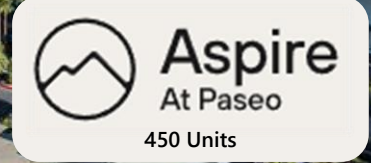


FOR LEASE



STEPHANIE ST

CASTILE
498 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

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

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





HORIZON RIDGE

FOUR SEASONS
PRIVATE RESIDENCES



ascaya





I-215 OFF-RAMP

Pylon Sign

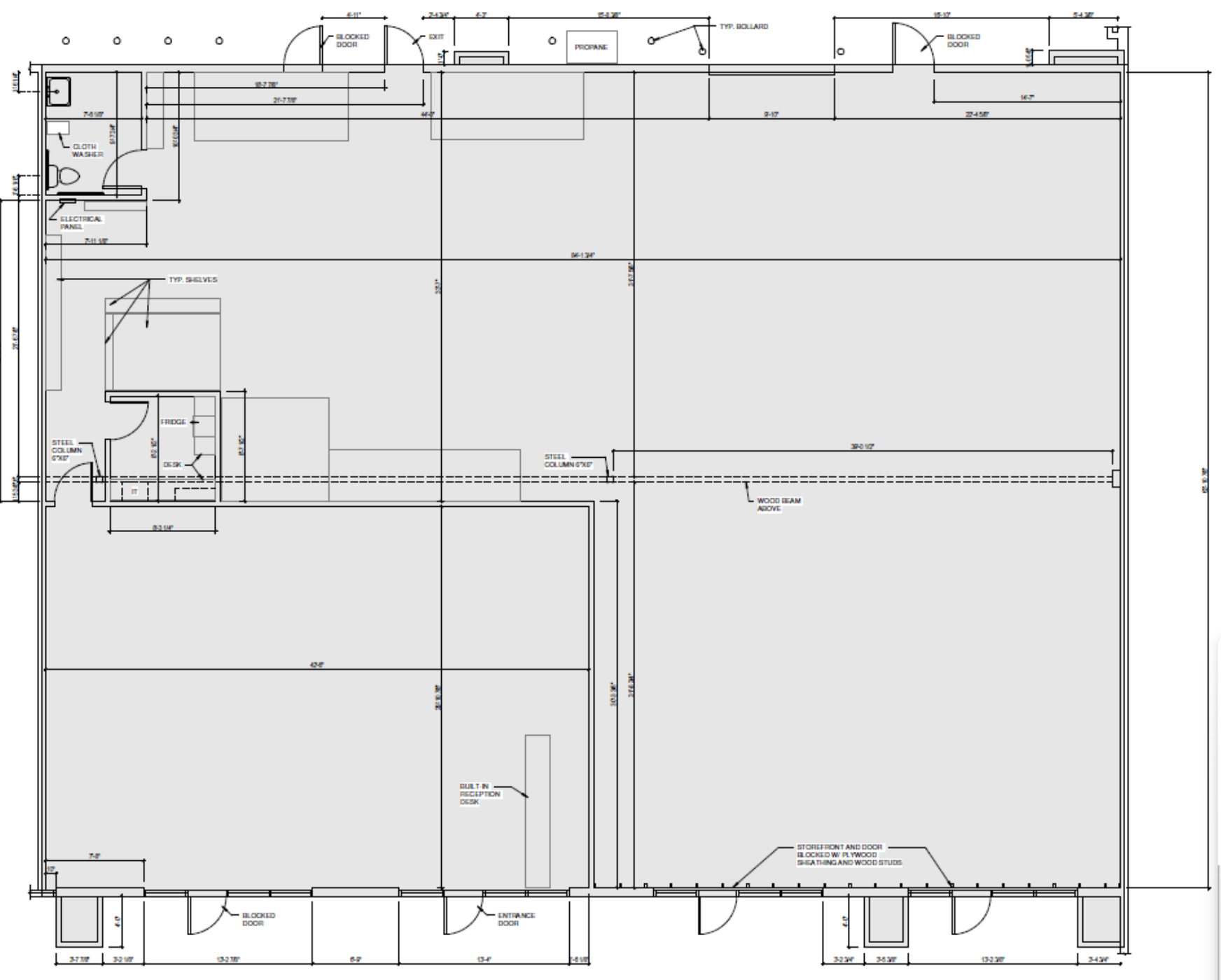
STEPHANIE



BLDG. 11	SUITE 110	AVAILABLE	612 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



