

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	9,875	92,607	237,852
Ave HH Income	\$98,282	\$96,311	\$87,802
Households	4,040	36,758	91,659
Traffic Counts			
Stephanie St/I-215	20,000 cars daily		
Horizon Ridge	15,000 cars daily		(Source: NV DoT 2009)

FOR MORE INFORMATION:

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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.

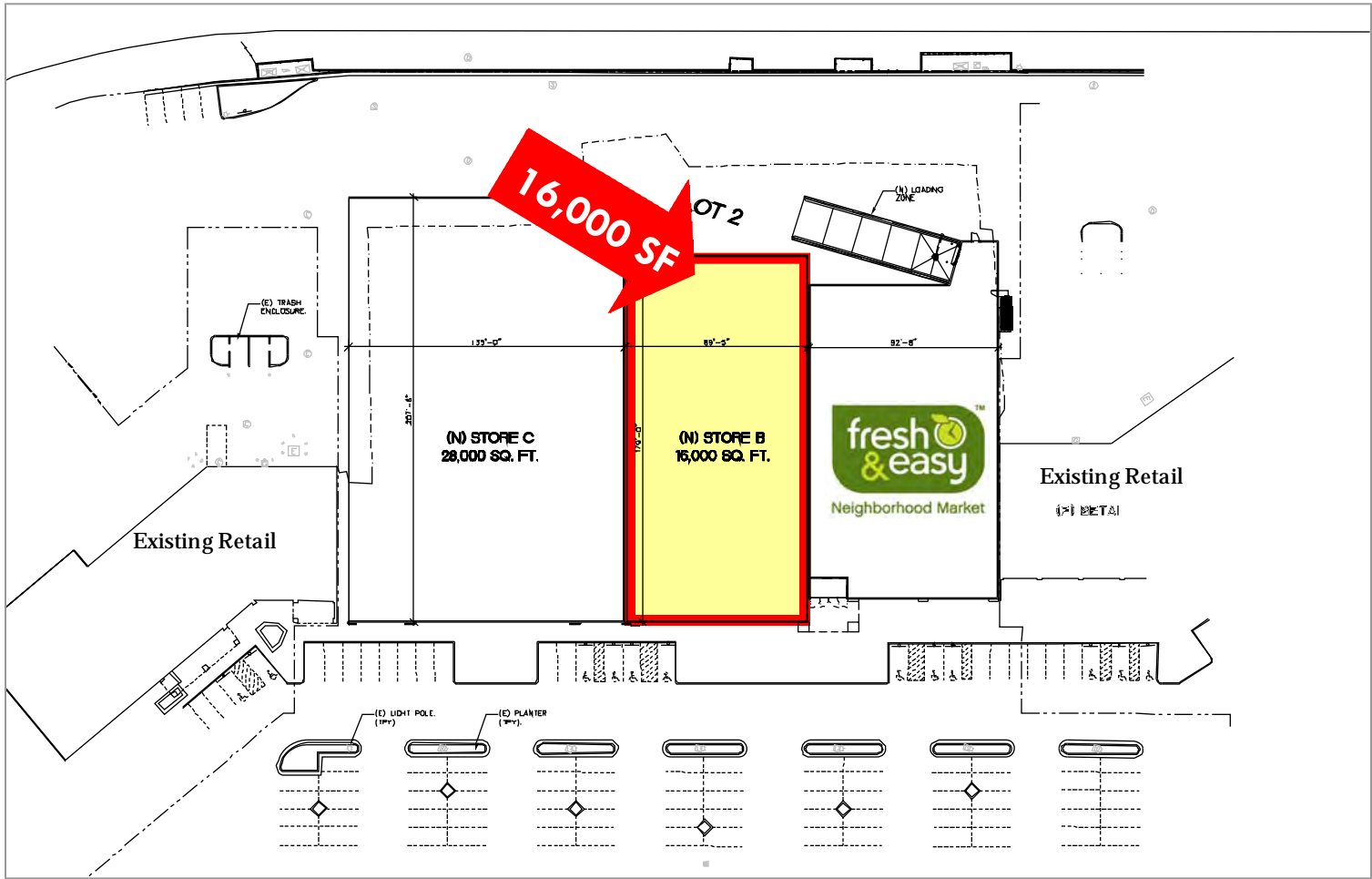
Site Plan

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Foothills Plaza - Site Details



