

WHITNEY RANCH CENTER

601 - 699 N. Stephanie Street, Henderson, NV 89014





PROPERTY HIGHLIGHTS

PROPERTY DETAILS

RETAIL SPACE: **±299,770 SF**

LOT SIZE: **23.63 ACRES**

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



Join Target, Ross, IKEA, McDonald's, Hobby Lobby, Chase, and more

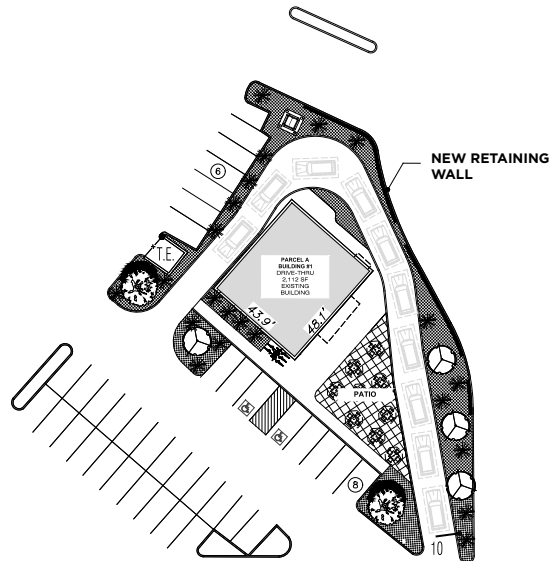
SITE PLAN

LEASED
 AVAILABLE
 VIRTUAL TOUR

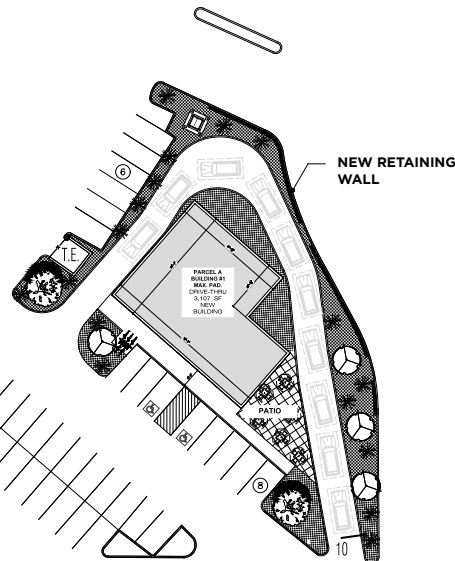


SUITE	TENANT	SQ FT
601	McDonald's	5,598
605	Target	113,997
609	AT&T	3,200
611	Zen Massage	2,700
613	AVAILABLE	956
615	Khina Eyebrow Threading	1,257
617	Sally Beauty Supply	1,257
619	Game Stop	1,257
621	Tropical Smoothie	1,278
625	Hobby Lobby	51,047
629	Reptiles N More	1,336
631	UPS	1,169
633	H&R Block	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	35°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 (Coming Soon)	5,396

