



**COLDWELL
BANKER
COMMERCIAL**
PREMIER

CORNERSTONE AT STEPHANIE

\$1.50 SF/month (NNN)



FOR LEASE

CBCWORLDWIDE.COM

For More Information:

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**COLDWELL BANKER COMMERCIAL
PREMIER**
8290 W. Sahara Avenue, Suite 200, Las Vegas, NV 89117
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CORNERSTONE AT STEPHANIE

175 N. Stephanie Street, Suite #140, Henderson, NV 89074

LEASE



OFFERING SUMMARY

Available SF:	1,947 SF
Lease Rate:	\$1.50 SF/month (NNN)
Lot Size:	1.73 Acres
Year Built:	2008
Building Size:	15,699 SF
Renovated:	2009
Zoning:	Henderson CC
Market:	Las Vegas
Submarket:	SE Las Vegas/ Henderson

PROPERTY OVERVIEW

Cornerstone at Stephanie is an 8 suite, 15,699 SF retail center with Stephanie Street frontage and is located across the street from the DMV.

Join tenant's like Wal-Mart Neighborhood Market, El Pollo Loco, Panda Express, Qdoba, Subway, Papa Murphy's, Express Smog, Freeway Insurance Experts, Stephanie Dental, Polished Nails & Spa, and Custom Eyes in this busy and desirable location.

Each suite has great frontage and visibility from North Stephanie Street, which is well-traveled by roughly 34,500 cars per day with major anchors and a regional mall.

PROPERTY HIGHLIGHTS

- Vacant space located in-between Polished Hair Salon and Custom Eyes.
- Directly across from the Henderson DMV.
- 40,000 ADT.
- Thousands of new residential homes and apartments built within 1 mile in the last year.
- High income demographic with close access to the 215.

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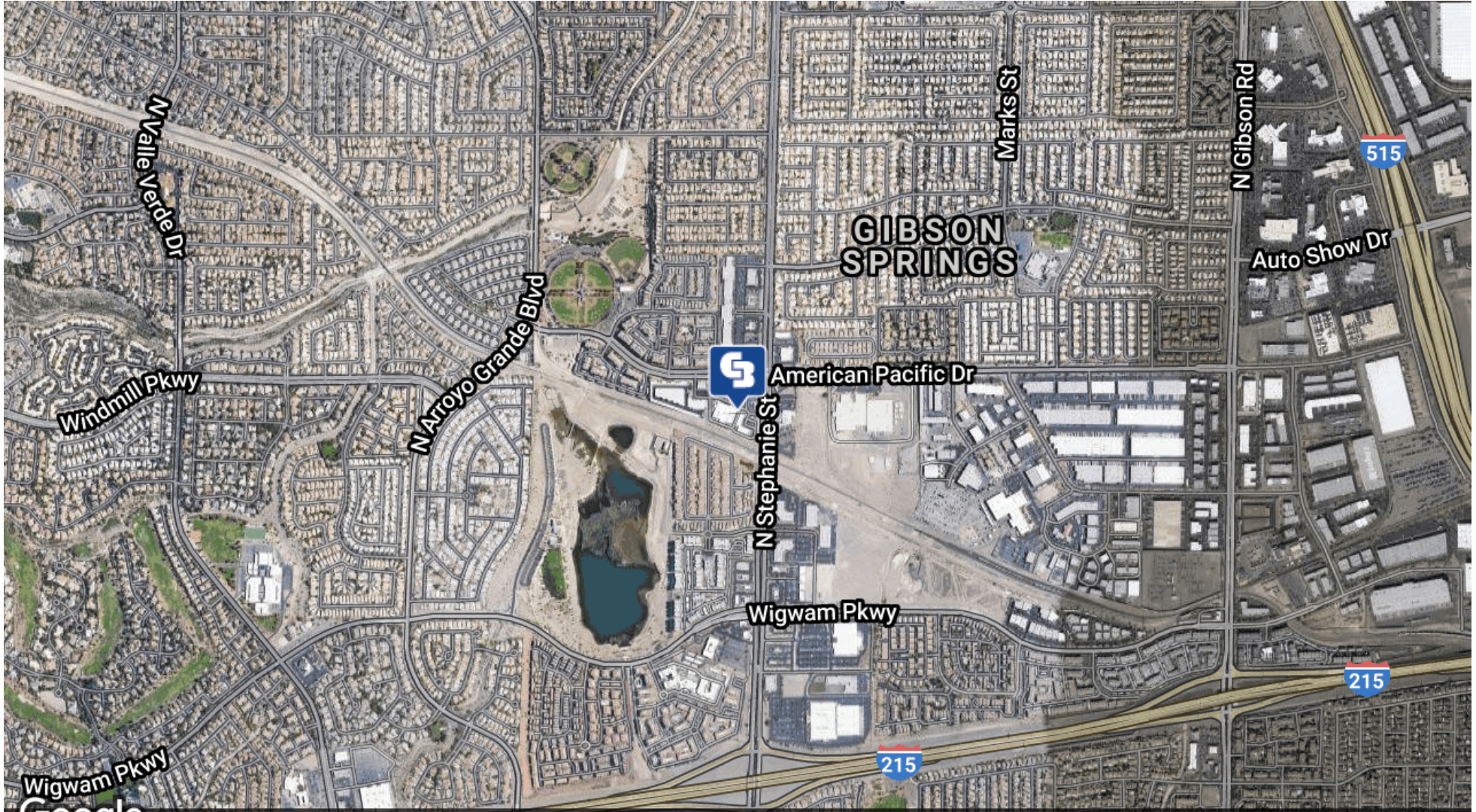




