

FOOTHILLS PLAZA

1450-1470 W. Horizon Ridge Pkwy
Henderson, NV 89012

±2,210 SF AVAILABLE



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Foothills Plaza is a 122,022 SF neighborhood shopping center at the heart of Dragon Ridge Master Planned Community.

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PROPERTY HIGHLIGHTS

- Shopping Center is located on the Northwest Corner of a signalized intersection at Stephanie Street and Horizon Ridge Pkwy
- Two Pylon Signs with Electronic Screens
- Jurisdiction: Henderson
- Zoning: Community Commercial

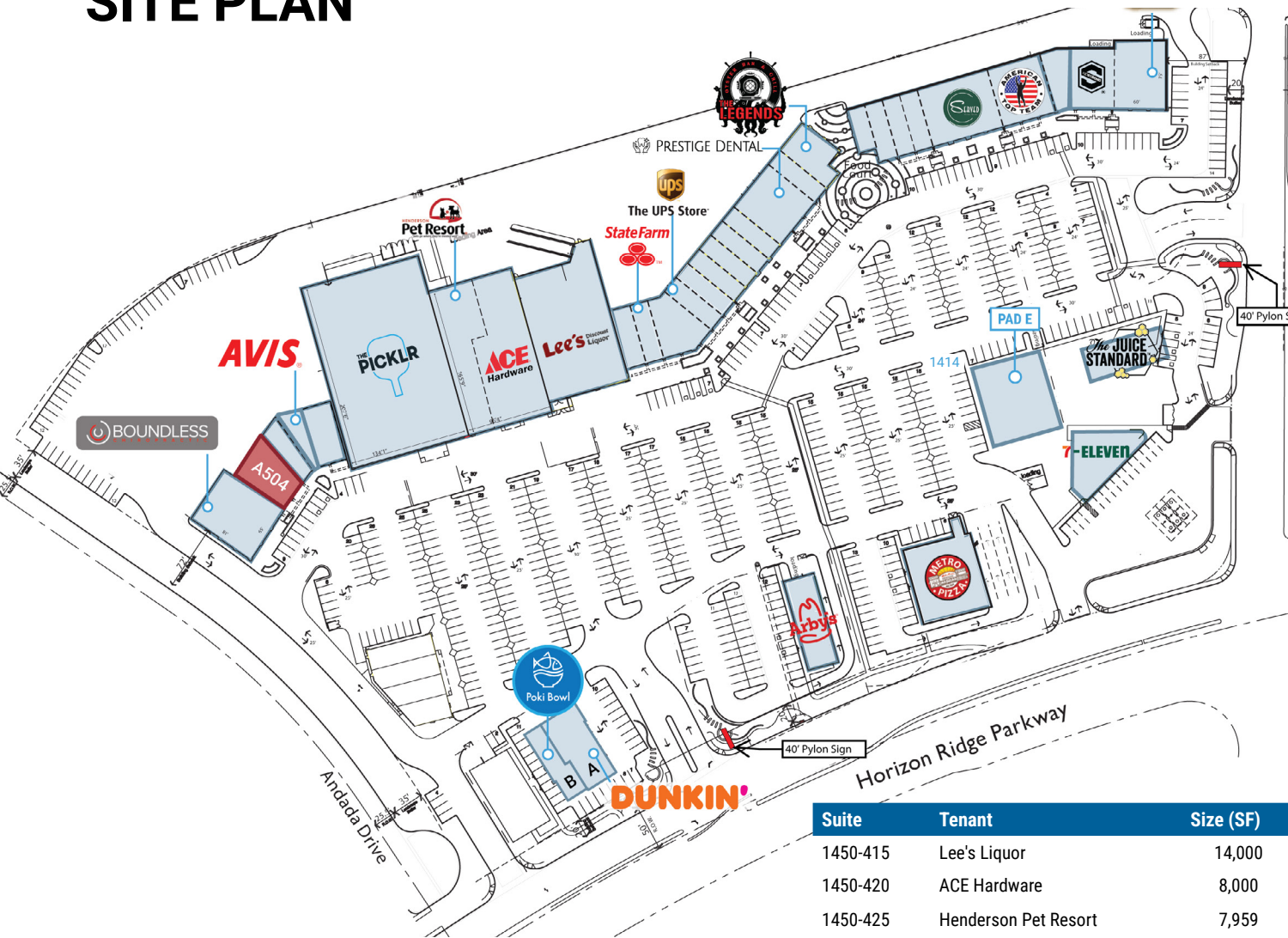


SHOPPING CENTER RETAILERS



PROPERTY SITE PLAN

NWC S Stephanie St & W Horizon Ridge Pkwy
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Suite	Tenant	Size (SF)
A501	Boundless Chiropractic	2,210
A502	Avis Budget Rental	1,305
A503	Vibe Yoga	1,909
A504	AVAILABLE - DO NOT DISTURB	2,210
A506	Escape Salon & Spa	5,200

Suite	Tenant	Size (SF)
B301	9th Island Quintessence	1,276
B302	State Farm Insurance	1,308
B303	Pro Athlese Management	2,755
B304	UPS	1,300
B305	My Deluxe Cleaners	1,300
B306-307	Dr. Conrad Lochner III Optometrist	2,340
B308-309	P&G Smiles Orthodontics	2,700
B310-312	Prestige Dental	3,684
B313	Advanced Medical Weight Loss	1,308
B314-315	Legends Oyster Bar	2,400

