

FOR LEASE



**WinCo
FOODS**

RC Willey
Your Home. Your Way.



**DRAGONRIDGE
COUNTRY CLUB**

**FOUR SEASONS
PRIVATE RESIDENCES
LAS VEGAS**

CASTILE
498 Units

STEPHANIE ST

TREK

FedEx

**UPTOWN
JUNGLE
FUN PARK**

**TERIYAKI
MADNESS**

EoS FITNESS
BETTER HYM. BETTER PRICE.

Aspire
At Paseo
450 Units

1,391 SF- 4,301 SF Retail Space Available

11 S Stephanie St. Henderson, NV 89012

MILES SANSONE

Phone: (702) 768-1930 (702) 914-9500 x107
Email: Leasing@SansoneCompanies.com

Corporate Address: 2580 St. Rose Pkwy. Ste. 125 Henderson, Nevada 89074
www.SansoneCompanies.com



Stephanie Beltway Plaza
Henderson, NV 89012



LEASING DETAILS

SPACE AVAILABLE	1,391 SF- 4,301 SF
LEASE PRICE	\$3.25 PSF
NNN	\$0.48 PSF
T.I.	AVAILABLE FOR QUALIFIED USES

PROPERTY HIGHLIGHTS

- EOS Gym anchored with strong Tenant Mix
- Located off of I-215
- Affluent area with great demographics
- Huge Open parking field
- 33' tall sign with digital board on the freeway side of the property

DEMOGRAPHICS

POPULATION	2-mile	5-mile	10-mile
2024 Population	20,701	112,010	300,527
HOUSEHOLDS	2-mile	5-mile	10-mile
2024 Households	8,747	45,958	119,225
INCOME	2-mile	5-mile	10-mile
2024 Average	\$107,313	\$108,090	\$98,254





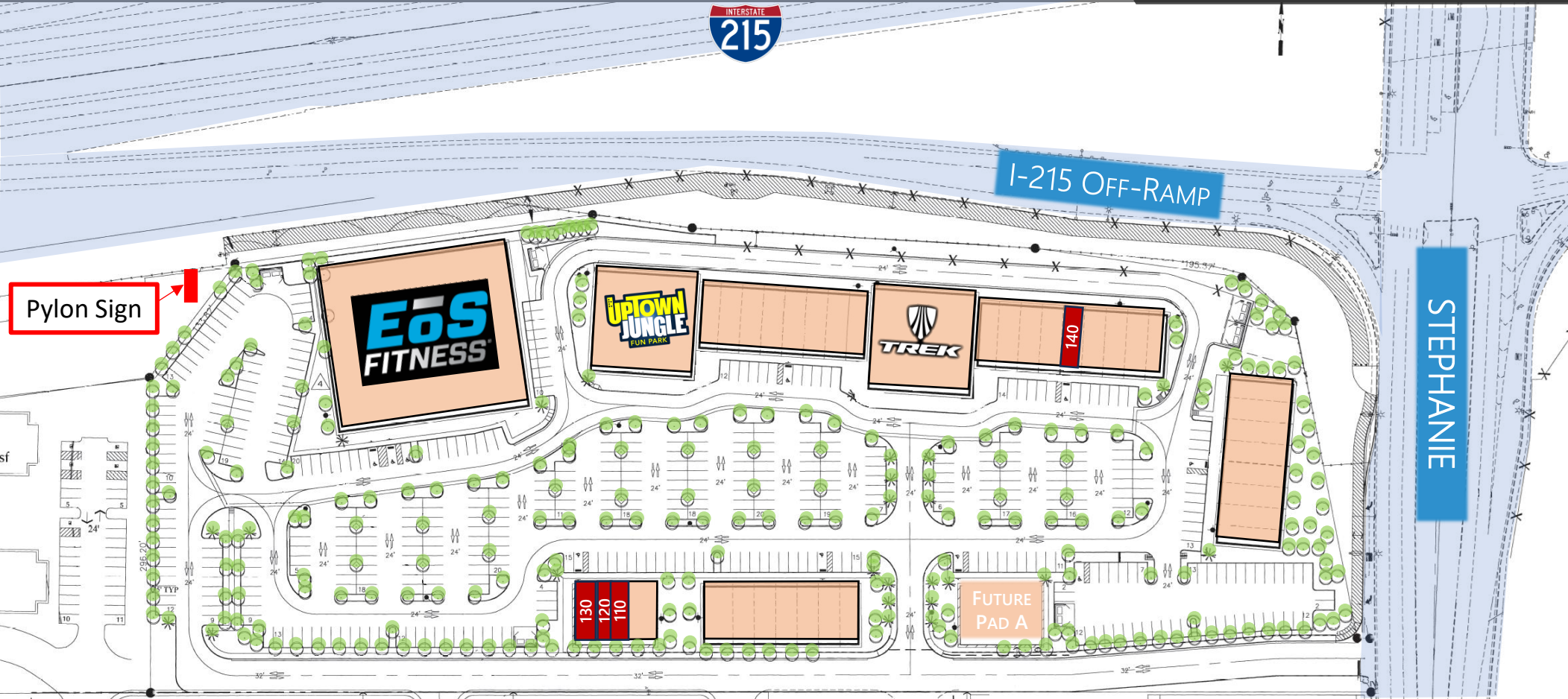
HORIZON RIDGE

FOUR SEASONS
PRIVATE RESIDENCES

DRAGON RIDGE
COUNTRY CLUB

ascaya





BLDG. 19	SUITE 140	AVAILABLE MARCH 2027	1,391 SF
BLDG. 39	SUITE 110	AVAILABLE	1,219 SF
BLDG. 39	SUITE 120	AVAILABLE	1,214 SF
BLDG. 39	SUITE 130	AVAILABLE	1,868 SF



