



**COLDWELL
BANKER
COMMERCIAL**
PREMIER

CORNERSTONE AT STEPHANIE

\$1.75 SF/month (NNN)

175 N. Stephanie Street
Henderson, NV 89074

1,947 SF

FEATURES

- 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.

AREA

Cornerstone at Stephanie and American Pacific is an 8 suit 15,699 sq. ft. retail center with Stephanie frontage. Located in the Wal-Mart Neighborhood Market center.

All of the suites have great frontage and visibility. N. Stephanie Street is a well traveled street with major anchors and a regional mall. Cornerstone is directly across from the Henderson DMV.

Thousands of new residential homes and apartments built in the last year.



OFFICE

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**COLDWELL BANKER COMMERCIAL
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FOR LEASE



CORNERSTONE AT STEPHANIE

175 N. Stephanie Street, Henderson, NV 89074

LEASE



OFFERING SUMMARY

Available SF:	1,947 SF
Lease Rate:	\$1.75 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 frontage.

Join tenant's like Wal-Mart Neighborhood Market, El Pollo Loco, Panda Express, Qdoba, Subway, Papa Murphy's, Pacific Dental, and Custom Eyes.

All of the suites have great frontage and visibility. N. Stephanie Street is a well traveled street with major anchors and a regional mall.