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DEMOGRAPHIC PROFILE

1990 - 2000 Census, 2009 Estimates & 2014 Projections

Calculated using Proportional Block Groups

Stephanie St & Horizon Ridge NWC

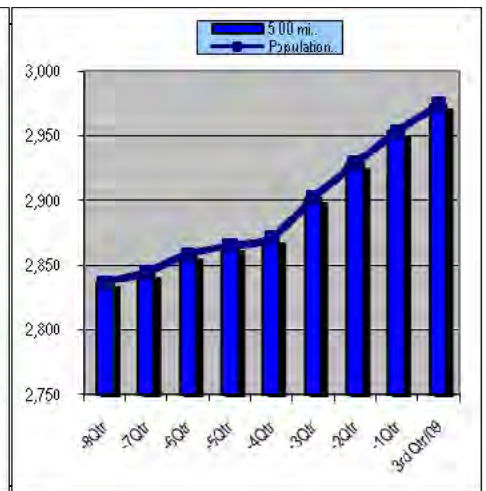
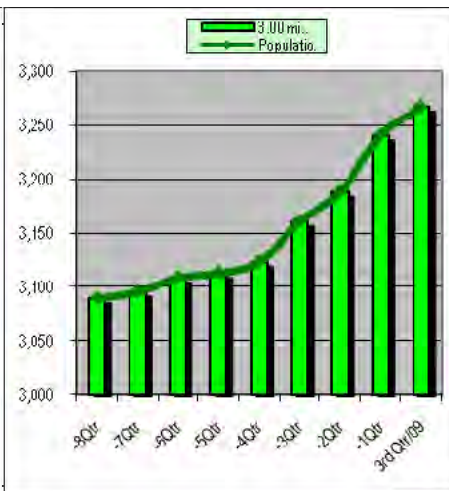
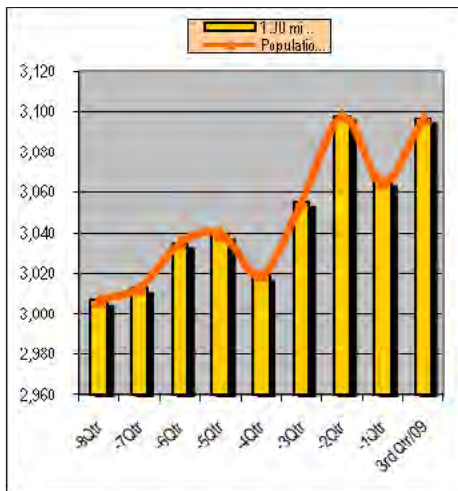
1.00 mi radius

3.00 mi radius

5.00 mi radius

Population

Estimated Current Population (2009)	9,875	92,607	237,852			
Census Population (2000)	5,229	64,481	171,693			
Census Population (1990)	140	13,243	64,822			
Proj. 5yr Population (2014) Low Bound	10,373	94,441	242,767			
Projected 5yr Population (2014)	13,730	116,300	294,514			
Proj. 5yr Population (2014) High Bound	15,782	139,802	348,739			
Historical Annual Growth (1990 to 2000)	5,090	364.4%	51,238	38.7%	106,871	16.5%
Historical Annual Growth (2000 to 2009)	4,645	9.9%	28,125	4.8%	66,160	4.3%
Projected Annual Growth (2009 to 2014)	3,856	7.8%	23,693	5.1%	56,662	4.8%
Transient Population (2009)	0	453	2,148			
Past 4 Qtrs Pop Estimate (3rd Qtr / 2008)	9,628	88,529	229,609			
Births in past 4 Qtrs	+130	+1,360	+3,703			
Deaths in past 4 Qtrs	-82	-797	-1,819			
Migration in past 4 Qtrs	+199	+3,515	+6,359			
Components of Change (past 4 Qtrs)	+247	2.6%	+4,077	4.6%	+8,243	3.6%
Growth Stability Index (0 stable, -1 or +1 change)	0.39		0.40		0.36	
Est. Population Density (2009)	3,096.45psm	3,266.90psm	2,974.42psm			
Trade Area Size	3.19sq mi	28.35sq mi	79.97sq mi			



