

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**

EoS FITNESS
BETTER GYM. BETTER PRICE.



**Aspire
At Paseo**
450 Units

1,391 SF- 1,868 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





LEASING DETAILS

SPACE AVAILABLE	1,391 SF / 1,868 SF
LEASE PRICE	\$3.25 PS
NNN	\$0.48 PSF
T.I.	AVAILABLE FOR QUALIFIED USES

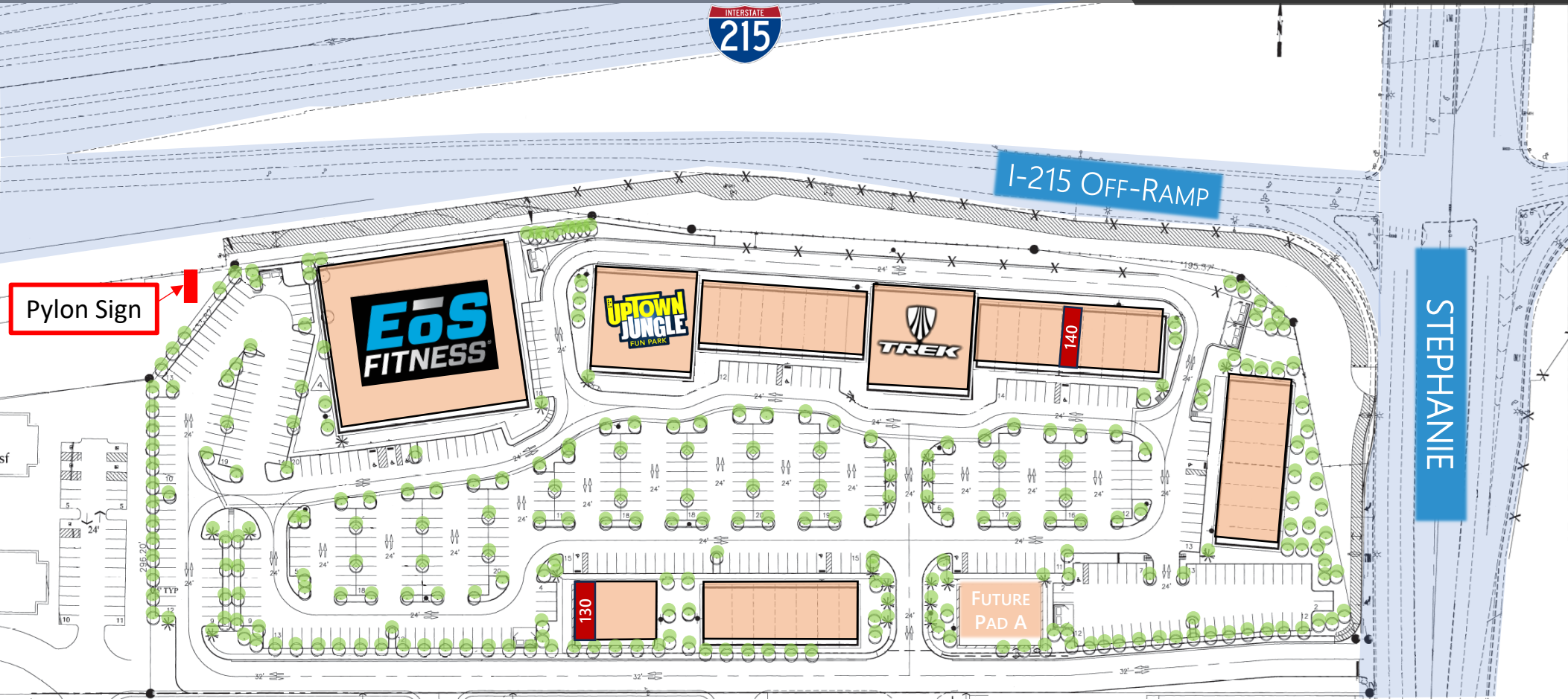
PROPERTY HIGHLIGHTS

- 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

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





BLDG. 19	SUITE 140	AVAILABLE MARCH 2027	1,391 SF
BLDG. 39	SUITE 130	AVAILABLE	1,868 SF



19 S. Stephanie Suite #140 – 1,391 SF

