



FOR LEASE

MAHACAMU MARKETPLACE

60-90 S Stephanie St
Henderson, NV 89012

SUITE 130
±1,260 SF | RETAIL

SUITE 150
±1,804 SF | RESTAURANT

Property Details

ADDRESS	60-90 S Stephanie St, Henderson, NV 89012
LEASE RATE	\$2.25 PSF/Mo
NNN RATE	\$0.77 PSF/Mo
YEAR BUILT	2004
USE	Retail Neighborhood Center
ZONING	CC, Community Commercial
APN	178-22-112-014, 015

Property Highlights

- High-Visibility Retail Center
- Strong Demographics
- High-Demand Trade Area serving MacDonald Ranch, Henderson, and Green Valley Ranch
- Convenient Access from 215 Beltway



OR TEXT 23756 TO 39200

Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.

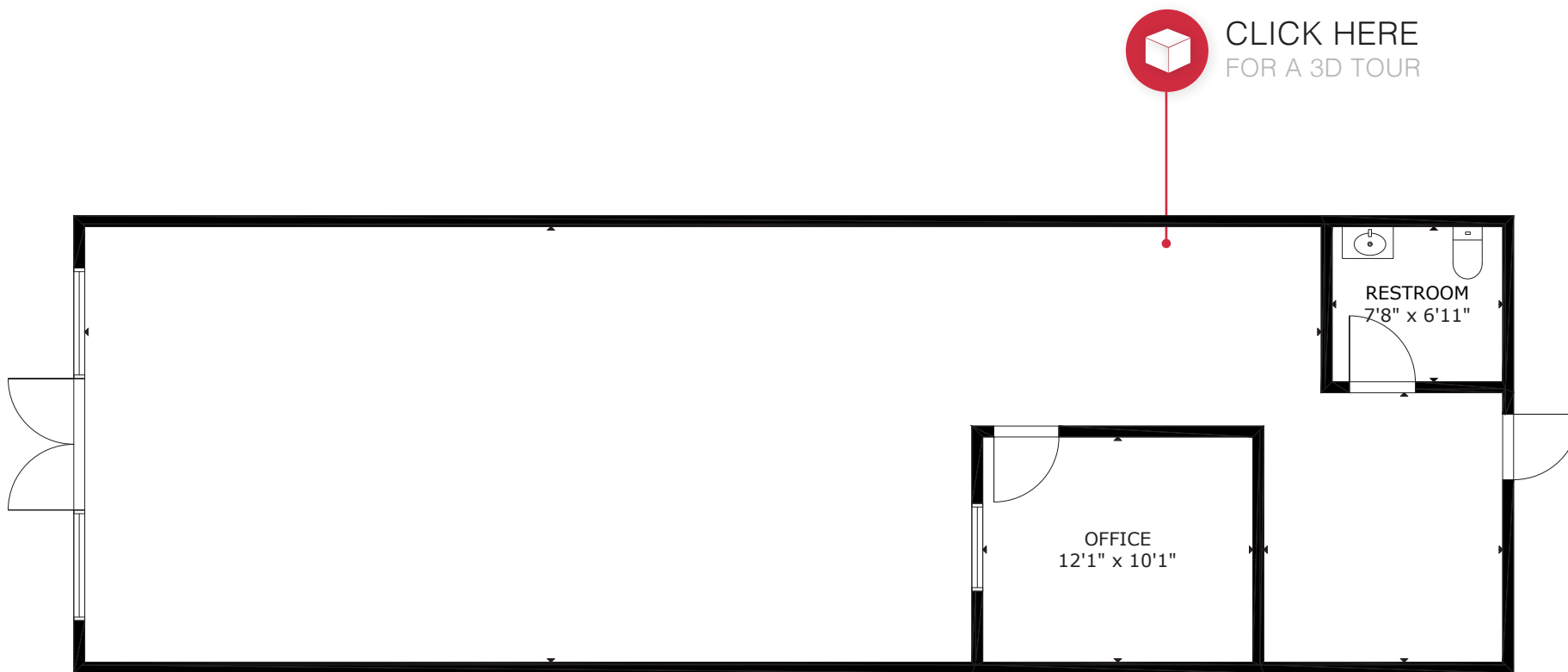
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SITE PLAN



