

FOR LEASE



**WinCo
FOODS**

RC Willey
Your Home. Your Way.

**DRAGONRIDGE
COUNTRY CLUB**

**FOUR SEASONS
PRIVATE RESIDENCES
LAS VEGAS**

CASTILE
498 Units

STEPHANIE ST

**INTERSTATE
215**

TREK

FedEx

EoS FITNESS
BETTER OYME. BETTER PRICE.

**UPTOWN
JUNGLE
FUN PARK**

**TERIYAKI
MADNESS**

Aspire
At Paseo
450 Units

612 SF- 6,200 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



Stephanie Beltway Plaza
Henderson, NV 89012



LEASING DETAILS

SPACE AVAILABLE	612 SF- 6,200 SF
LEASE PRICE	\$2.75/\$3.25 PSF
NNN	\$0.48 PSF
T.I.	AVAILABLE FOR QUALIFIED USES

DEMOGRAPHICS

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

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





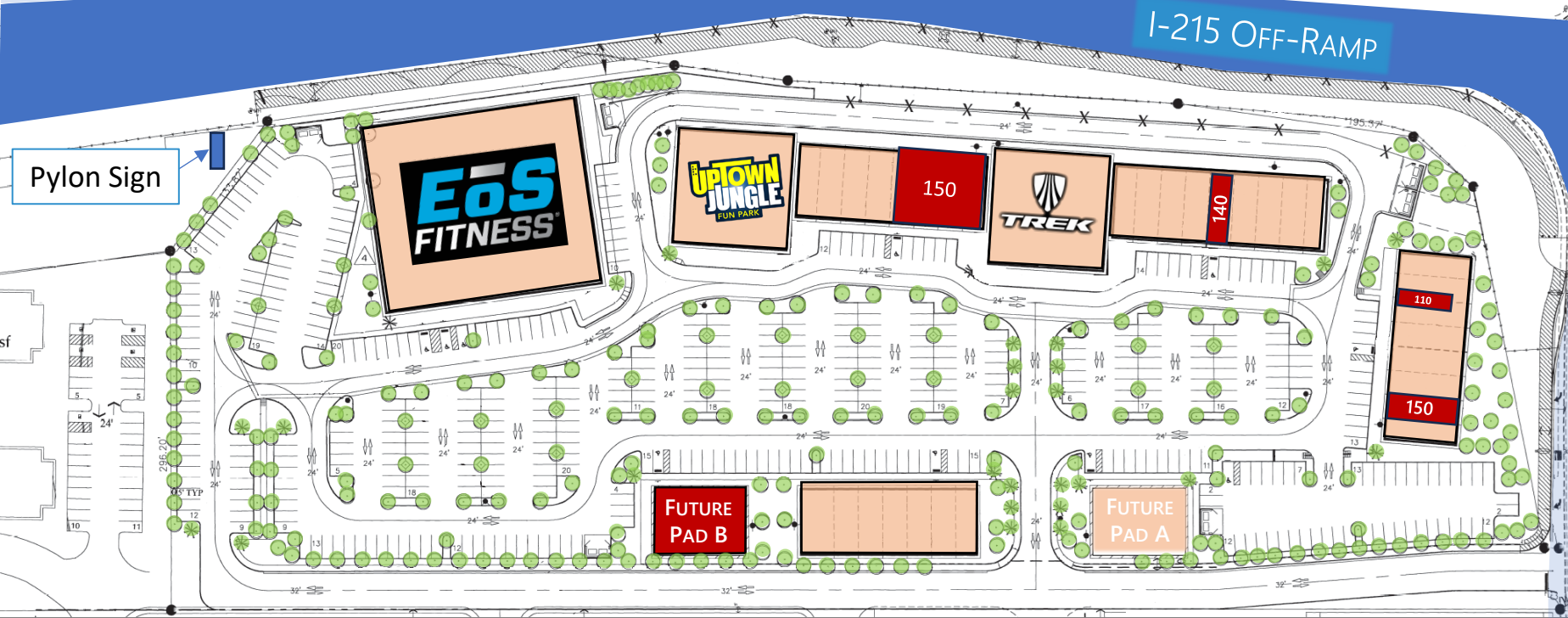
HORIZON RIDGE



I-215 OFF-RAMP

Pylon Sign

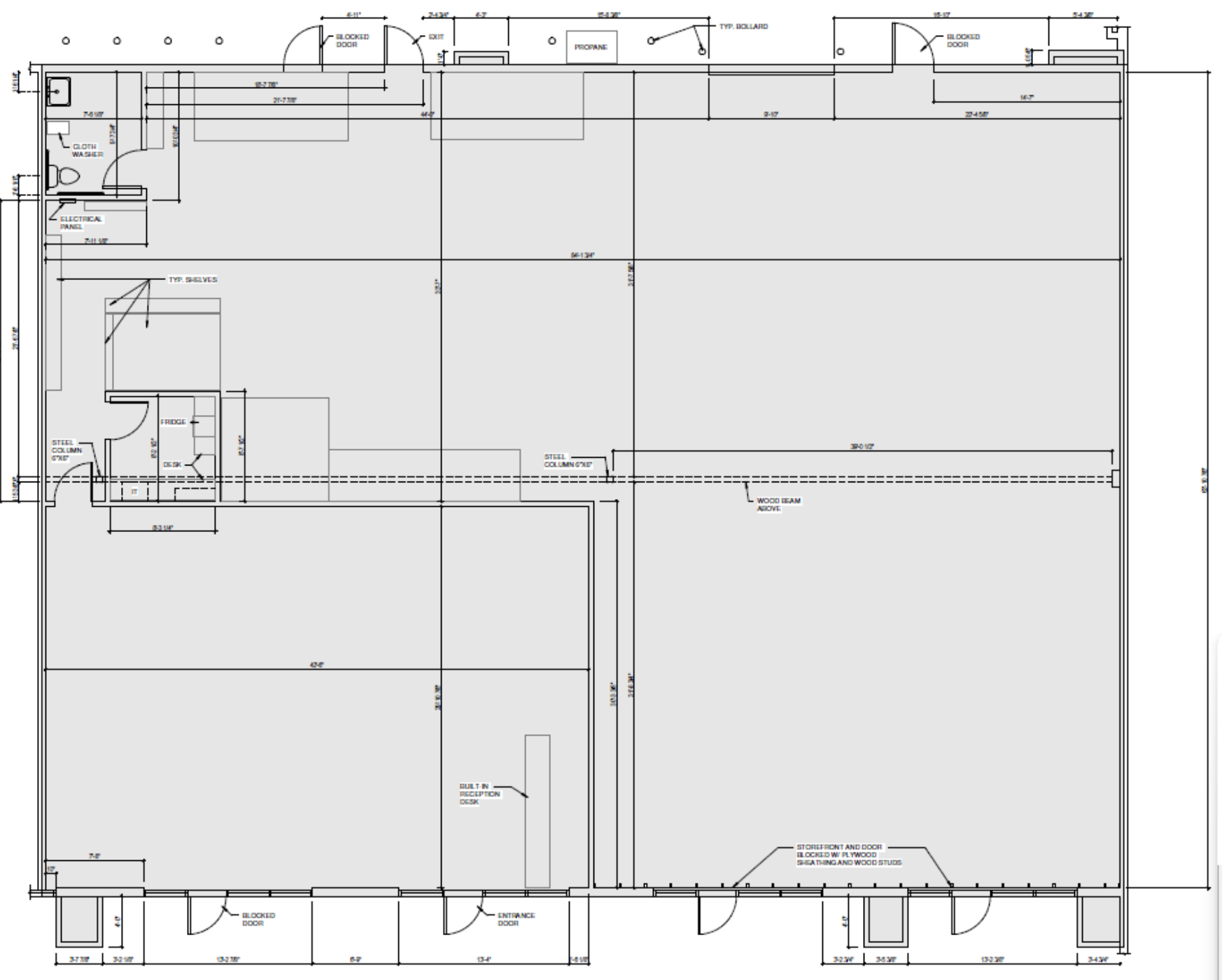
STEPHANIE



BLDG. 11	SUITE 110	AVAILABLE	612 SF
BLDG. 11	SUITE 150	AVAILABLE	1,188 SF
BLDG. 27	SUITE 150	AVAILABLE	5,577 SF
BLDG. 19	SUITE 140	AVAILABLE OCTOBER 2026	1,391 SF
FUTURE PAD B	TBD	AVAILABLE	6,200 SF



