

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	AVAILABLE	1,300
655	Khina Eyebrow Threading	1,300
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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Steinmart
TJ Maxx
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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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For More Information, Please Contact:

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