

**1450** | W Horizon Ridge Pkwy  
Henderson, NV 89012

NWC Stephanie St & Horizon Ridge

**SUBLEASE ±16,000 SF**



Located in the fast growing residential area in Henderson

Full interchange access to I-215 Beltway at Stephanie St

APN: 178-21-616-004

Zoning: Community Commercial

Area retailers include:

Walgreen's, Albertsons, Blockbuster video

Join these tenants:

Fresh & Easy Neighborhood Market, Destination Spa,

Timbers Spirits & Gaming, Jack in the Box and 7-11

	1 Mile	3 Mile	5 Mile
Population	11,703	89,653	240,179
Ave HH Income	\$92,748	\$89,461	\$83,271
Households	4,640	35,201	92,660
Traffic Counts			
Stephanie St/I-215	20,000 cars daily		
Horizon Ridge	15,000 cars daily (Source: NV DoT 2009)		

FOR MORE INFORMATION:

**BRIAN SORRENTINO, CCIM**

**brians@roicre.com**

**702.363.3100 EXT 102**



7100 W Smoke Ranch Rd  
Suite 100  
Las Vegas, NV 89128

Phone: 702.363.3100  
Fax: 702.363.0450  
www.roicre.com

Leasing | Tenant Representation | Investment Sales | Land Acquisition

The information contained herein was obtained from sources believed reliable; However, R.O.I. Commercial Real Estate, Inc. makes no guaranties, warranties, or representations as to the completeness or accuracy thereof. The presentation of this information submitted is subject to errors, omissions, and/or changes without notice.

