



FOR LEASE

MAHACAMU MARKETPLACE

RETAIL SPACE FOR LEASE

90 S. Stephanie Street, Henderson, NV 89012

OFFERING SUMMARY

RENTAL RATE:	\$2.25 - \$2.50
Available:	1,804 SF
Gross Leasable Area:	19,083 SF
Year Built:	2004
Lease Type:	NNN \$0.67/SF/Mo
Space Use:	Retail
Term:	3 - 5 Years
Frontage:	237' on Paseo Verde Pkwy 442' on Stephanie St.
Center Type:	Strip Center
Zoning:	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 Restaurant 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

jamesh@northcap.com

License: NV B.0144720.LLC

DEREK BELANUS

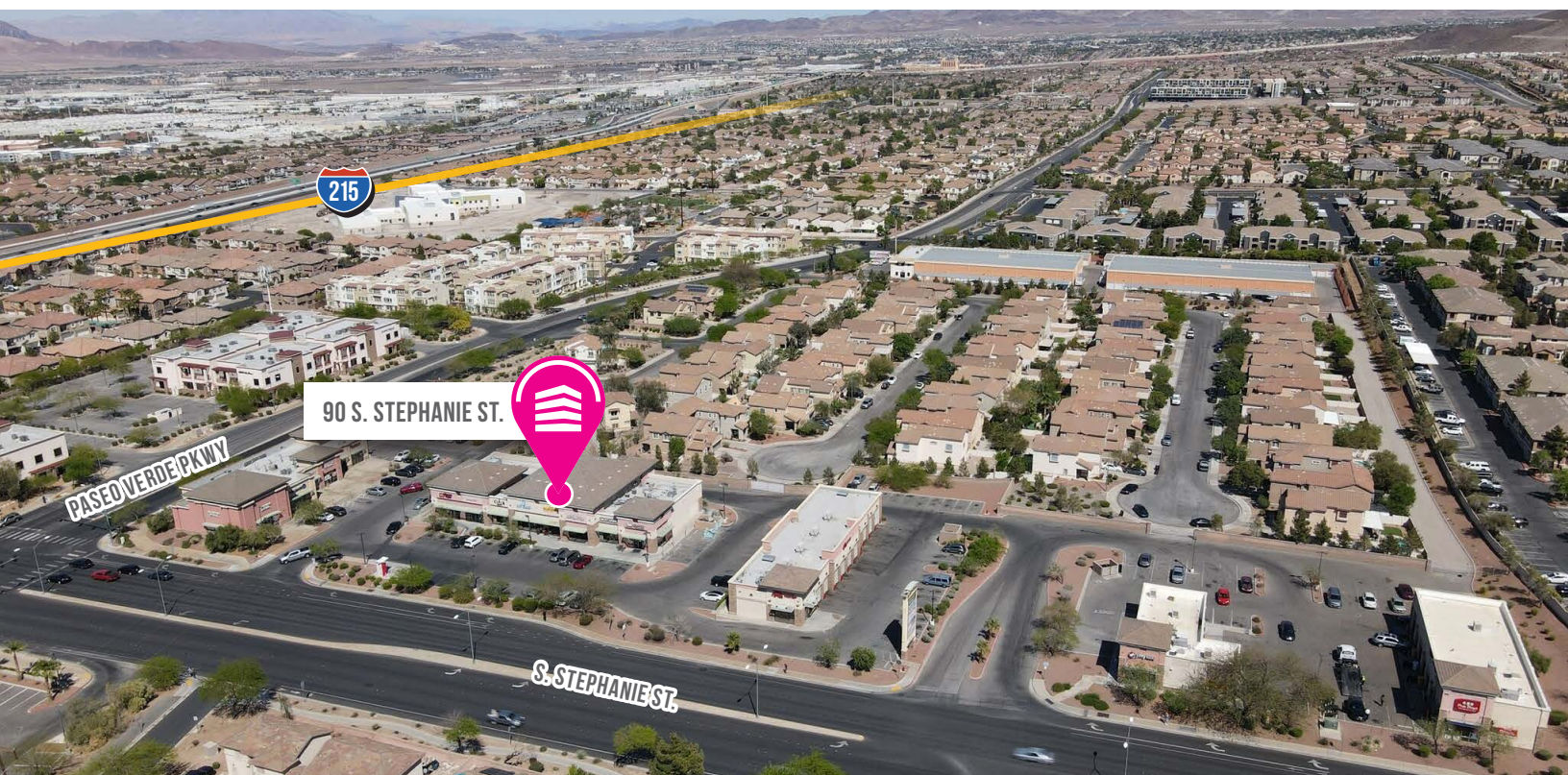
VP of Commercial Sales & Leasing

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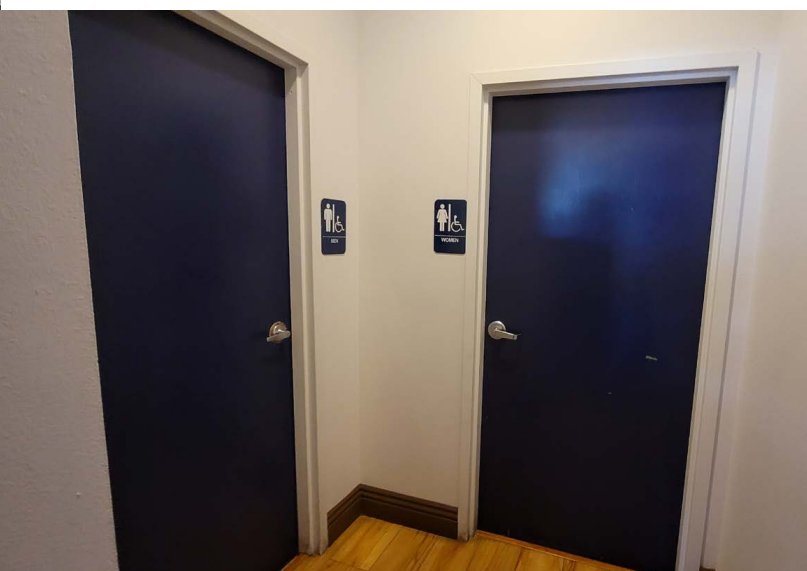
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LOCATION OVERVIEW