FLOOR PLAN



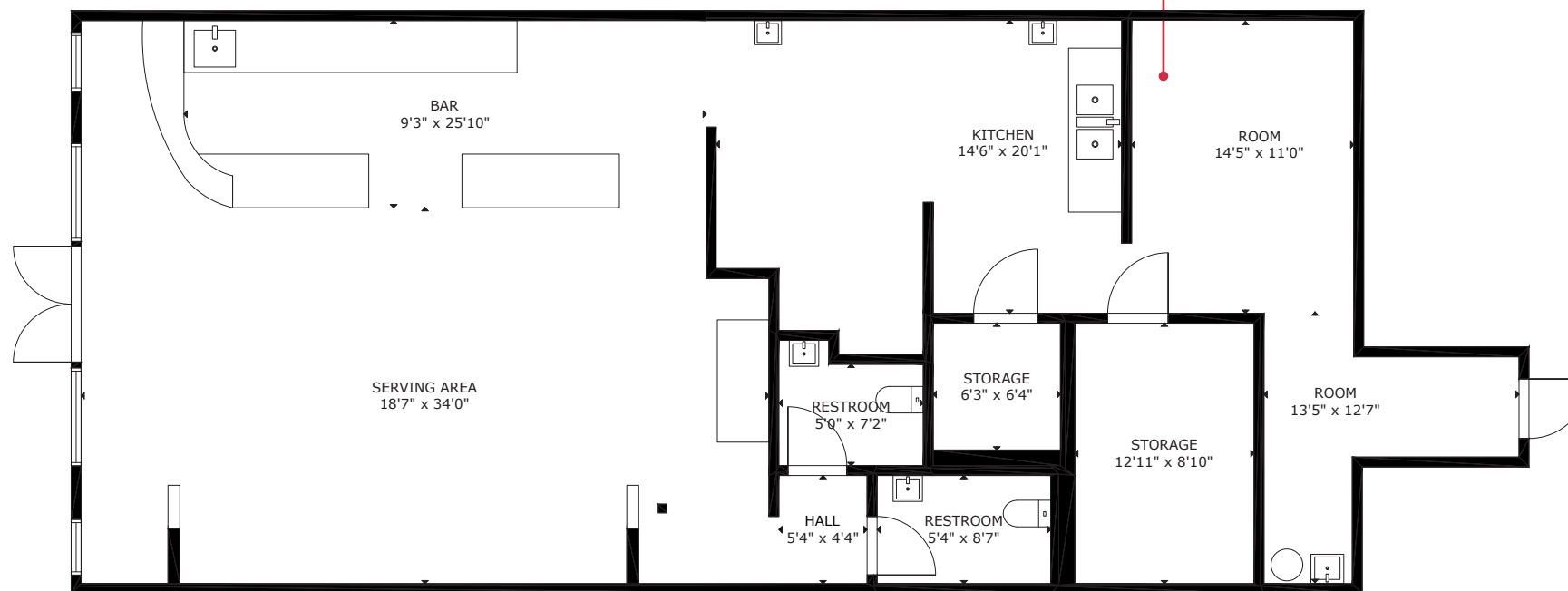
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SUITE	TOTAL SF	USE
130	±1,260 SF	Retail

FLOOR PLAN



CLICK HERE
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SUITE	TOTAL SF	USE
150	±1,804 SF	Restaurant

