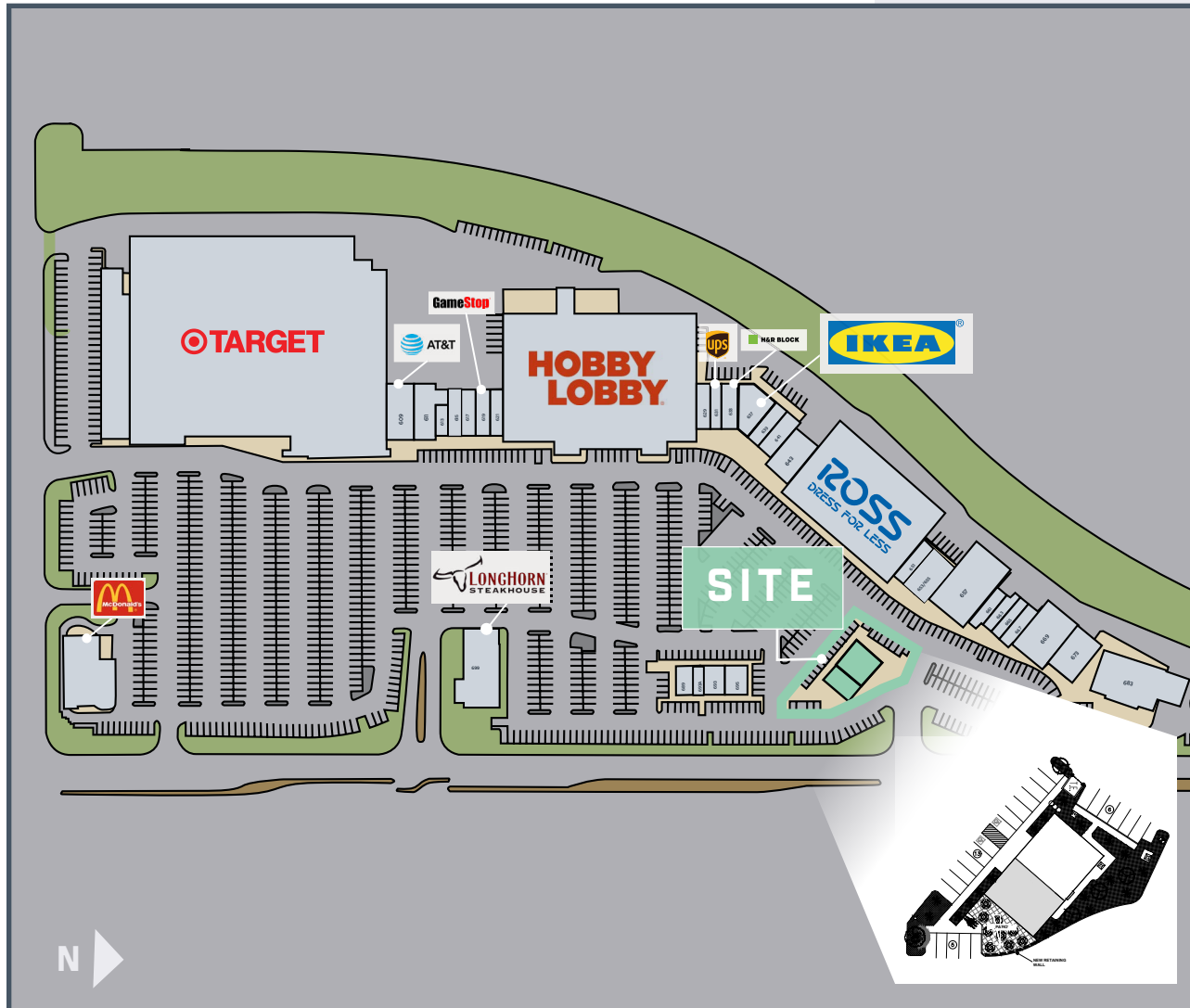
Surrounded by major national and regional tenants

