

# FOR LEASE | RETAIL

## SWC American Pacific & Stephanie

1445 American Pacific Dr., Henderson, NV 89074

# Voit

REAL ESTATE SERVICES



### SWC American Pacific & Stephanie

We are pleased to present a multi-tenant retail building available for lease at American Pacific Drive and Stephanie Street in Henderson, NV. This building is located less than a mile north from the I-215 Beltway with the DMV, Cornerstone Park, and the Arroyo Grande Sports Complex within a one mile radius. It is anchored by a Wal-Mart Neighborhood Market along with El Pollo Loco, Qdoba Mexican Grill and Panda Express.

We have 1,260 to 2,520 square feet available for lease in a gray shell condition, and a tenant improvement allowance is available for qualified users.

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### Property Details

#### Population

1 Mile: 16,935  
3 Mile: 111,312  
5 Mile: 267,463

#### Average Household Income

1 Mile: \$82,062  
3 Mile: \$84,259  
5 Mile: \$78,498

**Zoning:** Community Commercial (CC)

#### Traffic Counts (2010 Estimate):

Stephanie Street (North of I-215) - 33,000  
Stephanie Street (South of I-215) - 20,000



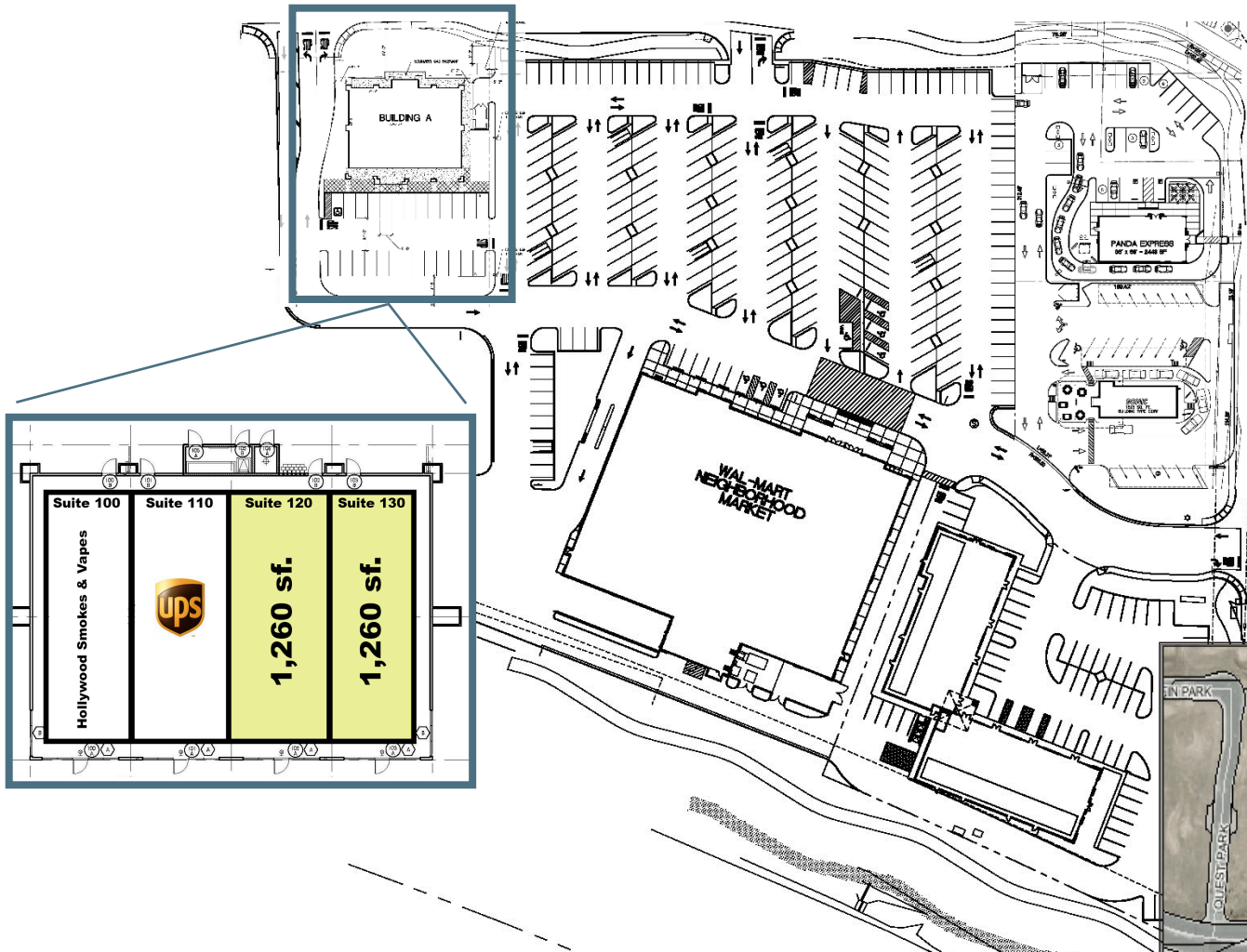
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Anchored By:



Other tenants in the area include:



Suite	Square Feet	Asking Rate
Suite 120	1,260 Sf.	2.00 psf / mo.
Suite 130	1,260 Sf.	2.25 psf / mo.

CAMs, Taxes & Insurance:  
\$0.40 psf / mo.