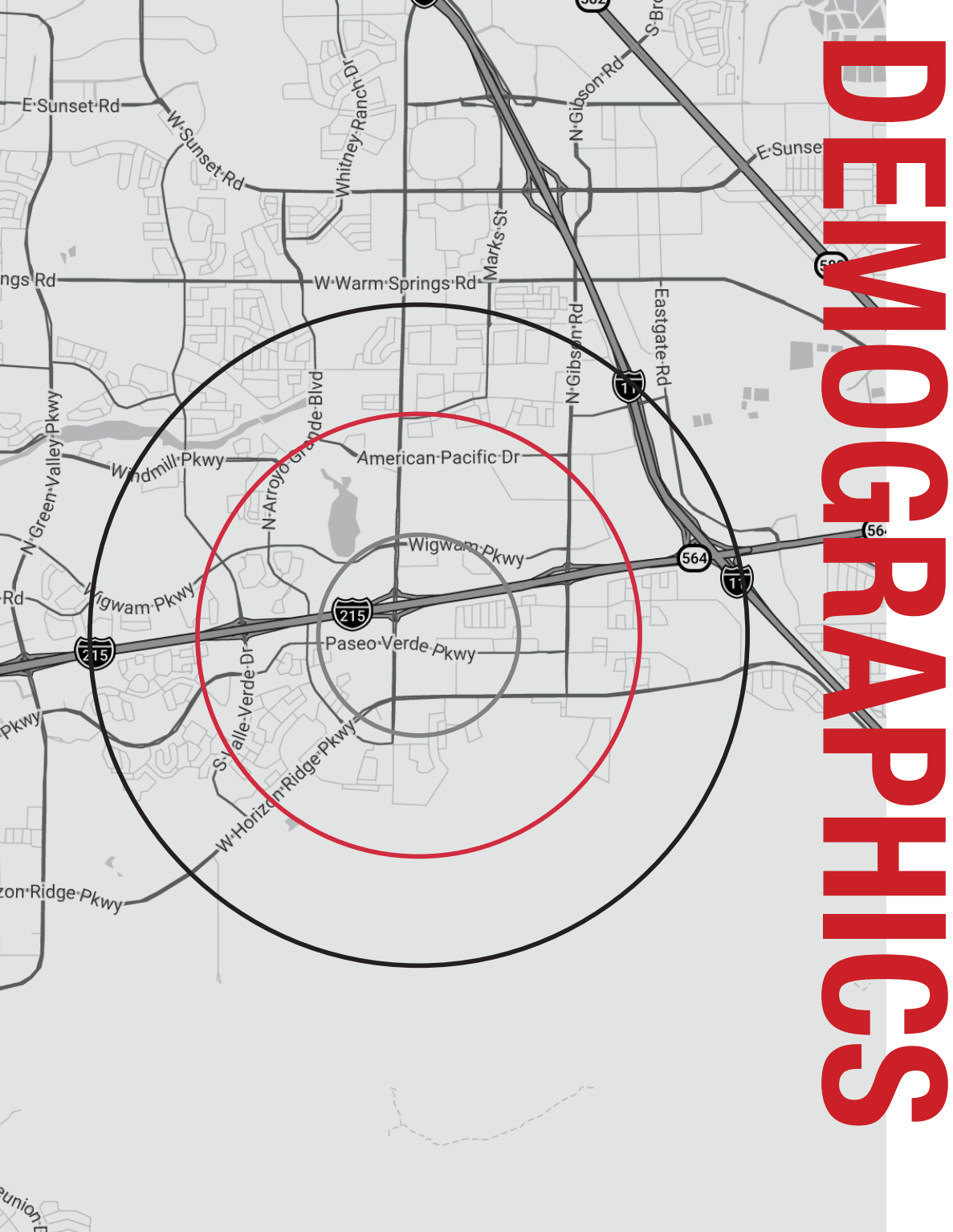
- Landlord will contribute towards the cost of a grease trap and oven hood for a qualified tenant.



AREA MAP



- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport



DEMOGRAPHICS

POPULATION

2025 Population

HOUSEHOLDS

2025 Households

INCOME

2025 Average HH Income

1-mile

19,844

1-mile

8,622

1-mile

\$123,587

3-mile

105,694

3-mile

44,361

3-mile

\$132,882

5-mile

302,075

5-mile

121,689

5-mile

\$121,205

Traffic Counts

STREET

Stephanie St / Paseo Verde

Stephanie St / Wigwam Pkwy

AADT

22,400

39,000

Cities Nearby

Reno, Nevada

441 miles

Los Angeles, California

270 miles

Salt Lake City, Utah

420 miles

Denver, Colorado

748 miles

Phoenix, Arizona

301 miles

San Antonio, Texas

1,280 miles

TERMS & CONDITIONS

Terms and Conditions

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Summary Documents

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