Excellent co-tenancy Target, Ross, IKEA, McDonald's, Hobby Lobby, and More



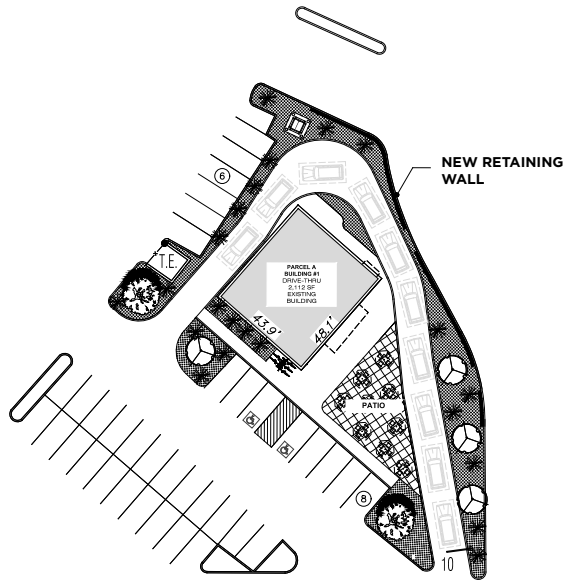
# SITE PLAN

LEASED AVAILABLE

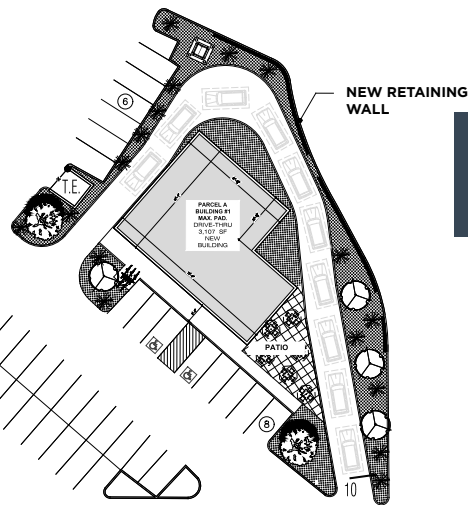


SUITE	TENANT	SF
601	McDonald's	5,598
605	Target	113,997
609	AT&T	3,200
611	Zen Massage	2,700
613	Insurance Office	956
615	Khina Eyebrow Threading	1,257
617	Sally Beauty Supply	1,257
619	Game Stop	1,257
621	Tropical Smoothie	1,278
625	Hobby Lobby	51,047
629	Reptiles N More	1,336
631	UPS	1,169
633	H&R Block	1,268
637	IKEA	3,007
639	Mama De Palma's Pizza & Bistro	1,382
641	Crazy Kabob	1,382
643	Music & Arts	2,744
649	Ross	26,000
651	Deluxe Cleaners & Alterations	1,366
653/655	Indy Clover	2,600
657	Daiso Japan	5,000
661	Crystal Alley Emporium	1,300
663	Bangkok Thai Food	1,300
665	KOS Allure	1,300
667	Sunset Nails	1,300
669	Gentle Dental	2,713
673	85°C Bakery Café	3,787
683	Silver State Schools Credit Union	5,690
687	AVAILABLE	2,118
	PAD AVAILABLE (OPTION TO EXPAND)	3,793
689	Subway	1,200
693	CJ's Custard and Italian Ice	855
693A	Smokeshop II	745
695	UBREAKIFIX	1,200
699	Longhorn Steakhouse	5,396

