

STEPHANIE PROMENADE

205-245 N STEPHANIE STREET | HENDERSON, NV 89074



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PROPERTY HIGHLIGHTS



- 15,000 SF junior anchor
- 1,200 SF inline space
- \$1.75 - \$2.50/SF NNN
- NNN \$0.43/SF
- Year Built 2003



High-traffic trade area located off the 215 Beltway in the heart of Green Valley



The current tenant mix includes Kids Empire, AutoZone, Dutch Bros Coffee, DJ's All American Tavern, Bulldog Spa's and more



Adjacent to a Walmart Grocery anchored center



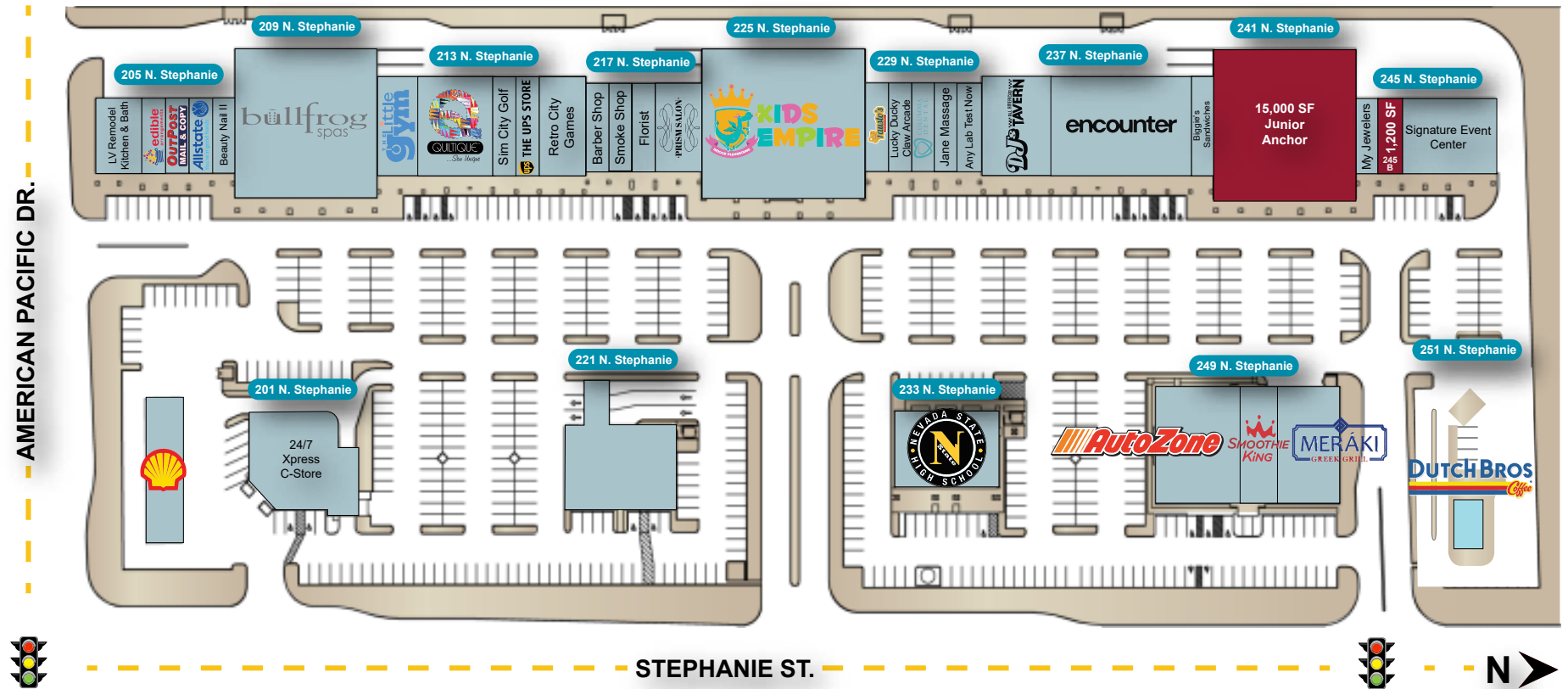
20,000 residents and 14,000 employees within one mile



Stephanie Street: 31,512 VPD



SITEPLAN



205 N. Stephanie Street		
Suite	Tenant	SF
A-B	LV Remodel Kitchen & Bath	2,400
C	Edible Arrangements	1,200
D	Outpost Mail & Copy	1,200
E	Allstate Insurance	1,200
F	Beauty Nails II	1,200

209 N. Stephanie Street		
Suite	Tenant	SF
	Bullfrog Spas	14,700

213 N. Stephanie Street		
Suite	Tenant	SF
A	The Little Gym	3,200
B-E	Quiltique	4,800
F	Sim City Golf	1,600
G	The UPS Store	1,600
H-I	Retro City Games	3,200

217 N. Stephanie Street		
Suite	Tenant	SF
A	Barber Shop	1,400
B	Hollywood Smokes & Vapes	1,400
C	Beautiful Bouquet Florist	1,400
D	Salon	2,800

225 N. Stephanie Street		
Suite	Tenant	SF
	Kids Empire	17,000

229 N. Stephanie Street		
Suite	Tenant	SF
A	Fausto's Mexican Grill	1,400
B	Lucky Ducky Claw Arcade	1,400
C	Columbia Dental	1,400
D	Jane Massage	1,400
E	Any Lab Test Now	1,400

237 N. Stephanie Street		
Suite	Tenant	SF
A-C	DJ's All American Tavern	4,800
D-I	Encounter Church	8,000
J	Biggie's Sandwiches	1,600

241 N. Stephanie Street		
Suite	Tenant	SF
	AVAILABLE	15,000

245 N. Stephanie Street		
Suite	Tenant	SF
A	My Jewelers	1,200
B	AVAILABLE	1,200
C	Signature Event Center	4,800