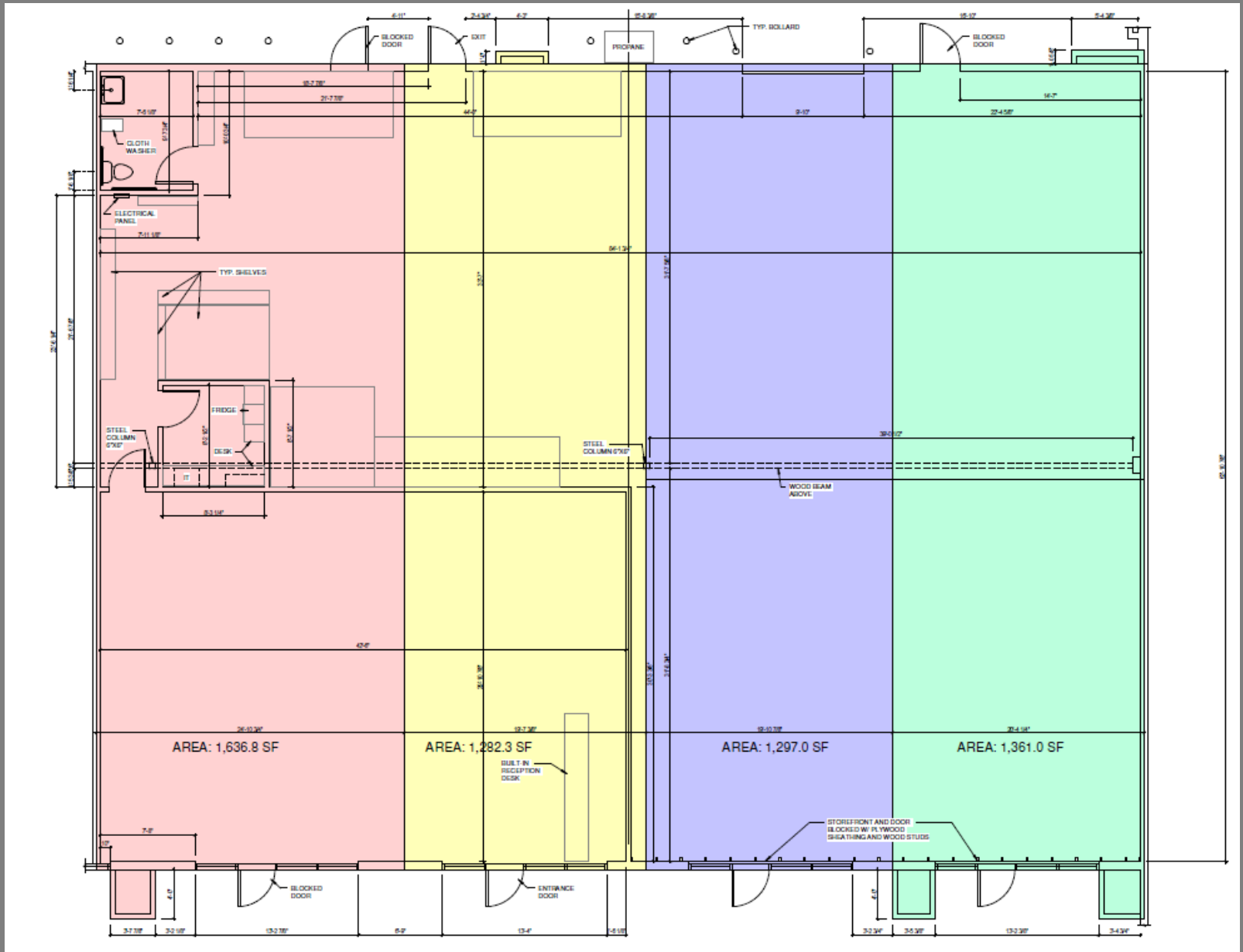
Stephanie Beltway Plaza
Henderson, NV 89012



EXISTING PLAN



DEMISING PLAN



- SUITE 150A 1,637 SF
- SUITE 150B 1,283 SF
- SUITE 150C 1,297 SF
- SUITE 150D 1,361 SF

AREA: 1,636.8 SF AREA: 1,282.3 SF AREA: 1,297.0 SF AREA: 1,361.0 SF