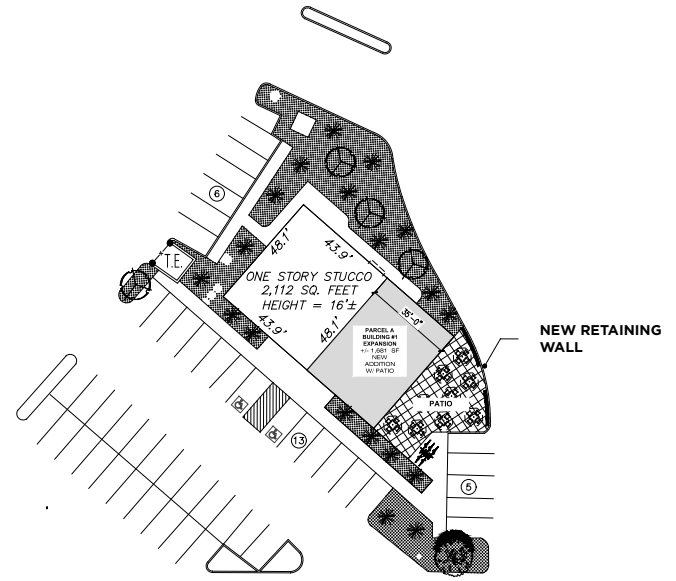
# PAD SITE PLAN OPTIONS



OPTION A - ±2,118 SF  
USING EXISTING BUILDING  
WITH DRIVE THRU CONVERSION



OPTION B - ±3,107 SF  
USING NEW BUILDING WITH DRIVE  
THRU MAXIMUM



OPTION C - ±2,118 - ±3,793 SF  
USING EXISTING BUILDING WITH ADDITION  
MINIMAL ALTERATION TO PARKING



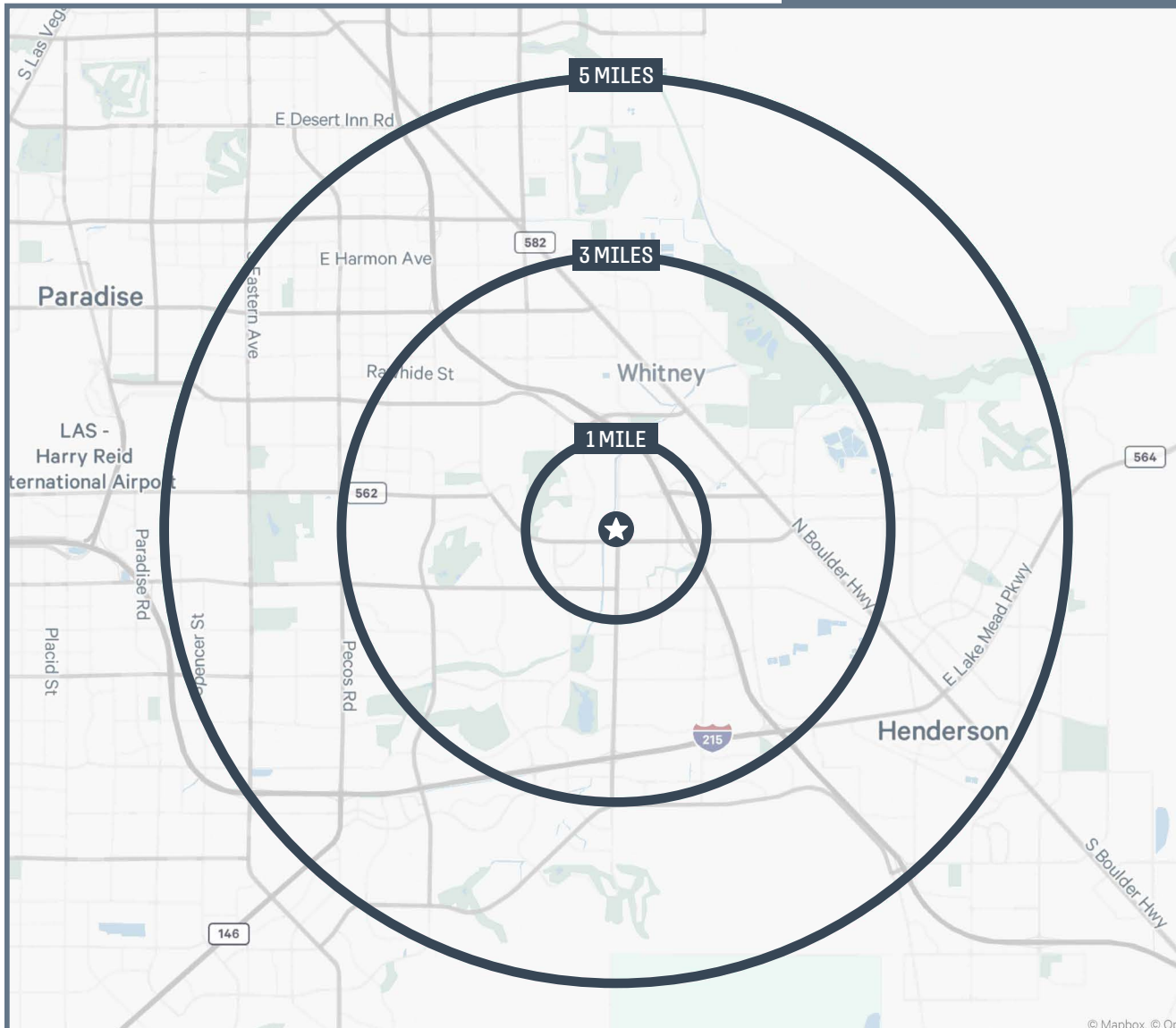
# AERIAL MAP



SITE

STEPHANIE ST | 23,600 VPD

# AREA DEMOGRAPHICS



## Population

<b>1 MILE</b>	12,367
<b>3 MILES</b>	145,100
<b>5 MILES</b>	383,685

## Avg HH Income

<b>1 MILE</b>	\$84,544
<b>3 MILES</b>	\$84,100
<b>5 MILES</b>	\$84,285

## # of Households

<b>1 MILE</b>	4,748
<b>3 MILES</b>	56,174
<b>5 MILES</b>	126,083

601 - 699  
N STEPHANIE STREET  
HENDERSON, NV 89014

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## PAD SITE FOR LEASE



### PLEASE CONTACT US FOR MORE INFORMATION:

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