Households

Estimated Current Households (2009)	4,040	36,758	91,659			
Census Households (2000)	2,124	25,313	65,571			
Census Households (1990)	46	4,879	23,493			
Proj. 5yr Households (2014) Low Bound	4,257	37,628	93,726			
Projected 5yr Households (2014)	5,631	46,528	113,907			
Proj. 5yr Households (2014) High Bound	6,521	56,116	135,355			
Est Hhlds Past 8 Qtrs 07-Q3	3,916	34,772	87,433			
Est Hhlds Past 8 Qtrs 07-Q4	3,928	0.3%	34,850	0.2%	87,685	0.3%
Est Hhlds Past 8 Qtrs 08-Q1	3,957	0.7%	35,002	0.4%	88,133	0.5%
Est Hhlds Past 8 Qtrs 08-Q2	3,963	0.2%	35,051	0.1%	88,348	0.2%
Est Hhlds Past 8 Qtrs 08-Q3	3,941	-0.6%	35,191	0.4%	88,557	0.2%
Est Hhlds Past 8 Qtrs 08-Q4	3,989	1.2%	35,622	1.2%	89,486	1.0%
Est Hhlds Past 8 Qtrs 09-Q1	4,045	1.4%	35,950	0.9%	90,375	1.0%
Est Hhlds Past 8 Qtrs 09-Q2	3,998	-1.2%	36,447	1.4%	90,962	0.6%

DEMOGRAPHIC PROFILE

1990 - 2000 Census, 2009 Estimates & 2014 Projections

Calculated using Proportional Block Groups

Stephanie St & Horizon Ridge NWC

1.00 mi radius

3.00 mi radius

5.00 mi radius

Households

Estimated Group Quarters (2009)	0		320		804
Estimated Persons per Households (2009)	2.4		2.5		2.6
Projected Group Quarters (2014)	0		320		806
Projected Persons per Households (2014)	2.4		2.5		2.6

Average Household Income

Est. Average Household Income (2009)	\$98,282		\$96,311		\$87,802	
Census Average Household Income (2000)	\$82,252		\$77,291		\$69,535	
Average Income Change (2000 to 2009)	\$16,030	2.2%	\$19,020	2.7%	\$18,267	2.9%

Median Household Income

Est. Median Household Income (2009)	\$80,854		\$78,379		\$72,212	
Census Median Household Income (2000)	\$65,748		\$62,030		\$56,771	
Median Income Change (2000 to 2009)	\$15,106	2.6%	\$16,349	2.9%	\$15,440	3.0%

Per Capita Income

Est. Per Capita Income (2009)	\$40,246		\$38,678		\$34,367
Census Per Capita Income (2000)	\$33,445		\$30,740		\$27,005

Household Income Distribution (2009)

HH Income \$0 to 14,999	150	4%	1,497	4%	4,878	5%
HH Income \$15,000 to 24,999	177	4%	1,733	5%	5,390	6%
HH Income \$25,000 to 34,999	233	6%	2,495	7%	6,927	8%
HH Income \$35,000 to 49,999	443	11%	4,402	12%	12,145	13%
HH Income \$50,000 to 74,999	818	20%	7,695	21%	19,732	22%
HH Income \$75,000 to 99,999	773	19%	6,411	17%	15,756	17%
HH Income \$100,000 to 124,999	529	13%	4,601	13%	10,285	11%
HH Income \$125,000 to 149,999	303	8%	2,735	7%	6,060	7%
HH Income \$150,000 to 174,999	183	5%	1,546	4%	3,300	4%
HH Income \$175,000 to 199,999	128	3%	1,042	3%	2,113	2%
HH Income \$200,000 to 499,999	289	7%	2,475	7%	4,827	5%
HH Income \$500,000 or More	14	0%	125	0%	245	0%
Hhld Income Ranges Below Median Income	1,820	45.1%	17,822	48.5%	29,340	32.0%
Hhld Income Ranges at the Median Income	773	19.1%	6,411	17.4%	19,732	21.5%
Hhld Income Ranges Above Median Income	1,447	35.8%	12,525	34.1%	42,588	46.5%

Race & Ethnicity

White (2009)	8,402	85%	78,708	85%	199,790	84%
Black (2009)	439	4%	4,263	5%	12,853	5%
Asian (2009)	629	6%	6,048	7%	14,949	6%
Other Race (2009)	406	4%	3,588	4%	10,260	4%
Population: Hispanic (2009)	1,238	13%	13,903	15%	44,144	19%
Population: Non Hispanic (2009)	8,637	87%	78,704	85%	193,709	81%
White: Hispanic Non Hispanic	14.0% 86.0%		16.7% 83.3%		20.6% 79.4%	
Black: Hispanic Non Hispanic	2.7% 97.3%		5.4% 94.7%		9.1% 90.9%	
Asian: Hispanic Non Hispanic	2.0% 98.0%		3.1% 96.9%		3.2% 96.8%	
Other Race: Hispanic Non Hispanic	8.6% 91.4%		10.2% 89.8%		12.7% 87.3%	
Population: Hispanic (2000)	372	7.1%	5,519	8.6%	20,114	11.7%
Population: Hispanic (1990)	7	4.9%	973	7.3%	5,312	8.2%
Hist. Hispanic Total Growth (1990 to 2009)	1,231	18,162.5	12,931	1,329.6	38,832	731.1%