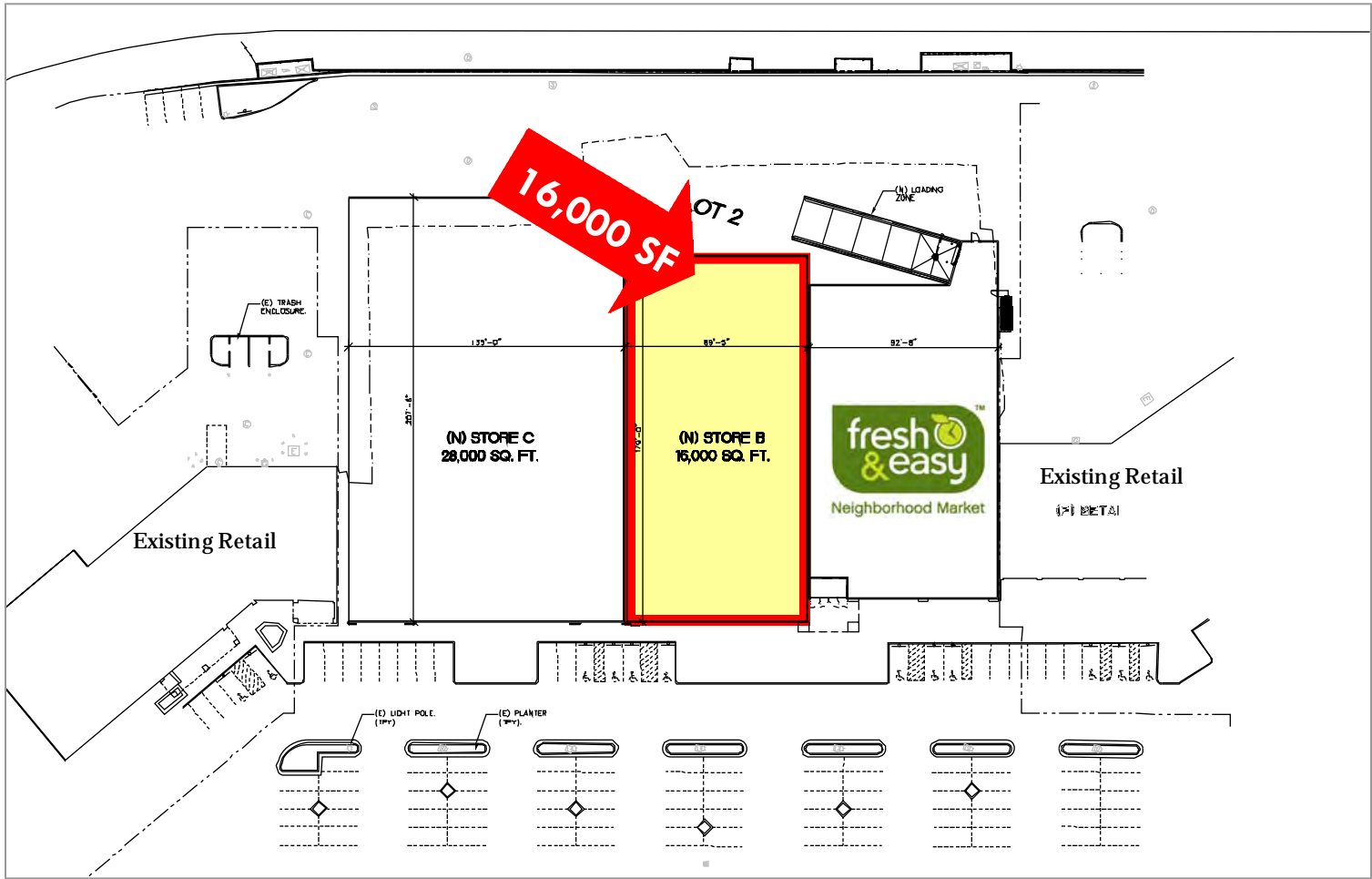
# Site Plan

# SUBLEASE ±16,000 SF

NWC Stephanie St & Horizon Ridge

1450 | W Horizon Ridge Pkwy  
Henderson, NV 89012

## Foothills Plaza - Site Details



FOR MORE INFORMATION PLEASE CONTACT:

**BRIAN SORRENTINO, CCIM**

**brians@roicre.com**

**702.363.3100 EXT 102**



7100 W Smoke Ranch Rd  
Suite 100  
Las Vegas, NV 89128

Phone: 702.363.3100  
Fax: 702.363.0450  
www.roicre.com

Leasing | Tenant Representation | Investment Sales | Land Acquisition

The information contained herein was obtained from sources believed reliable. However, R.O.I. Commercial Real Estate, Inc. makes no guaranties, warranties, or representations as to the completeness or accuracy thereof. The presentation of this information submitted is subject to errors, omissions, and/or changes without notice.



# Demographic and Income Profile

Stephanie & Horizon Ridge  
Ring: 1 mile radius

Latitude: 36.021691  
Longitude: -115.047367

<b>Summary</b>		<b>2000</b>	<b>2010</b>	<b>2015</b>			
Population		5,352	11,703	13,957			
Households		2,098	4,640	5,513			
Families		1,536	3,232	3,793			
Average Household Size		2.55	2.52	2.53			
Owner Occupied Housing		1,647	3,169	3,583			
Renter Occupied Housing		451	1,472	1,930			
Median Age		36.7	37.1	36.4			
<b>Trends: 2010 - 2015 Annual Rate</b>		<b>Area</b>	<b>State</b>	<b>National</b>			
Population		3.59%	1.76%	0.76%			
Households		3.51%	1.72%	0.78%			
Families		3.25%	1.61%	0.64%			
Owner HHs		2.49%	1.84%	0.82%			
Median Household Income		2.73%	2.71%	2.36%			
<b>Households by Income</b>		<b>2000</b>		<b>2010</b>		<b>2015</b>	
	Number	Percent	Number	Percent	Number	Percent	
<\$15,000	105	5.0%	209	4.5%	164	3.0%	
\$15,000 - \$24,999	109	5.2%	190	4.1%	159	2.9%	
\$25,000 - \$34,999	135	6.4%	316	6.8%	272	4.9%	
\$35,000 - \$49,999	307	14.5%	482	10.4%	382	6.9%	
\$50,000 - \$74,999	533	25.2%	1,079	23.3%	1,262	22.9%	
\$75,000 - \$99,999	425	20.1%	819	17.7%	934	16.9%	
\$100,000 - \$149,999	250	11.8%	1,068	23.0%	1,615	29.3%	
\$150,000 - \$199,999	132	6.2%	213	4.6%	351	6.4%	
\$200,000+	117	5.5%	264	5.7%	374	6.8%	
Median Household Income	\$68,090		\$75,959		\$86,909		
Average Household Income	\$84,044		\$92,748		\$104,051		
Per Capita Income	\$33,633		\$37,678		\$42,341		
<b>Population by Age</b>		<b>2000</b>		<b>2010</b>		<b>2015</b>	
	Number	Percent	Number	Percent	Number	Percent	
0 - 4	400	7.5%	831	7.1%	996	7.1%	
5 - 9	386	7.2%	727	6.2%	887	6.4%	
10 - 14	296	5.5%	696	5.9%	789	5.7%	
15 - 19	207	3.9%	619	5.3%	699	5.0%	
20 - 24	252	4.7%	755	6.5%	905	6.5%	
25 - 34	959	17.9%	1,842	15.7%	2,440	17.5%	
35 - 44	944	17.6%	1,836	15.7%	1,916	13.7%	
45 - 54	725	13.5%	1,649	14.1%	1,918	13.7%	
55 - 64	635	11.9%	1,275	10.9%	1,468	10.5%	
65 - 74	375	7.0%	917	7.8%	1,221	8.7%	
75 - 84	146	2.7%	439	3.8%	569	4.1%	
85+	28	0.5%	118	1.0%	149	1.1%	
<b>Race and Ethnicity</b>		<b>2000</b>		<b>2010</b>		<b>2015</b>	
	Number	Percent	Number	Percent	Number	Percent	
White Alone	4,609	86.1%	8,980	76.7%	10,298	73.8%	
Black Alone	171	3.2%	625	5.3%	838	6.0%	
American Indian Alone	23	0.4%	62	0.5%	75	0.5%	
Asian Alone	248	4.6%	739	6.3%	986	7.1%	
Pacific Islander Alone	26	0.5%	123	1.1%	148	1.1%	
Some Other Race Alone	106	2.0%	607	5.2%	859	6.2%	
Two or More Races	169	3.2%	567	4.8%	753	5.4%	
Hispanic Origin (Any Race)	373	7.0%	1,751	15.0%	2,480	17.8%	