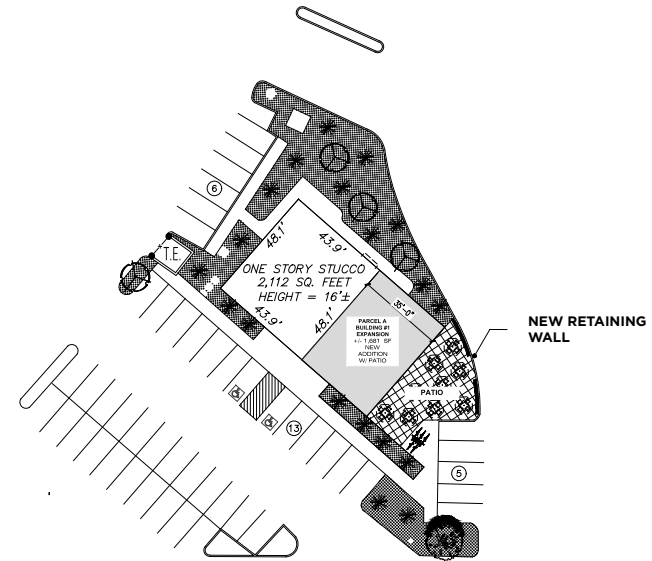
PAD SITE PLAN OPTIONS



OPTION A - $\pm 2,118$ SF
USING EXISTING BUILDING WITH
DRIVE TRHU CONVERSION



OPTION B - $\pm 3,107$ SF
USING NEW BUILDING WITH
DRIVE TRHU MAXIMUM



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

AERIAL



AERIAL & TRANSIT



DRIVE TIME MAP & DEMOGRAPHICS

POPULATION

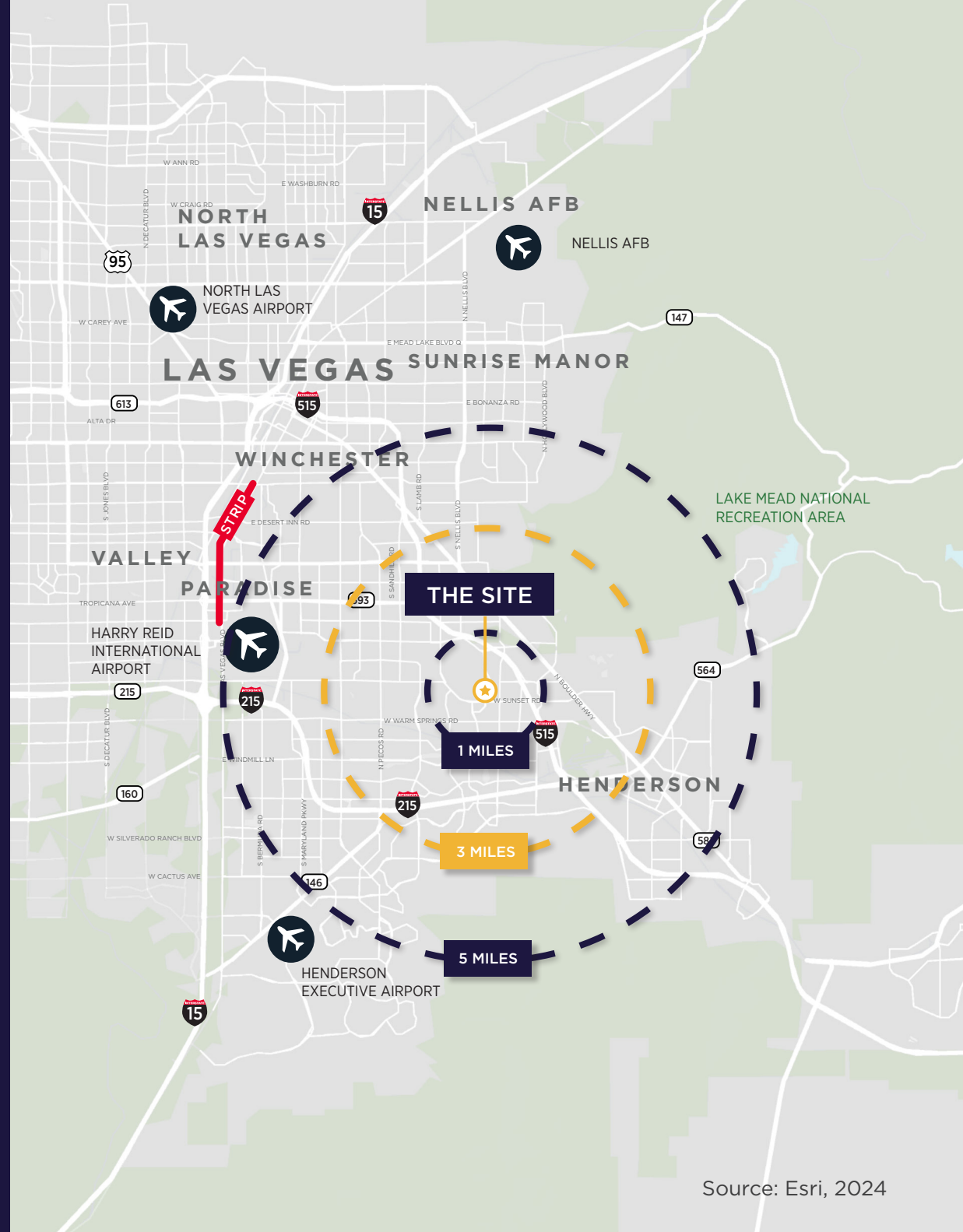
1 MILE	12,367
3 MILES	145,141
5 MILES	383,685

AVG HH INCOME

1 MILE	\$84,544
3 MILES	\$84,100
5 MILES	\$84,285

OF HOUSEHOLDS

1 MILE	4,748
3 MILES	56,174
5 MILES	126,083



Source: Esri, 2024

LEASING

PLEASE CONTACT US FOR MORE INFORMATION:

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