DEMOGRAPHIC PROFILE

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Calculated using Proportional Block Groups

Stephanie & Horizon Ridge NWC

1.00 mi radius

3.00 mi radius

5.00 mi radius

Age Distribution (2009)

Age Under 5 years	741	8%	6,674	7%	17,701	7%
Age 5 to 14 years	1,338	14%	11,666	13%	30,982	13%
Age 14 to 18 years	504	5%	4,408	5%	12,047	5%
Age 18 to 22 years	438	4%	4,555	5%	12,425	5%
Age 22 to 25 years	221	2%	2,797	3%	7,808	3%
Age 25 to 30 years	358	4%	4,427	5%	12,463	5%
Age 30 to 35 years	515	5%	4,735	5%	13,404	6%
Age 35 to 40 years	781	8%	6,515	7%	17,223	7%
Age 40 to 45 years	850	9%	7,165	8%	18,387	8%
Age 45 to 50 years	796	8%	7,267	8%	18,608	8%
Age 50 to 55 years	653	7%	6,529	7%	16,722	7%
Age 55 to 60 years	571	6%	5,854	6%	14,841	6%
Age 60 to 65 years	573	6%	5,616	6%	13,776	6%
Age 65 to 70 years	537	5%	4,771	5%	10,832	5%
Age 70 to 75 years	431	4%	3,807	4%	8,251	3%
Age 75 to 80 years	305	3%	2,946	3%	6,155	3%
Age 80 to 85 years	167	2%	1,784	2%	3,854	2%
Age 85 years plus	95	1%	1,090	1%	2,371	1%
Average Age	38.7yrs		39.1yrs		37.7yrs	
Median Age	36.1yrs		35.7yrs		33.9yrs	
Age 0 to 18 and 65 years plus	4,118	42%	37,146	40%	92,194	39%
Age 19 to 64 years	5,757	58%	55,461	60%	145,659	61%

Gender Age Distribution (2009)

Male Population	4,849	49.1%	45,440	49.1%	117,795	49.5%
Female Population	5,026	50.9%	47,167	50.9%	120,058	50.5%
Age Under 5 years: <i>Male Female</i>	51.3% 48.7%		51.3% 48.7%		51.3% 48.7%	
Age 5 to 14 years: <i>Male Female</i>	51.3% 48.7%		51.2% 48.8%		51.3% 48.7%	
Age 14 to 18 years: <i>Male Female</i>	52.9% 47.1%		52.4% 47.6%		51.2% 48.8%	
Age 18 to 22 years: <i>Male Female</i>	48.6% 51.4%		50.7% 49.3%		51.0% 49.0%	
Age 22 to 25 years: <i>Male Female</i>	43.4% 56.6%		49.0% 51.0%		50.6% 49.4%	
Age 25 to 30 years: <i>Male Female</i>	46.7% 53.3%		50.0% 50.0%		50.7% 49.3%	
Age 30 to 35 years: <i>Male Female</i>	47.0% 53.0%		48.3% 51.7%		48.8% 51.2%	
Age 35 to 40 years: <i>Male Female</i>	48.9% 51.1%		48.4% 51.6%		49.0% 51.0%	
Age 40 to 45 years: <i>Male Female</i>	51.2% 48.8%		50.3% 49.7%		50.6% 49.4%	
Age 45 to 50 years: <i>Male Female</i>	52.5% 47.5%		50.4% 49.6%		50.5% 49.5%	
Age 50 to 55 years: <i>Male Female</i>	50.3% 49.7%		48.3% 51.7%		48.7% 51.3%	
Age 55 to 60 years: <i>Male Female</i>	43.0% 57.0%		46.0% 54.0%		47.3% 52.7%	
Age 60 to 65 years: <i>Male Female</i>	44.7% 55.3%		46.4% 53.6%		47.5% 52.5%	
Age 65 to 70 years: <i>Male Female</i>	44.9% 55.1%		46.7% 53.3%		47.5% 52.5%	
Age 70 to 75 years: <i>Male Female</i>	49.4% 50.6%		47.2% 52.8%		48.1% 51.9%	
Age 75 to 80 years: <i>Male Female</i>	53.3% 46.7%		49.4% 50.6%		49.0% 51.0%	
Age 80 to 85 years: <i>Male Female</i>	47.3% 52.7%		44.2% 55.8%		43.2% 56.8%	
Age 85 years plus: <i>Male Female</i>	39.0% 61.0%		36.9% 63.1%		36.4% 63.6%	
Male Average Age	38.1yrs		38.3yrs		37.0yrs	
Female Average Age	39.3yrs		40.0yrs		38.5yrs	
Male Median Age	35.7yrs		34.7yrs		33.0yrs	
Female Median Age	36.5yrs		36.6yrs		34.7yrs	

