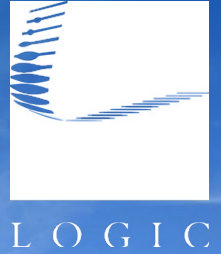


For Sale or Lease

Turnkey Freestanding Restaurant w/ Assumable Debt



221 N. Stephanie St.
Henderson, NV 89074

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Listing Snapshot



\$4.5MM*
Sale Price*



\$4.50 PSF
Lease Rate



± 4,317 SF
Total Square Footage



± 0.80 AC
Total Acreage

Property Highlights

- Prime Henderson Retail Corridor:** Located along N. Stephanie Street, one of Henderson's premier retail corridors, with direct access to American Pacific Drive and less than one mile from the I-215 Beltway. Located approximately 2 miles from Sunset Station Hotel & Casino and Galleria at Sunset.
- Turnkey 2nd-Generation Restaurant Opportunity:** Existing kitchen layout, hood systems, drive-thru lane, and patio seating provide a rare opportunity for restaurant, QSR, fast casual, coffee, or specialty food users.
- Excellent Visibility & Exposure:** Prominent freestanding building featuring monument and building signage with frontage on N. Stephanie Street, serving approximately 33,000 vehicles per day.
- Strategic Access to Regional Transportation:** Situated less than one mile from the CC-215 Beltway, providing convenient access to Henderson, Green Valley, and the greater Las Vegas Valley.
- Surrounded by Established National Retailers:** Positioned within a strong retail trade area featuring Walmart, Costco, Home Depot, AutoZone, Dutch Bros, Ross, Hobby Lobby, Total Wine, and numerous other national brands.
- Affluent Green Valley Trade Area:** Serving more than 324,000 residents within a 5-mile radius with average household incomes exceeding \$115,000.
- Multiple Points of Ingress & Egress:** Convenient site circulation with multiple access points, ample parking, and easy customer accessibility.

**Assumable loan see page 2 for more details*

Demographics

	1-mile	3-mile	5-mile
2025 Population	21,162	131,999	324,472
2025 Average Household Income	\$102,988	\$121,906	\$115,165
2025 Total Households	9,225	54,955	129,611



Assumable Debt*

Item	Details
Original Loan Amount	\$2,100,000
Current Loan Balance	~\$1,534,000
Interest Rate	4.25%
Loan Term	20 Years
Amortization	20 Years
Remaining Term	~12.75 Years
Current Monthly Payment	\$13,003.92
Assumption Fee	~\$21,000 (1% of original loan amount)

Own It Instead of Renting It

This property comes with an existing assumable loan — originally \$2,100,000 at a fixed 4.25% interest rate, with a current outstanding balance of approximately \$1,578,853 and 13+ years remaining on the term. The monthly payment is a fixed \$13,003.92, locked in well below today's market rates of 6.5% and higher. Rather than writing rent checks with nothing to show for it at lease-end, an owner steps into a below-market note and builds equity with every payment — on a rate that simply isn't available with new financing today.





Retail

Pollo Loco
PAPA JOHN'S
CORONA RESTAURANT

Retail

Cornerstone Shopping Mall

Walmart
SUBWAY

I-215 Beltway // 165,000 CPD

Retail

Shell
24x7
SUNOCO

Retail

goodwill

American Pacific Dr.

N. Stephanie St. // 33,000 CPD

Multifamily

CORNERSTONE
PARK APARTMENTS

± 310 Units

SUBJECT

± 4,317 SF

Retail

Stephanie Promenade
Shopping Mall

Dutch Bros
Auto Zone
UPS
edible
CASTAWAYS

3D Aerial - North



Las Vegas Strip

🌳 Parks
 Arroyo Grande Sports Complex & Pittman Trail

🏠 Multifamily
CORNERSTONE PARK APARTMENTS
 ± 310 Units

🛒 Retail
 Stephanie Promenade Shopping Mall
 Auto Zone UPS
 edible CATERERS

🛒 Retail
 DUTCHBROS

🛒 Retail
SUBJECT
 ± 4,317 SF

🛒 Retail
 Shell 24X7

🛒 Retail
 Stephanie Street Shopping Center
 Total Wine Michaels HomeGoods PETS MART
 OLD NAVY BARNES & NOBLE

