

FOR LEASE | RETAIL

SWC American Pacific Drive & Stephanie Street



1445

American Pacific Dr.

HENDERSON, NV 89074

Hollywood
Smokes & Vapes



AVAILABLE

Property Description

We are pleased to present a multi-tenant retail building available for lease at American Pacific Drive and Stephanie Street in Henderson, NV. This building is located less than a mile north from the I-215 Beltway with the DMV, Cornerstone Park, and the Arroyo Grande Sports Complex within a one mile radius. It is anchored by a Wal-Mart Neighborhood Market along with El Pollo Loco, Qdoba Mexican Grill and Panda Express.

We have 1,260 to 2,520 square feet available for lease in a gray shell condition, and a tenant improvement allowance is available for qualified users.

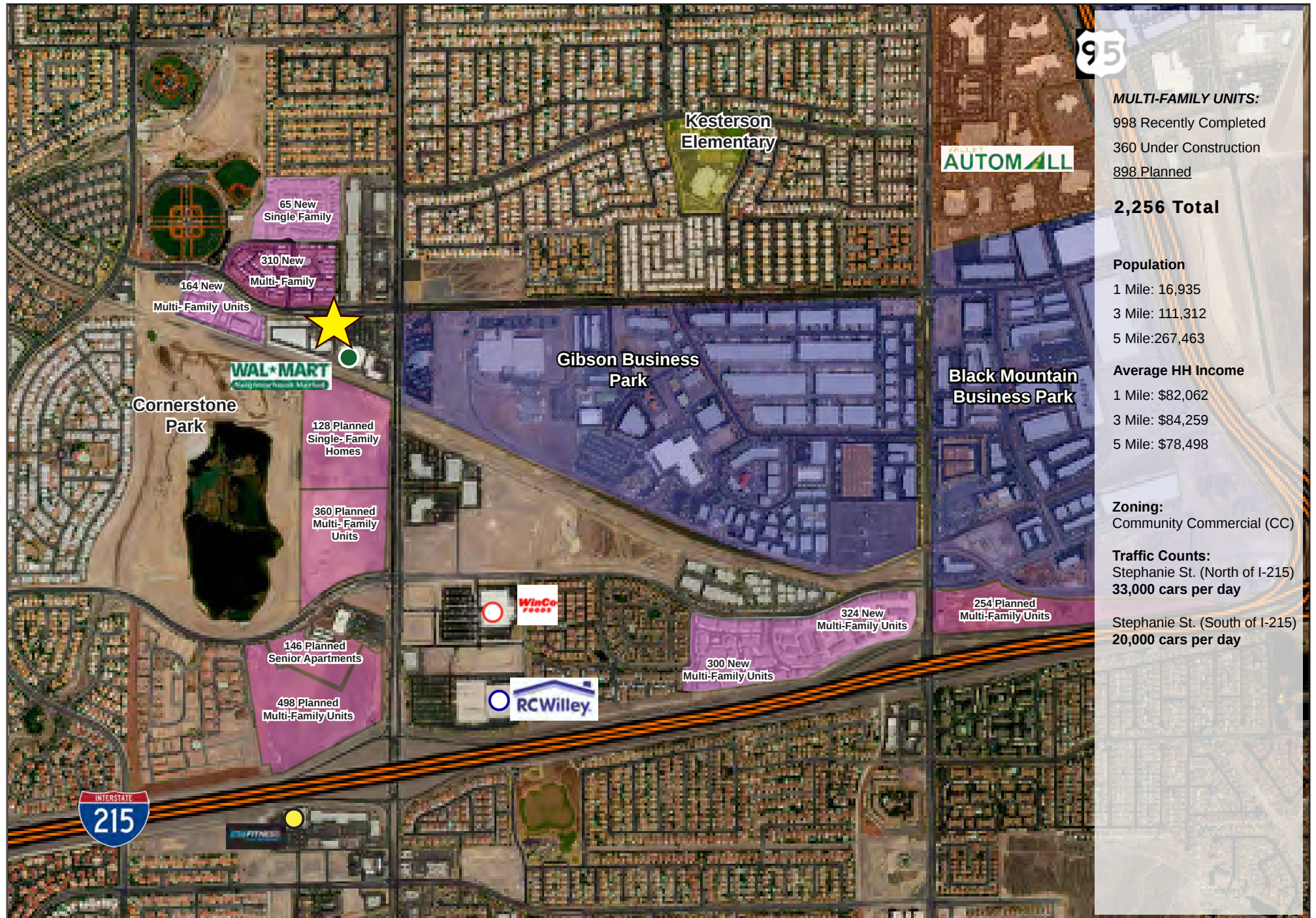
Anchored By:



Other tenants in the area include:

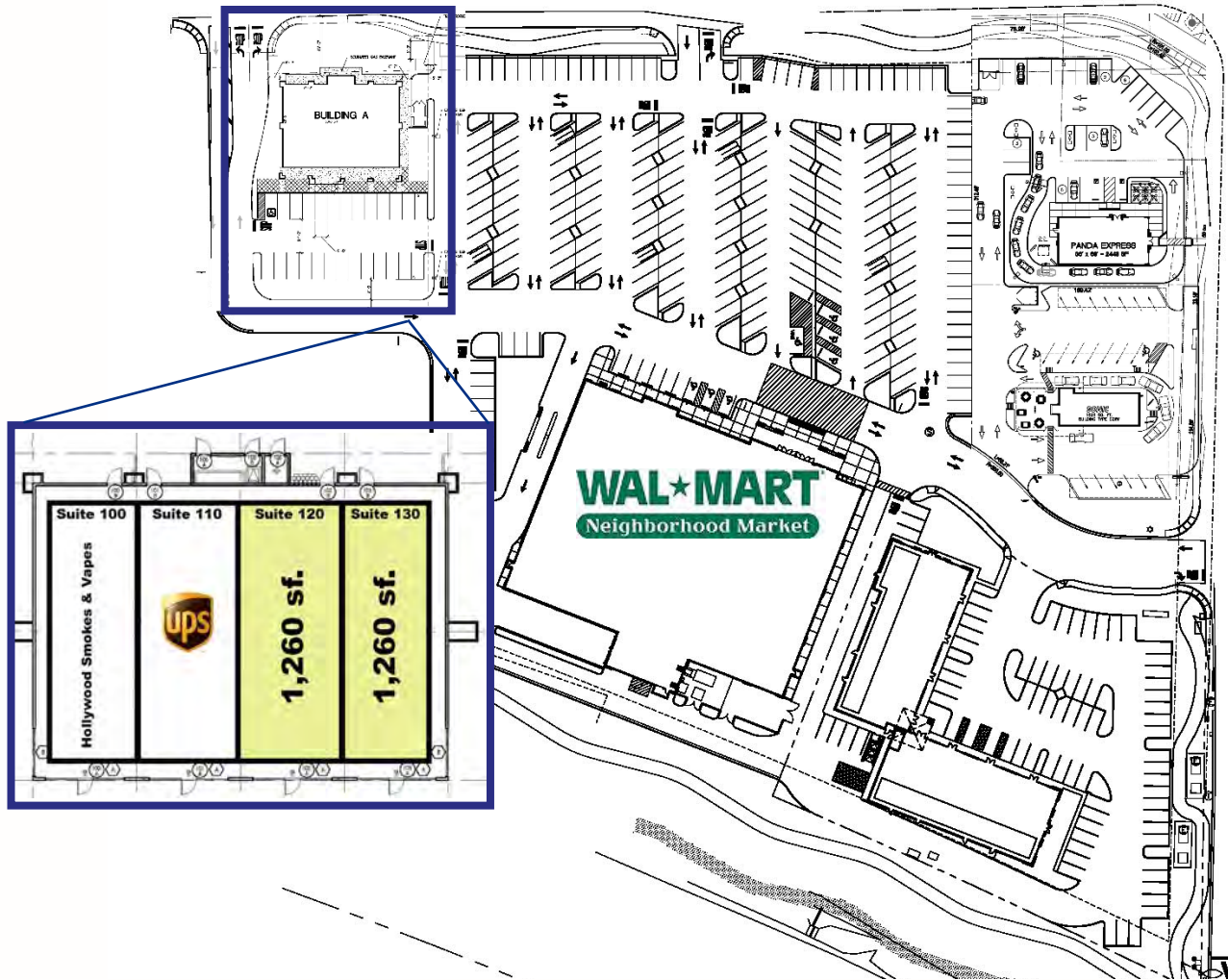


Site Aerial



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Suite	Square Feet	Asking Rate
Suite 120	1,260 Sf.	\$2.50 psf / mo.
Suite 130	1,260 Sf.	\$2.50 psf / mo.

CAMs, Taxes & Insurance:
\$0.40 psf / mo.

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