Data Note: Income is expressed in current dollars

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015.

# Demographic and Income Profile

Stephanie & Horizon Ridge  
Ring: 3 miles radius

Latitude: 36.021691  
Longitude: -115.047367

<b>Summary</b>		<b>2000</b>		<b>2010</b>		<b>2015</b>	
Population		64,171		89,653		99,720	
Households		24,662		35,201		39,197	
Families		17,705		24,133		26,539	
Average Household Size		2.59		2.54		2.54	
Owner Occupied Housing Units		18,705		24,028		26,179	
Renter Occupied Housing Units		5,957		11,173		13,018	
Median Age		37.0		38.1		37.7	
<b>Trends: 2010 - 2015 Annual Rate</b>		<b>Area</b>		<b>State</b>		<b>National</b>	
Population		2.15%		1.76%		0.76%	
Households		2.17%		1.72%		0.78%	
Families		1.92%		1.61%		0.64%	
Owner HHs		1.73%		1.84%		0.82%	
Median Household Income		2.75%		2.71%		2.36%	
<b>Households by Income</b>		<b>2000</b>		<b>2010</b>		<b>2015</b>	
	Number	Percent	Number	Percent	Number	Percent	
<\$15,000	1,394	5.6%	1,507	4.3%	1,109	2.8%	
\$15,000 - \$24,999	1,856	7.5%	1,595	4.5%	1,241	3.2%	
\$25,000 - \$34,999	2,267	9.2%	2,578	7.3%	2,092	5.3%	
\$35,000 - \$49,999	3,754	15.2%	4,461	12.7%	3,371	8.6%	
\$50,000 - \$74,999	6,148	24.8%	8,524	24.2%	9,518	24.3%	
\$75,000 - \$99,999	4,041	16.3%	6,324	18.0%	6,764	17.3%	
\$100,000 - \$149,999	3,138	12.7%	6,765	19.2%	9,954	25.4%	
\$150,000 - \$199,999	1,015	4.1%	1,522	4.3%	2,465	6.3%	
\$200,000+	1,129	4.6%	1,924	5.5%	2,681	6.8%	
Median Household Income	\$60,801		\$71,317		\$81,658		
Average Household Income	\$77,999		\$89,461		\$102,158		
Per Capita Income	\$30,378		\$35,147		\$40,136		
<b>Population by Age</b>		<b>2000</b>		<b>2010</b>		<b>2015</b>	
	Number	Percent	Number	Percent	Number	Percent	
0 - 4	4,174	6.5%	6,054	6.8%	6,765	6.8%	
5 - 9	4,493	7.0%	5,768	6.4%	6,552	6.6%	
10 - 14	4,354	6.8%	5,633	6.3%	6,277	6.3%	
15 - 19	3,719	5.8%	5,194	5.8%	5,446	5.5%	
20 - 24	3,231	5.0%	5,131	5.7%	5,809	5.8%	
25 - 34	9,770	15.2%	12,850	14.3%	15,139	15.2%	
35 - 44	11,192	17.4%	13,808	15.4%	14,240	14.3%	
45 - 54	9,484	14.8%	13,412	15.0%	14,192	14.2%	
55 - 64	6,631	10.3%	10,226	11.4%	11,078	11.1%	
65 - 74	4,570	7.1%	6,886	7.7%	8,617	8.6%	
75 - 84	2,123	3.3%	3,660	4.1%	4,348	4.4%	
85+	433	0.7%	1,031	1.1%	1,258	1.3%	
<b>Race and Ethnicity</b>		<b>2000</b>		<b>2010</b>		<b>2015</b>	
	Number	Percent	Number	Percent	Number	Percent	
White Alone	54,598	85.1%	68,663	76.6%	73,563	73.8%	
Black Alone	2,159	3.4%	4,648	5.2%	5,752	5.8%	
American Indian Alone	297	0.5%	536	0.6%	607	0.6%	
Asian Alone	3,153	4.9%	6,190	6.9%	7,701	7.7%	
Pacific Islander Alone	249	0.4%	635	0.7%	711	0.7%	
Some Other Race Alone	1,475	2.3%	4,267	4.8%	5,567	5.6%	
Two or More Races	2,240	3.5%	4,713	5.3%	5,819	5.8%	
Hispanic Origin (Any Race)	5,739	8.9%	15,665	17.5%	20,492	20.5%	

Data Note: Income is expressed in current dollars

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015.

