



FOR LEASE

SOUTHFORK PLAZA

2980 & 2986 St. Rose Parkway, Henderson, Nevada 89052



ERIC ROGOSCH
Vice President
O: 702.527.5313
eric.rogosch@svn.com
NV #S.52003

All SVN® offices are independently owned and operated.

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$3.00 - 3.50 SF/month (NNN)
AVAILABLE SF:	+/- 1,350 - 2,700 SF
CAMS:	\$0.50/SF (2025)
ZONING:	Community Commercial (CC)
JURISDICTION:	Henderson

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PROPERTY DESCRIPTION

SVN | The Equity Group is pleased to present for lease: Southfork Plaza in Henderson, Nevada. A dual-anchored power center by Lowe’s and HomeGoods in one of the busiest retail corridors in the valley. Located at the signalized intersection of St. Rose Parkway and Eastern Avenue, the center features a strong mix of national tenants including Chick- fil-A, Envogue Salon, and FedEx. With traffic counts exceeding +/- 102,000 VPD and proximity to the rapidly expanding St. Rose corridor, this center is adjacent to St. Rose Dominican Hospital. The surrounding trade area is densely populated, with nearby Coronado and Silverado High Schools serving +/- 5,538 students.

PROPERTY HIGHLIGHTS

- Former Waxing Salon with 4 "Wet" Exam Rooms!
- Endcap with Street Visibility! Anchored by HomeGoods,
- Shadow-anchored by Lowe’s. Located directly across Dignity
- Health St. Rose Dominican. Dense retail trade area
- Surrounded by many national co-tenants.
- 2nd Gen Nail Salon Available 6/1/26

SITE PLANS



SUITE	TENANT	SF
Building 2950		
A	HomeGoods	
Building 2960		
110	Henderson Dermatology	4,196
130	Dental Care	1,307
150	Neck and Back Clinics	2,613
170	DogSupplies.com	4,000
Building 2970		
100	Meadows Bank	3,400
120	Consumer Cellular	3,052
130	Elements Massage	1,850
140	Tread Fitness	2,200
Building 2980		
100	Midas Auto Center	2,700
120	Fiesta Filipina Cuisine	2,535
130	Gun Shop	1,300
140	AVAILABLE	1,650
Building 2986		
100	Envogue Salon	6,400
140	AVAILABLE SOON	2,700
160	AVAILABLE 6/1/26	1,350

