

FOR LEASE



WHITNEY RANCH CENTER

601-699 N STEPHANIE ST.,
HENDERSON, NV 89014





OPPORTUNITY BENEFITS



Major Power Center Across from Galleria Mall. Largest Trade Area in Nevada



Tremendous Traffic and Visibility



Join Target, Ross, Hobby Lobby, McDonald's, Chase, and more

PROPERTY DETAILS

♦ Retail Space	±299,770 SF
♦ Lot Size	1.06 Acres
♦ Rent	Inquire With Broker
♦ Zoning	CC - Community Commercial

SITE PLAN

LEASED
 AVAILABLE
 VIRTUAL TOUR



SUITE	TENANT	SQ FT
601	McDonald's	5,598
605	Target	113,997
609	AT&T	3,200
611	Zen Massage	2,700
613	AVAILABLE	956
615	Khina Eyebrow Threading	1,257
617	Sally Beauty Supply	1,257
619	Game Stop	1,257
621	Tropical Smoothie	1,278
625	Hobby Lobby	51,047
629	Reptiles N More	1,336
631	UPS	1,169
633	H&R Block	1,268
637	AVAILABLE	3,007
639	Mama De Palma's Pizza & Bistro	1,382
641	Crazy Kabob	1,382
643	Music & Arts	2,744
649	Ross	26,000
651	Deluxe Cleaners & Alterations	1,366
653/655	Indy Clover	2,600
657	Daiso Japan	5,000
661	Crystal Alley Emporium	1,300
663	Bangkok Thai Food	1,300
665	AVAILABLE	1,300
667	Sunset Nails	1,300
669	Gentle Dentle	2,713
673	85°C Bakery Café	3,787
683	Silver State Schools Credit Union	5,690
687	L&L Hawaiian	2,000
689	Subway	1,200
693	CJ's Custard and Italian Ice	855
693A	Smokeshop II	745
695	UBREAKIFIX	1,200
699	Longhorn Steakhouse (Coming Soon)	5,396

AERIAL



AMENITIES & TRANSIT



DRIVE-TIME MAP & DEMOGRAPHICS



POPULATION

1 MILE: 12,367

3 MILES: 145,141

5 MILES: 322,685



AVG HH INCOME

1 MILE: \$84,544

3 MILES: \$84,100

5 MILES: \$84,285

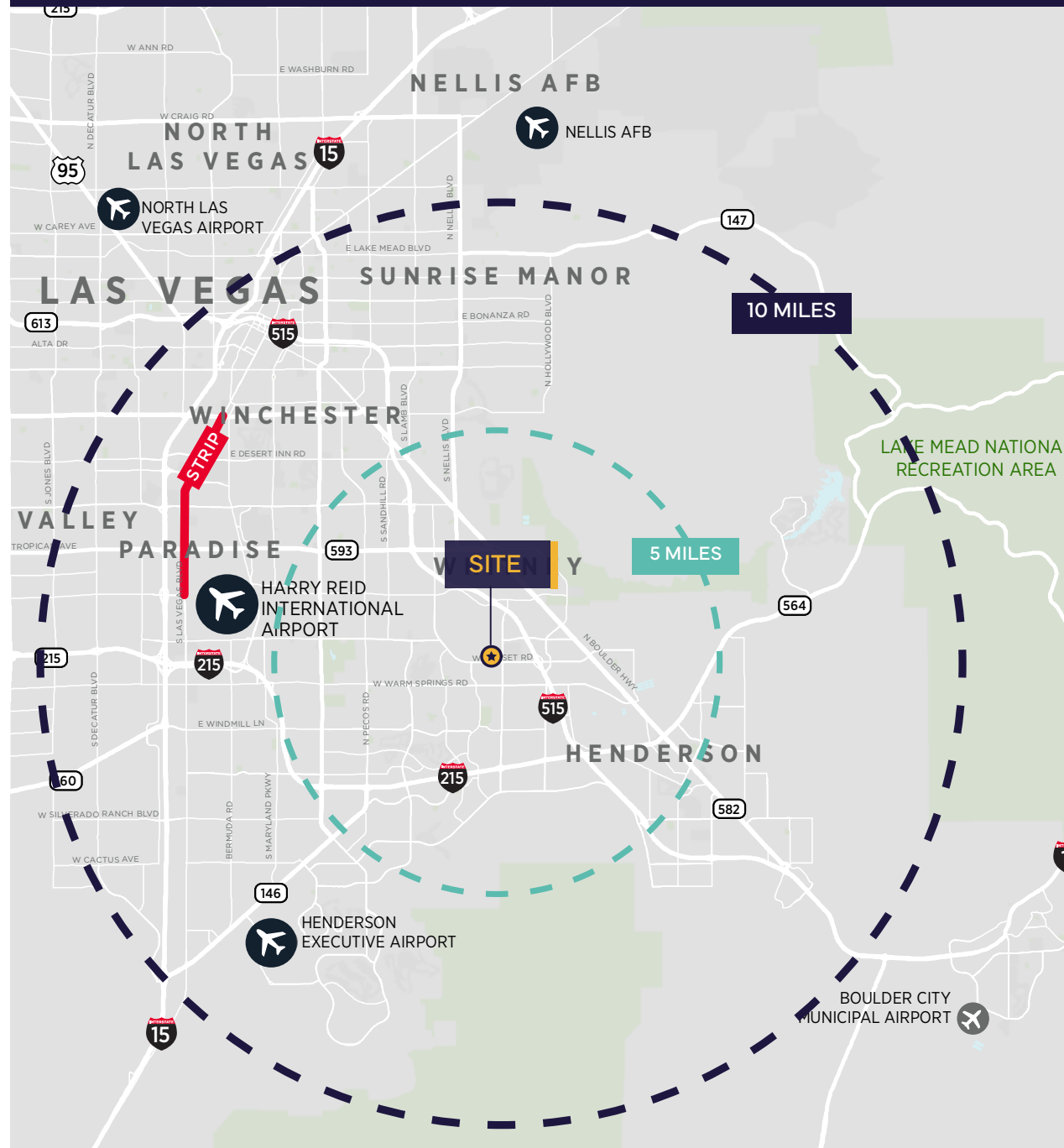


OF HOUSEHOLDS

1 MILE: 4,748

3 MILES: 56,174

5 MILES: 126,083





HOBBY LOBBY

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For More Information, Please Contact:

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