

FOR LEASE

# WHITNEY RANCH CENTER

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

CUSHMAN &  
WAKEFIELD





# HIGHLIGHTS

## 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

- » Available space:  $\pm 1,257 - \pm 3,007$  SF
- » Retail Space:  $\pm 299,770$  SF
- » Rent: Inquire With Broker
- » Zoning: CC - Community Commercial
- » Lot Size: 1.06 Acres



[VIEW DRONE FLYOVER](#)

# SITE PLAN & AVAILABILITY

LEASED
  AVAILABLE
  PENDING
  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	State Farm	956
615	AVAILABLE	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



# DEMOGRAPHIC PROFILE



## 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



# AMENITIES & TRANSIT



**EASTGATE CENTER**  
Walmart  
Party City  
Petland  
99¢ Only Store

Lowe's

**GALLERIA COMMONS**  
Burlington  
Steinmart  
TJ Maxx  
Dollar Tree

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Burlington  
Steinmart  
TJ Maxx  
Dollar Tree

**SUNMARK PLAZA**  
Best Buy  
Bed Bath & Beyond  
Petco  
JoAnn Fabrics

**GALLERIA AT SUNSET**  
Macy's  
JC Penny  
Kohl's  
Dillard's  
Dick's Sporting Goods

**WHITNEY RANCH CENTER**

**STEPHANIE STREET POWER CENTER**  
Nordstrom Rack  
DSW  
Barnes & Noble  
Petsmart  
Michael's  
Pier 1 Imports  
Old Navy  
Men's Warehouse  
Total Wine & More  
Office Max





# HOBBY LOBBY

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