



FOR LEASE

SOUTHFORK PLAZA

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



ERIC ROGOSCH
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NV #S.52003

All SVN® offices are independently owned and operated.

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$3.00 - 3.75 SF/month (NNN)
AVAILABLE SF:	+/- 1,350 - 1,650 SF
ZONING:	Community Commercial (CC)
JURISDICTION:	Henderson

SPACES	LEASE RATE	SPACE SIZE
2980- SUITE 140	\$3.50 - 3.75 SF/month	1,650 SF
2986- SUITE 160	\$3.00 - 3.50 SF/month	1,350 SF

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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.

PROPERTY HIGHLIGHTS

- Suitable for Retail or Medical uses. Suite 140 has extra plumbing
- Endcap with Street Visibility from St Rose Pkwy
- Anchored by HomeGoods, shadow anchored by Lowe's
- Diverse cotenants: Bourbon Street Sports Bar, EnVouge Salon, Midas Car Care and more!
- Located directly across Dignity Health St. Rose Dominican.
- Densely Populated trade area with nearby Coronado and Silverado High Schools serving +/- 5,500 students

SITE PLAN



SUITE	TENANT	SF
Building 2950		
A	HomeGoods	25,220
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	Summer Reform	2,700
160	AVAILABLE	1,350

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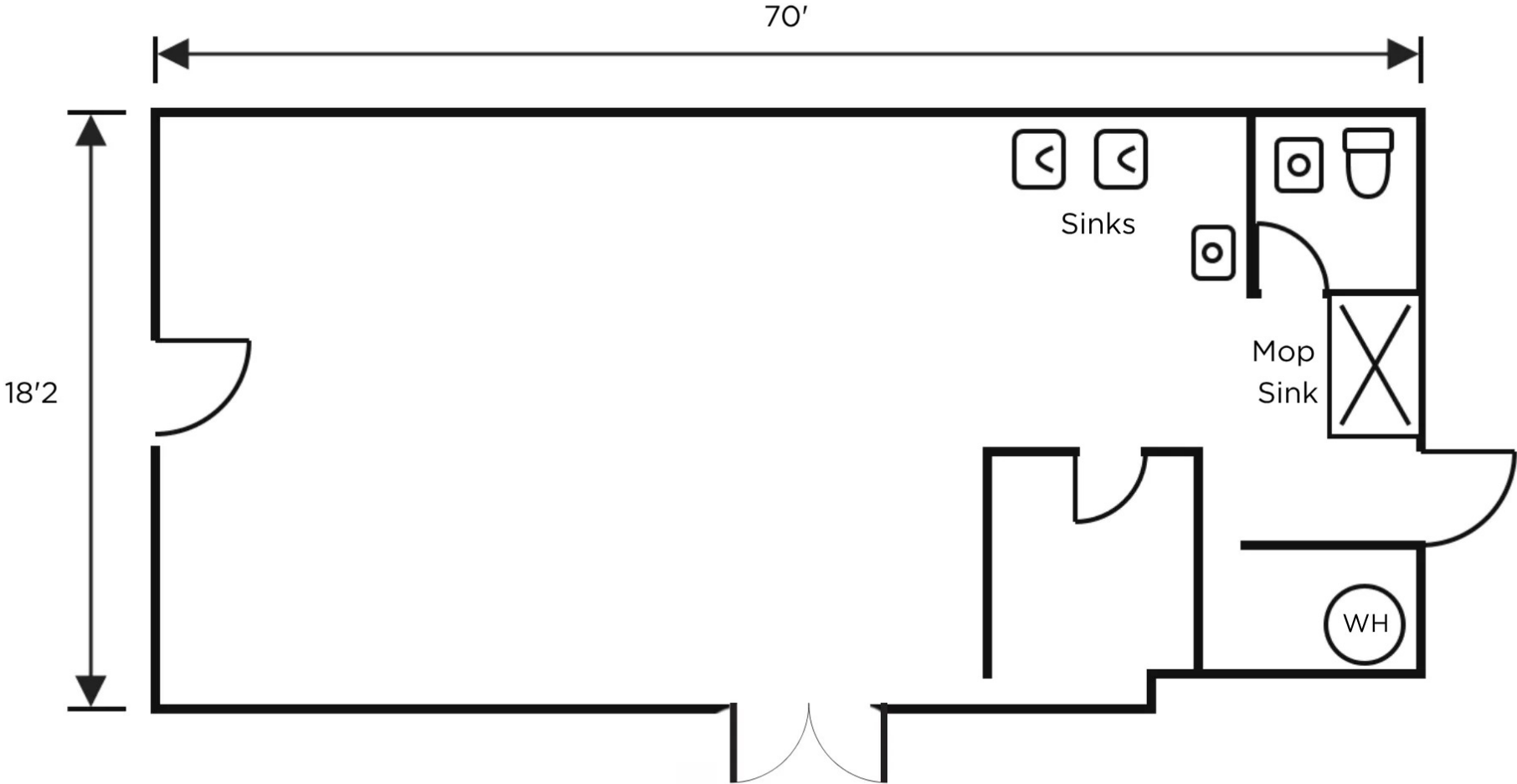
SITE PLANS CONT'D