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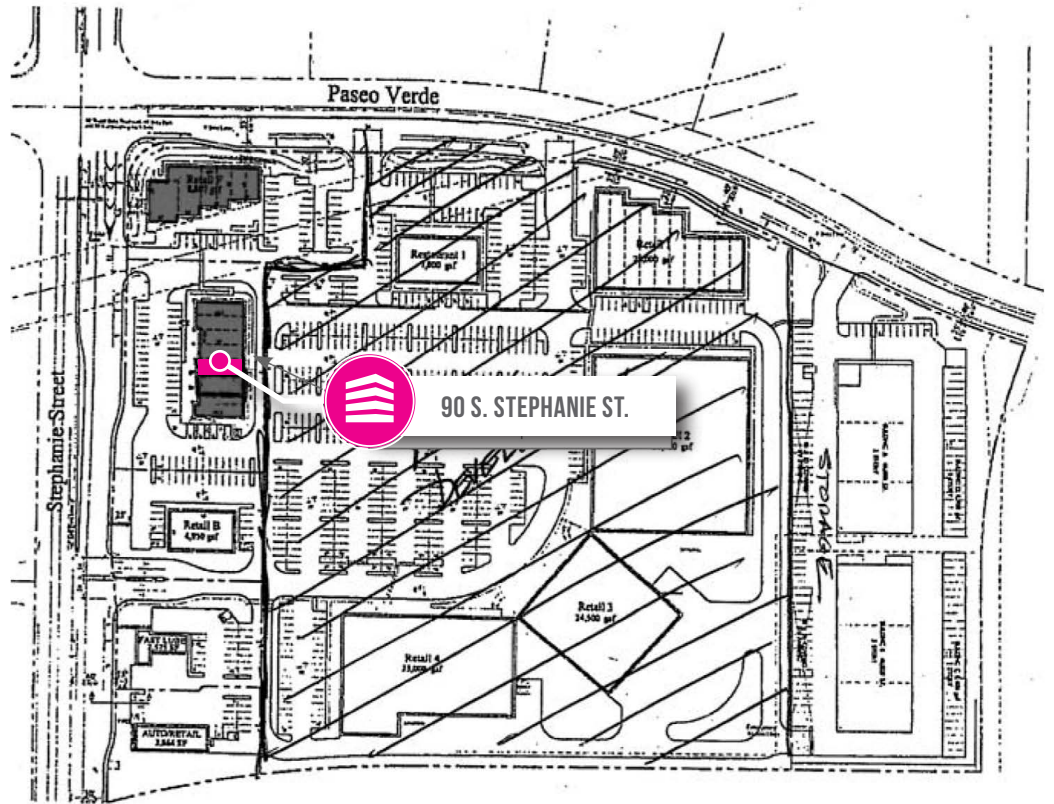
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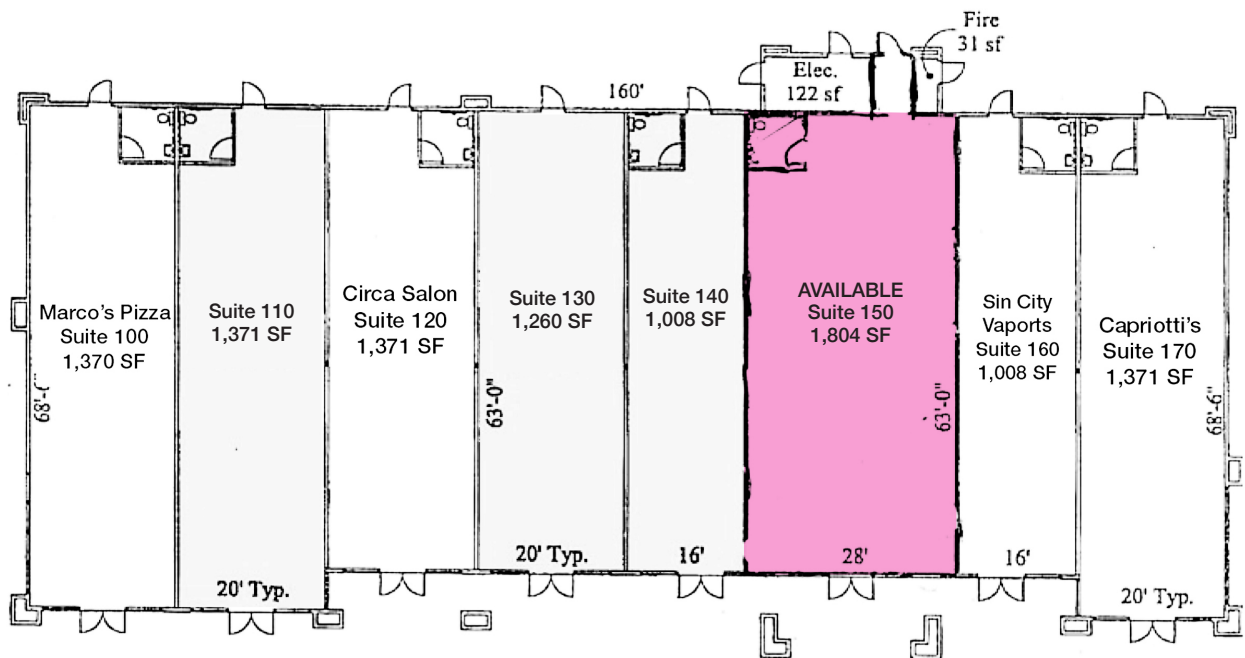
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SITE PLAN



FLOOR PLAN



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