# Demographic and Income Profile

Stephanie & Horizon Ridge  
Ring: 5 miles radius

Latitude: 36.021691  
Longitude: -115.047367

<b>Summary</b>		<b>2000</b>		<b>2010</b>		<b>2015</b>	
Population		173,255		240,179		266,386	
Households		66,345		92,660		102,727	
Families		46,145		62,237		68,302	
Average Household Size		2.60		2.58		2.59	
Owner Occupied Housing Units		45,281		58,455		64,260	
Renter Occupied Housing Units		21,065		34,204		38,467	
Median Age		35.6		37.4		37.4	
<b>Trends: 2010 - 2015 Annual Rate</b>		<b>Area</b>		<b>State</b>		<b>National</b>	
Population		2.09%		1.76%		0.76%	
Households		2.08%		1.72%		0.78%	
Families		1.88%		1.61%		0.64%	
Owner HHs		1.91%		1.84%		0.82%	
Median Household Income		2.89%		2.71%		2.36%	
<b>Households by Income</b>		<b>2000</b>		<b>2010</b>		<b>2015</b>	
	Number	Percent	Number	Percent	Number	Percent	
<\$15,000	4,922	7.4%	4,827	5.2%	3,660	3.6%	
\$15,000 - \$24,999	5,609	8.5%	4,943	5.3%	3,981	3.9%	
\$25,000 - \$34,999	7,229	10.9%	7,420	8.0%	6,167	6.0%	
\$35,000 - \$49,999	11,135	16.8%	13,165	14.2%	10,174	9.9%	
\$50,000 - \$74,999	16,232	24.5%	21,946	23.7%	24,684	24.0%	
\$75,000 - \$99,999	9,640	14.5%	16,763	18.1%	18,280	17.8%	
\$100,000 - \$149,999	7,231	10.9%	15,782	17.0%	23,830	23.2%	
\$150,000 - \$199,999	2,144	3.2%	3,689	4.0%	6,324	6.2%	
\$200,000+	2,158	3.3%	4,125	4.5%	5,628	5.5%	
Median Household Income	\$55,375		\$67,399		\$77,725		
Average Household Income	\$69,852		\$83,271		\$95,106		
Per Capita Income	\$26,956		\$32,376		\$36,978		
<b>Population by Age</b>		<b>2000</b>		<b>2010</b>		<b>2015</b>	
	Number	Percent	Number	Percent	Number	Percent	
0 - 4	11,796	6.8%	16,614	6.9%	18,427	6.9%	
5 - 9	12,465	7.2%	15,679	6.5%	17,651	6.6%	
10 - 14	12,082	7.0%	15,103	6.3%	16,884	6.3%	
15 - 19	10,543	6.1%	14,276	5.9%	14,738	5.5%	
20 - 24	10,359	6.0%	14,720	6.1%	16,182	6.1%	
25 - 34	27,538	15.9%	35,214	14.7%	40,201	15.1%	
35 - 44	29,480	17.0%	35,734	14.9%	37,569	14.1%	
45 - 54	24,853	14.3%	35,146	14.6%	36,581	13.7%	
55 - 64	16,845	9.7%	28,053	11.7%	30,961	11.6%	
65 - 74	10,927	6.3%	17,502	7.3%	22,967	8.6%	
75 - 84	5,282	3.0%	9,319	3.9%	10,859	4.1%	
85+	1,086	0.6%	2,820	1.2%	3,365	1.3%	
<b>Race and Ethnicity</b>		<b>2000</b>		<b>2010</b>		<b>2015</b>	
	Number	Percent	Number	Percent	Number	Percent	
White Alone	144,271	83.3%	179,960	74.9%	192,800	72.4%	
Black Alone	6,833	3.9%	13,590	5.7%	16,405	6.2%	
American Indian Alone	1,147	0.7%	1,970	0.8%	2,215	0.8%	
Asian Alone	8,012	4.6%	15,456	6.4%	19,123	7.2%	
Pacific Islander Alone	769	0.4%	1,745	0.7%	1,901	0.7%	
Some Other Race Alone	5,916	3.4%	15,217	6.3%	19,135	7.2%	
Two or More Races	6,307	3.6%	12,241	5.1%	14,805	5.6%	
Hispanic Origin (Any Race)	19,718	11.4%	49,983	20.8%	63,812	24.0%	

Data Note: Income is expressed in current dollars

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015.