🛒 Retail
 Whitney Ranch Shopping Center
 ROSS HOBBY LOBBY
 MISS FOR LESS

🛒 Retail
 GALLERIA
 macy's Dillard's JCPenney KOHLER
 DICK'S

🏨 Hotels / Casinos
 SUNSET STATION HOTEL-CASINO

🛒 Retail
 COSTCO WHOLESALE

🛒 Retail
 THE HOME DEPOT

🛒 Retail
 Galleria Commons
 Chick-fil-A DOLLAR TREE
 TJ-MAXX Burlington

🛒 Retail
 Firestone COMPLETE AUTO CARE

🛒 Retail
 goodwill

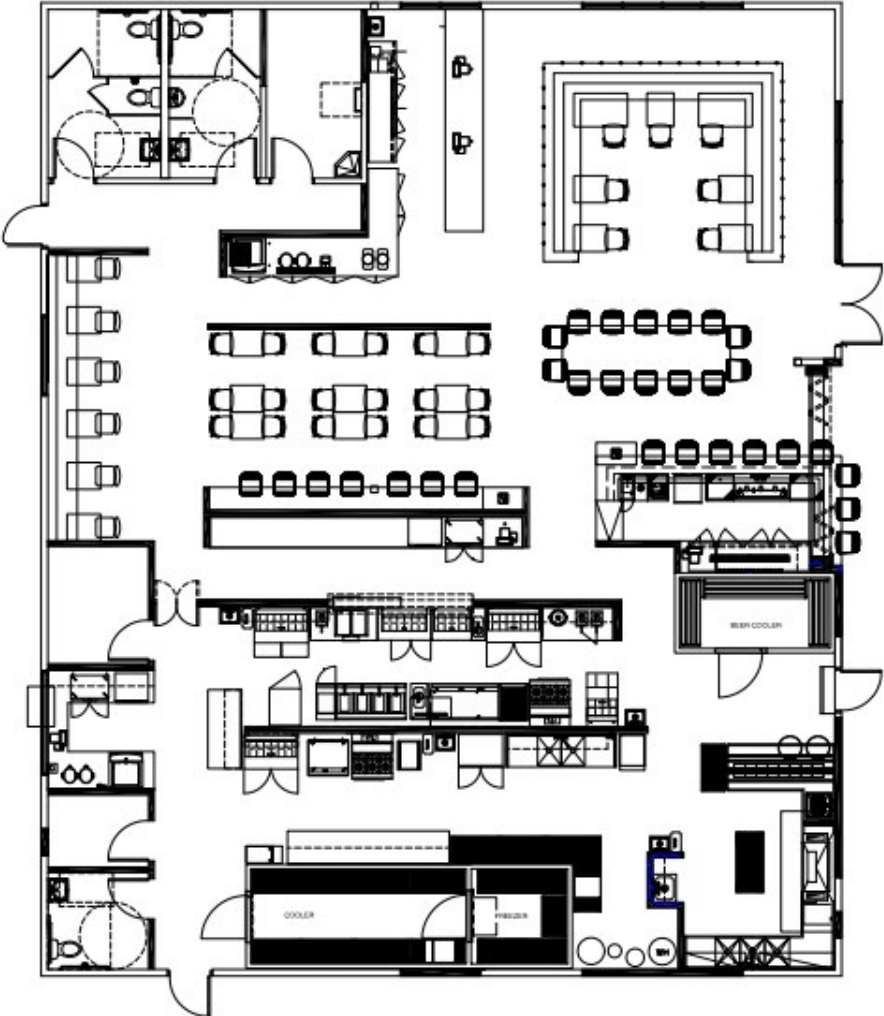
Site Plan

■ Subject ■ NAP



Floor Plan

[Click for a Virtual Tour](#) 



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