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SITE PLANS CONT'D

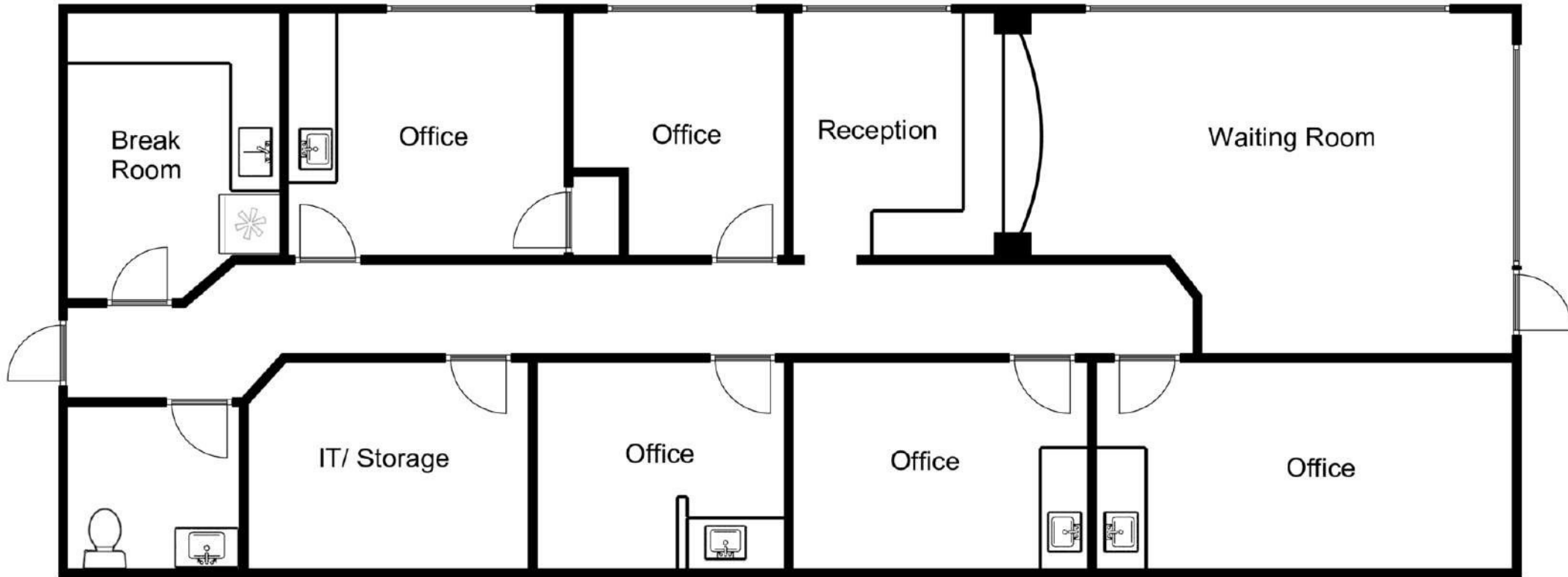


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FLOOR PLAN - 2980 SUITE #140
+/- 1,650 SF

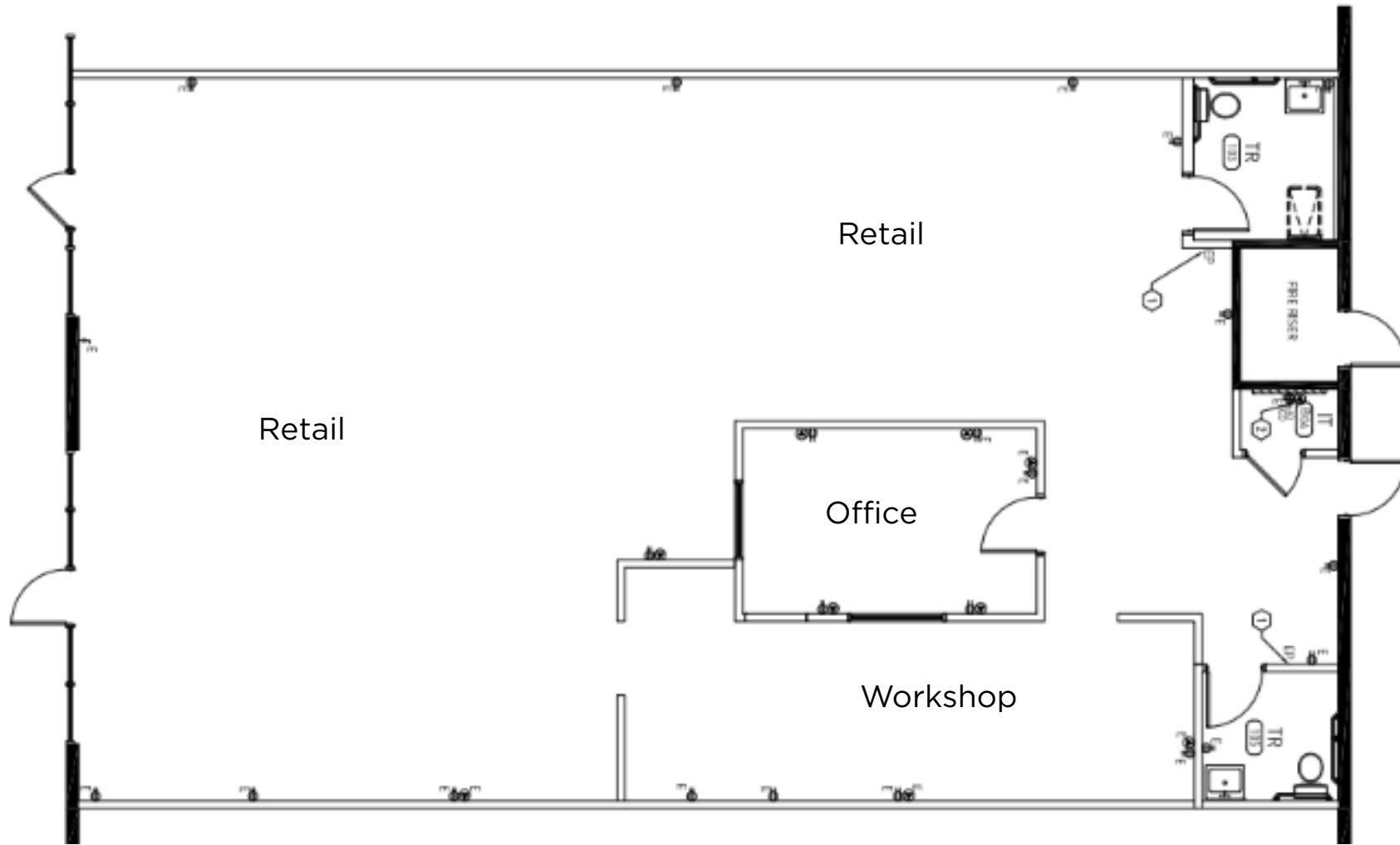
3D TOUR

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FLOOR PLAN - 2986 SUITE #140
+/- 2,700