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FLOOR PLAN- 2986 SUITE 160
+/- 1,350 SF

(Not to Scale)

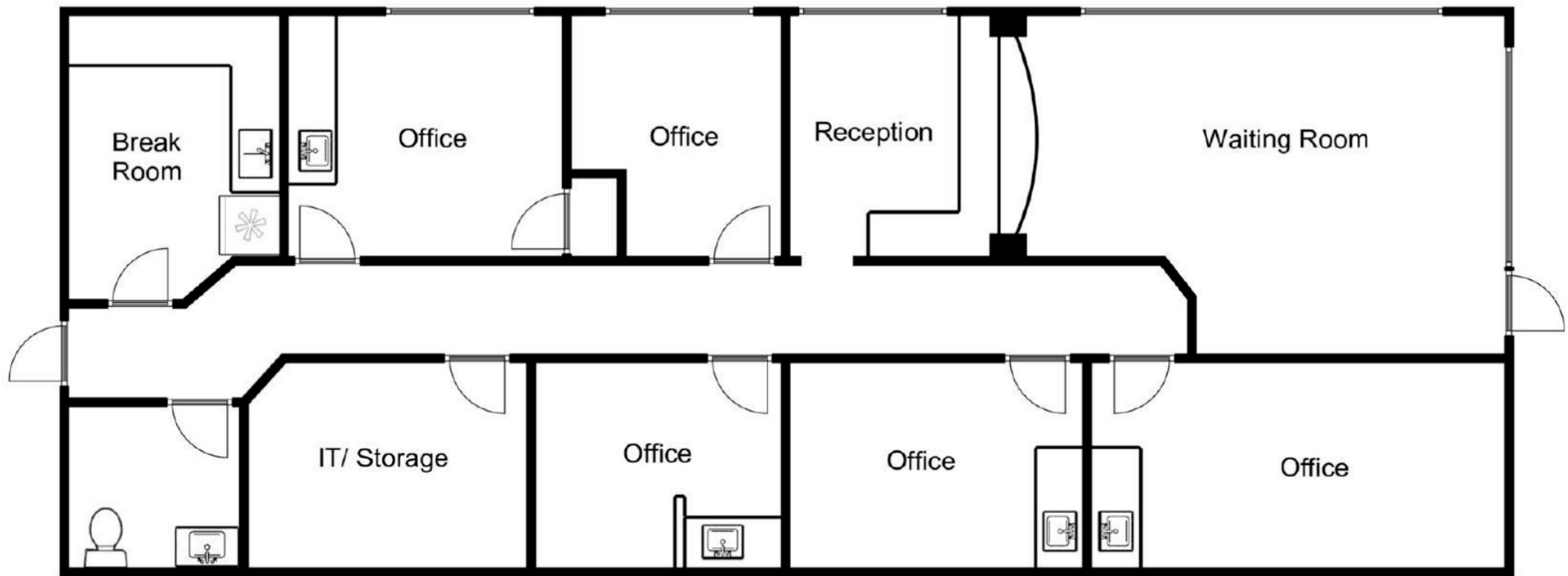


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FLOOR PLANS- 2980 SUITE 140

+/- 1,650 SF

(Not to Scale)



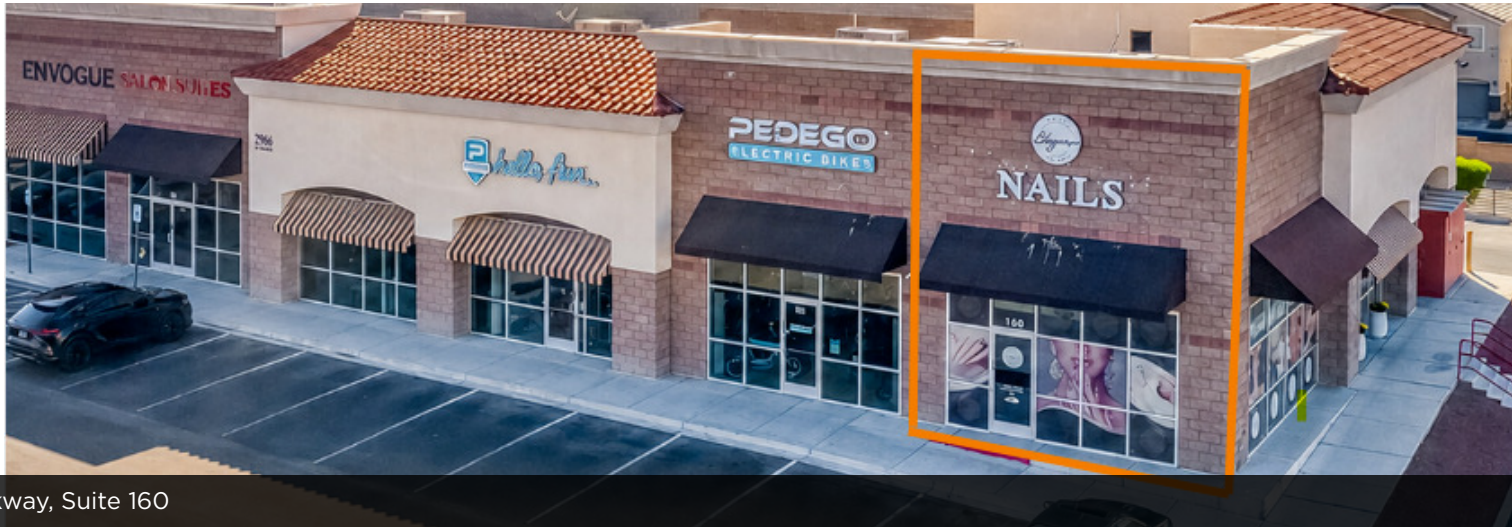
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AVAILABLE SUITES