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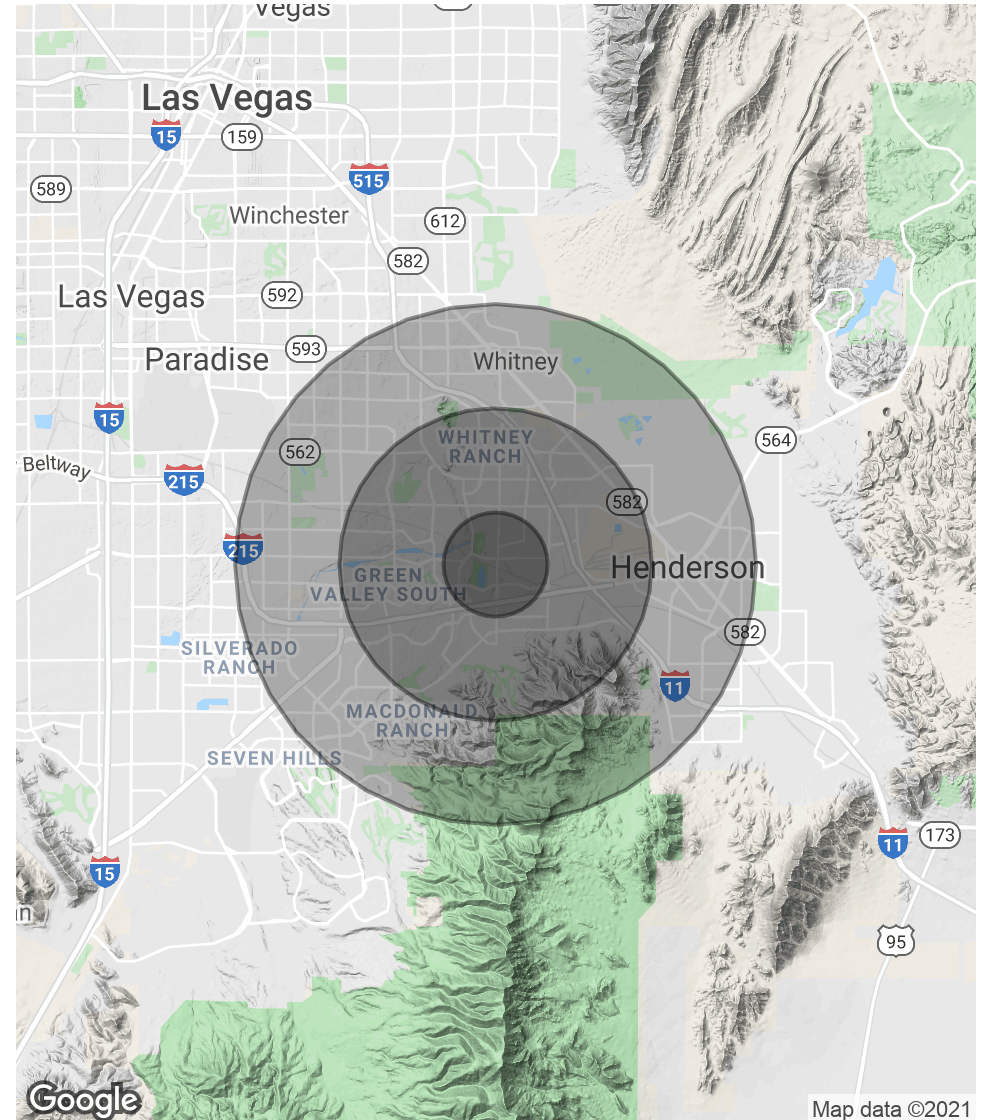
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,793	100,076	247,446
Average age	40.0	38.8	37.9
Average age (Male)	38.4	37.9	37.1
Average age (Female)	41.8	39.5	39.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,182	40,084	96,331
# of persons per HH	2.4	2.5	2.6
Average HH income	\$76,593	\$83,836	\$78,196
Average house value	\$274,581	\$349,489	\$317,068

* Demographic data derived from 2010 US Census



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