Proj Male Population (2014)

6,735 49.1%

56,861 48.9%

145,497 49.4%

Proj Female Population (2014)

6,995 50.9%

59,439 51.1%

149,018 50.6%

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Calculated using Proportional Block Groups

Stephanie & Horizon Ridge NWC

1.00 mi radius

3.00 mi radius

5.00 mi radius

Educational Attainment (2009)

Adult Population (25 Years or Older)	6,632		62,507		156,889	
Elementary (0 to 8)	26	0%	816	1%	3,785	2%
Some High School (9 to 11)	416	6%	4,205	7%	13,894	9%
High School Graduate (12)	1,556	23%	15,228	24%	42,769	27%
Some College (13 to 16)	1,773	27%	18,031	29%	46,309	30%
College Degree	2,861	43%	24,228	39%	50,131	32%

Household Size (2009)

1 Person Household	813	20%	7,661	21%	19,311	21%
2 Person Households	1,763	44%	14,938	41%	34,758	38%
3 Person Households	672	17%	6,366	17%	16,333	18%
4 Person Households	479	12%	4,715	13%	12,439	14%
5 Person Households	215	5%	2,048	6%	5,567	6%
6 Person Households	65	2%	714	2%	2,123	2%
7+ Person Households	33	1%	316	1%	1,128	1%

Home Values (2009)

Owner Occupied Housing	2,764		25,475		60,023	
Home Values \$0 to \$9,999	1	0%	11	0%	335	1%
Home Values \$10,000 to \$14,999	1	0%	17	0%	94	0%
Home Values \$15,000 to \$19,999	1	0%	20	0%	78	0%
Home Values \$20,000 to \$24,999	2	0%	38	0%	126	0%
Home Values \$25,000 to \$29,999	2	0%	27	0%	112	0%
Home Values \$30,000 to \$34,999	1	0%	7	0%	111	0%
Home Values \$35,000 to \$39,999	6	0%	14	0%	75	0%
Home Values \$40,000 to \$49,999	2	0%	28	0%	256	0%
Home Values \$50,000 to \$59,999	21	1%	56	0%	282	0%
Home Values \$60,000 to \$69,999	10	0%	61	0%	515	1%
Home Values \$70,000 to \$79,999	21	1%	146	1%	751	1%
Home Values \$80,000 to \$89,999	35	1%	226	1%	945	2%
Home Values \$90,000 to \$99,999	59	2%	307	1%	1,396	2%
Home Values \$100,000 to \$124,999	114	4%	1,448	6%	5,337	9%
Home Values \$125,000 to \$149,999	166	6%	2,315	9%	6,602	11%
Home Values \$150,000 to \$174,999	202	7%	3,430	13%	8,480	14%
Home Values \$175,000 to \$199,999	346	13%	4,052	16%	7,975	13%
Home Values \$200,000 to \$249,999	793	29%	5,549	22%	11,350	19%
Home Values \$250,000 to \$299,999	508	18%	3,321	13%	6,607	11%
Home Values \$300,000 to \$399,999	379	14%	2,864	11%	5,586	9%
Home Values \$400,000 to \$499,999	72	3%	899	4%	1,635	3%
Home Values \$500,000 to \$749,999	17	1%	406	2%	784	1%
Home Values \$750,000 to \$999,999	3	0%	133	1%	303	1%
Home Values \$1,000,000 or More	2	0%	103	0%	287	0%
Home Values Below Average Range	991	35.8%	12,201	47.9%	33,472	55.8%
Home Values at the Average Range	793	28.7%	5,549	21.8%	11,350	18.9%
Home Values Above Average Range	981	35.5%	7,725		15,201	25.3%
Owner Occupied Average Home Value	\$239,495		\$236,978		\$218,607	
Owner Occupied Median Home Value	\$218,852		\$214,057		\$197,880	

Daytime Demos (2009)

Total Number of Businesses	180		2,328		6,509	
Total Number of Employees	2,585		27,027		78,954	
Employee Population per Business	14.3 to 1		11.6 to 1		12.1 to 1	