Suite	Tenant	Size (SF)
C101-102	Kidstrong	3,100
C103-106	Timbers Tavern	5,800
C201	Jesses Pizza	852
C202	The Soggy Dog Todd & Dixie Eigenrauch	1,300
C203	Horizon Falls Water	1,100
C204	Aly's Skincare	1,500
C205-208	Served Restaurant	5,200
C209-210	American Top Team	2,100
C211	Back Nine	1,820

Suite	Tenant	Size (SF)
1450-415	Lee's Liquor	14,000
1450-420	ACE Hardware	8,000
1450-425	Henderson Pet Resort	7,959
1450-435	The PICKLR	28,500
Suite	Tenant	Size (SF)
1470-A	Dunkin'	2,700
1470-B	Poki Bowl	1,500
1414	Lease Signed	3,596

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All information contained herein is from sources we deem reliable, and we have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are submitted subject to errors and omissions and all information should be carefully verified. *All measurements quoted herein are approximate



AREA DEMOGRAPHICS



POPULATION

1 MILE	3 MILES	5 MILES
21,085	101,958	285,613



DAYTIME POPULATION

1 MILE	3 MILES	5 MILES
4,144	42,067	96,255



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$137,380	\$129,508	\$116,515



TRAFFIC COUNTS

S STEPHANIE ST	W HORIZON RIDGE PKWY
31,500 VPD	15,700 VPD

Source:
SitesUSA 2024
TRINA, NV DOT 2023

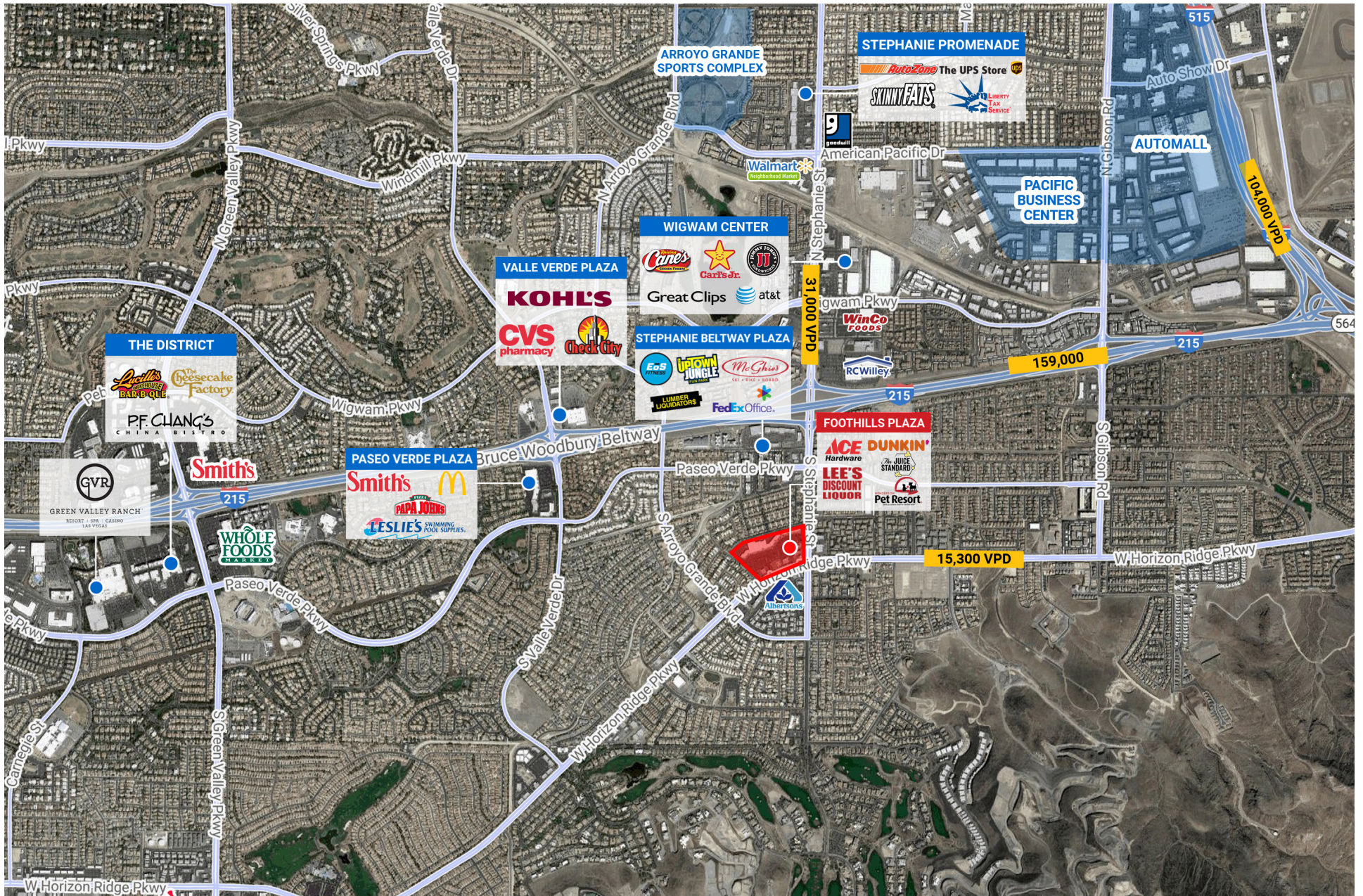
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TRADE AREA AERIAL

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FOR MORE INFORMATION


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