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ADDITIONAL PHOTOS



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RETAILER MAP



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SVN | THE EQUITY GROUP 8

DEMOGRAPHICS MAP & REPORT

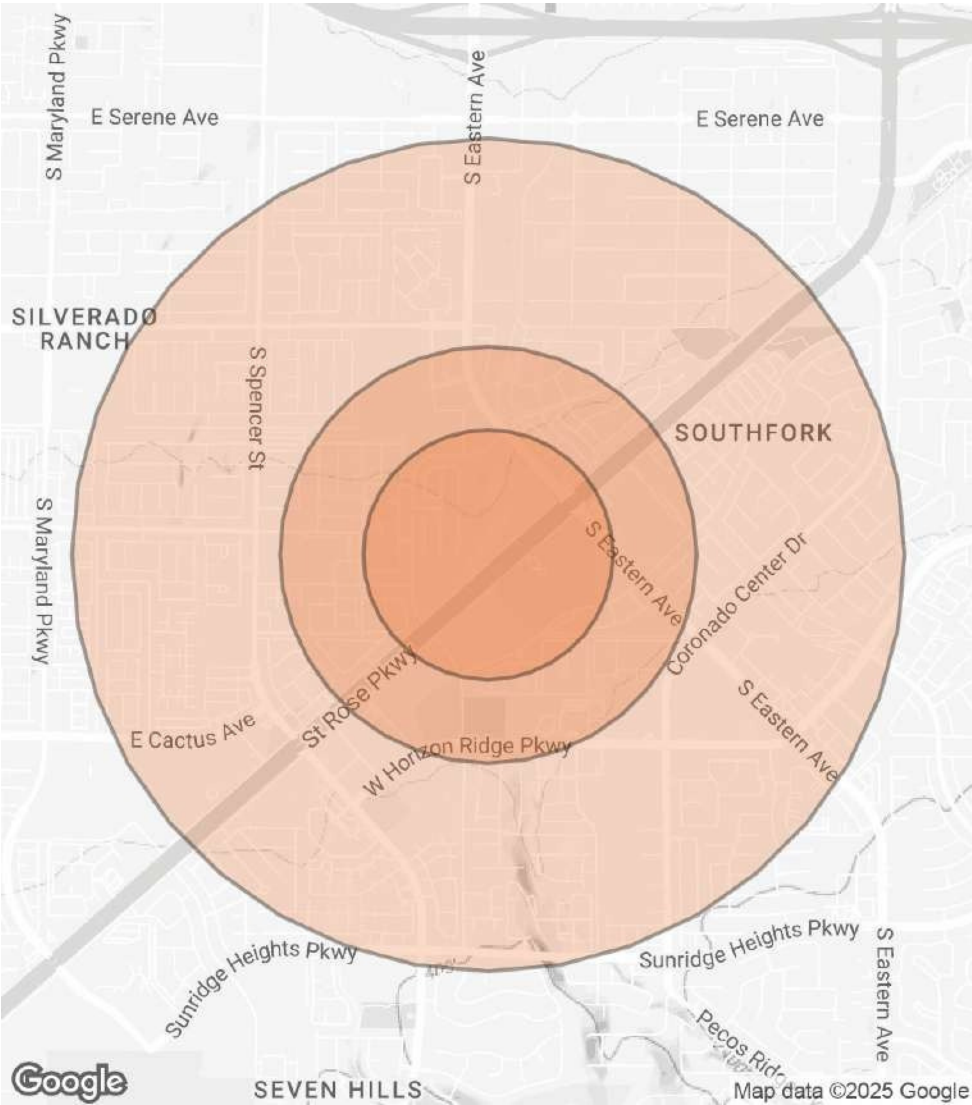
POPULATION 0.3 MILES 0.5 MILES 1 MILE

TOTAL POPULATION	1,814	5,123	25,362
AVERAGE AGE	37	37	39
AVERAGE AGE (MALE)	36	37	38
AVERAGE AGE (FEMALE)	38	38	39

HOUSEHOLDS & INCOME 0.3 MILES 0.5 MILES 1 MILE

TOTAL HOUSEHOLDS	760	2,158	10,580
# OF PERSONS PER HH	2.4	2.4	2.4
AVERAGE HH INCOME	\$79,027	\$87,964	\$99,195
AVERAGE HOUSE VALUE	\$439,788	\$474,606	\$512,134

Demographics data derived from AlphaMap



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