2986 St. Rose Parkway, Suite 160



2980 St. Rose Parkway, Suite 140

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ADDITIONAL PHOTOS



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SVN | THE EQUITY GROUP 8

RETAILER MAP



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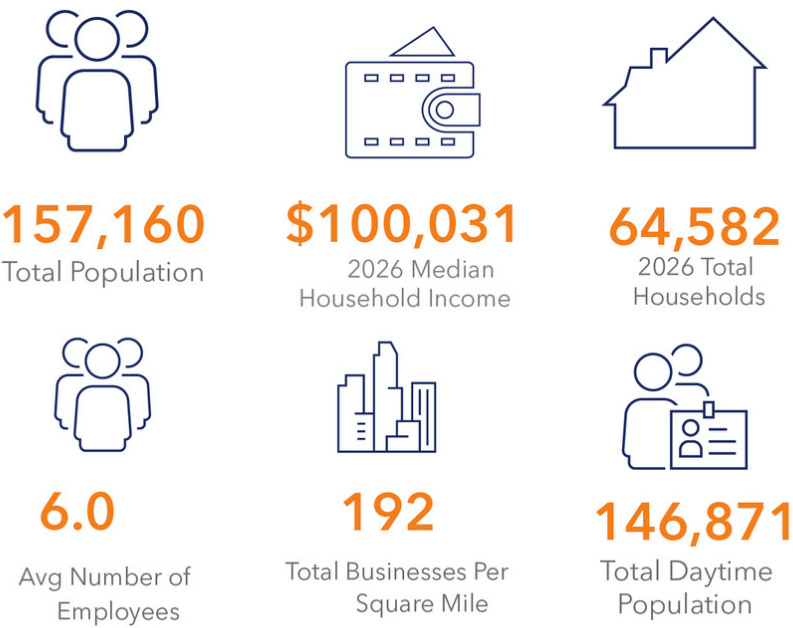
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DEMOGRAPHICS MAP & REPORT

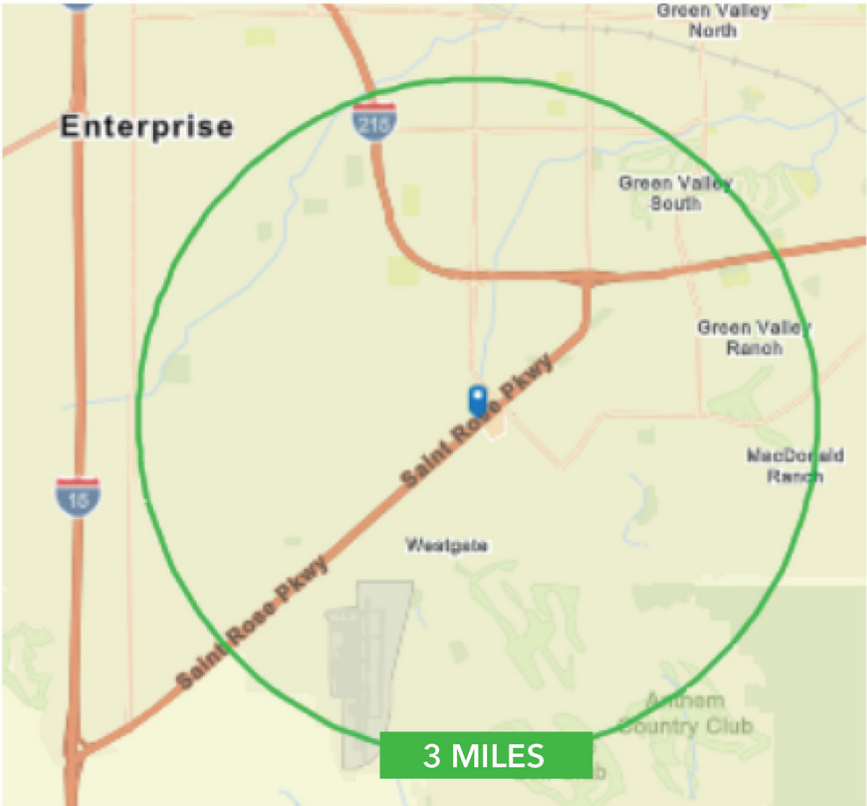
3 MILES KEY FACTS



TRAFFIC COUNTS



Source: This infographic contains data provided by Esri (2026, 2031), Esri-Data Axle (2026). © 2026 Esri
Source: Traffic counts contains data provided by NDOT (2025)



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