PROPERTY HIGHLIGHTS

- Vacant space located in-between Polished Hair Salon and Custom Eyes.
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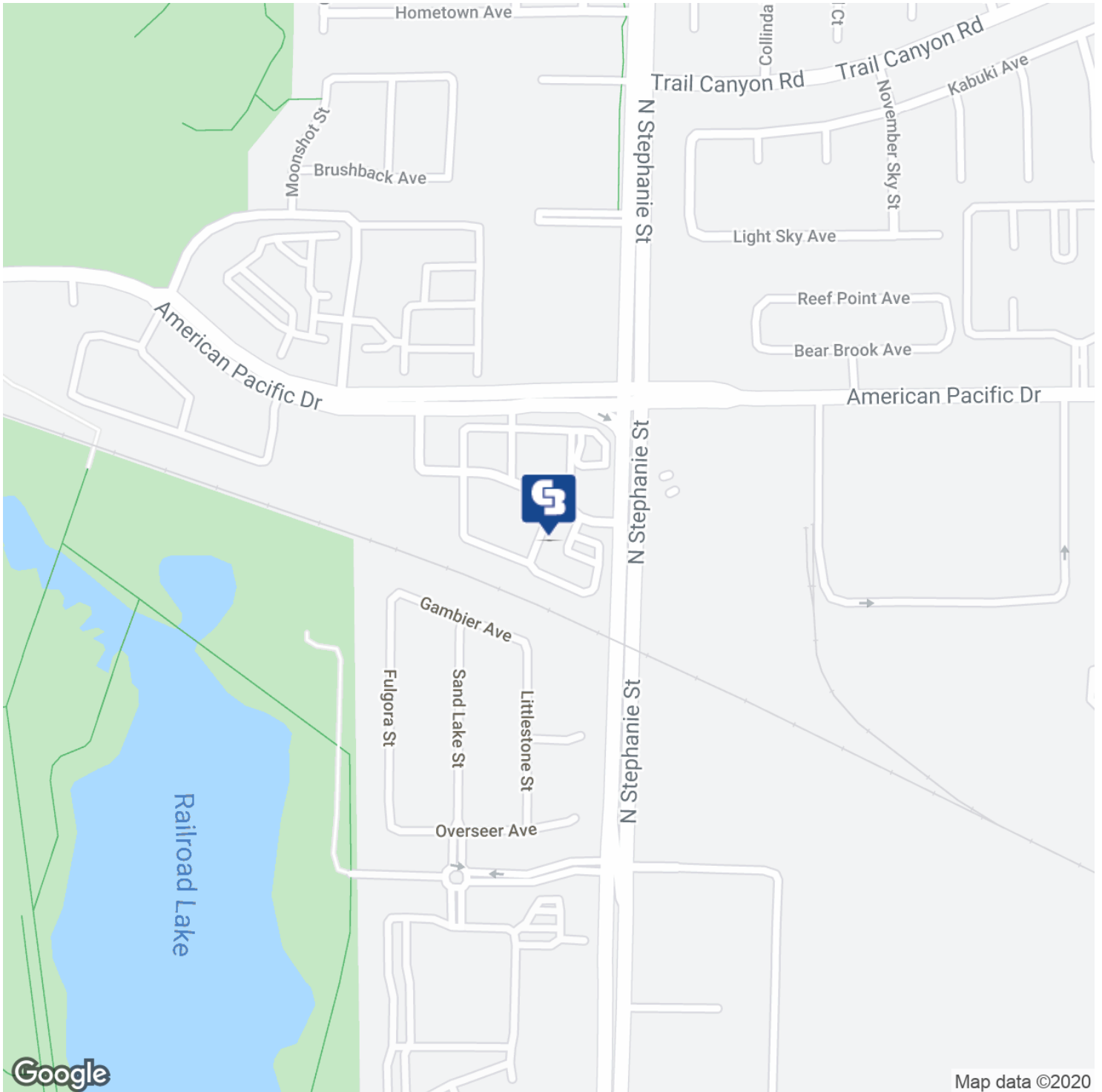
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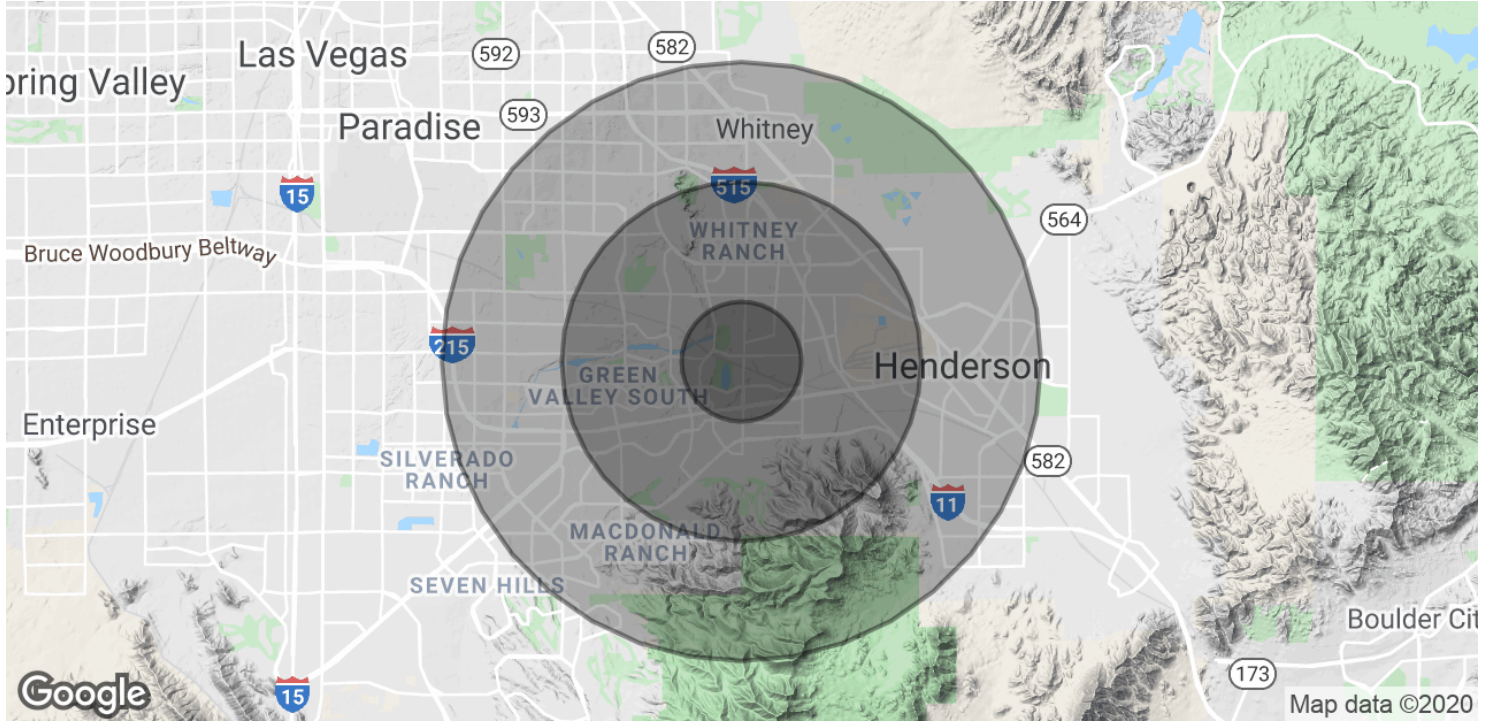
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,793	100,076	247,446
Average age	40.0	38.8	37.9
Average age (Male)	38.4	37.9	37.1
Average age (Female)	41.8	39.5	39.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,182	40,084	96,331
# 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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