

NOW LEASING



SITE

American Pacific

Stephanie St.

~34,000 CPD

~2,500 SF Retail

221 N Stephanie St, Henderson, NV 89074

Miles Sansone 📞 **(702) 321-8241**

For reference purposes only – depictions herein may not reflect actual site conditions and are subject to change and the recipient hereof shall be responsible for verifying the same. Sansone Companies & SRES make no guarantees, warranties, or representations as to the completeness or accuracy of the information herein including, without limitation, the development of the Master Project. Any reference to any tenant or company throughout this document shall not constitute any express nor implied representation nor warranty that such tenant or company is or will continue to be an occupant in or around the project.



LEASING DETAILS

SUBLEASE SPACE AVAILABLE	~2,500 SQFT
SUBLEASE RATE	\$2.55/SF/MONTH/NNN

- Adjacent to DMV
- Street Frontage
- Located at the Heart of Green Valley
- High Traffic Trade Area w/ 34,000+ CPD
- Over 1,800 apartments in a 1-mile radius

DEMOGRAPHICS

POPULATION	1-mile	2-mile	3-mile
2025 Population	21,458	69,112	133,425
HOUSEHOLDS	1-mile	2-mile	3-mile
2025 Households	9,135	27,938	54,224
INCOME	1-mile	2-mile	3-mile
2025 Average Household Income	\$95,865	\$111,378	\$111,632

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