

FOR LEASE

**Available
Mid June
2026**



Executive Office Suites Available
9555 S. Eastern Ave. Las Vegas, NV 89123

Miles Sansone

Leasing@SansoneCompanies.com

702-768-1930

Corporate Address: 2580 St. Rose Pkwy. Ste. 125 Henderson, Nevada 89074

www.SansoneCompanies.com



9555 S. Eastern Ave.
Las Vegas, NV 89123



LEASING DETAILS

| | |
|-----------------|------------|
| SPACE AVAILABLE | 1,111 RSF |
| LEASE PRICE | \$1.85 PSF |
| NNN | \$0.69 PSF |

PROPERTY HIGHLIGHTS

- Covered Parking and Pylon Signage available.
- Busiest Street in Henderson 100,000 cars /day
- Excellent Tenant Mix
- Property Accessibility
- Excellent synergy with restaurants below
- Adjacent to elevators and bathrooms

DEMOGRAPHICS

| | | | |
|-------------------------------|----------|-----------|-----------|
| POPULATION | 1-mile | 3-mile | 5-mile |
| 2024 Population | 15,914 | 165,173 | 315,117 |
| HOUSEHOLDS | 1-mile | 3-mile | 5-mile |
| 2023 Households | 6,236 | 66,302 | 127,506 |
| INCOME | 1-mile | 3-mile | 5-mile |
| 2023 Average Household Income | \$94,547 | \$104,619 | \$105,582 |





HARRY REID
INTERNATIONAL
LAS VEGAS

EASTERN AVE



SITE

LAS VEGAS BLVD

ST ROSE PKWY



a s c a y a



VIA INSPIRADA



RICHMAR PLAZA

The information herein was obtained from sources deemed reliable; however Sansone Companies & SRES makes no guarantees, warranties, or representation as to the completeness or accuracy thereof.



SITE



SANSONE
COMPANIES

RICHMAR PLAZA

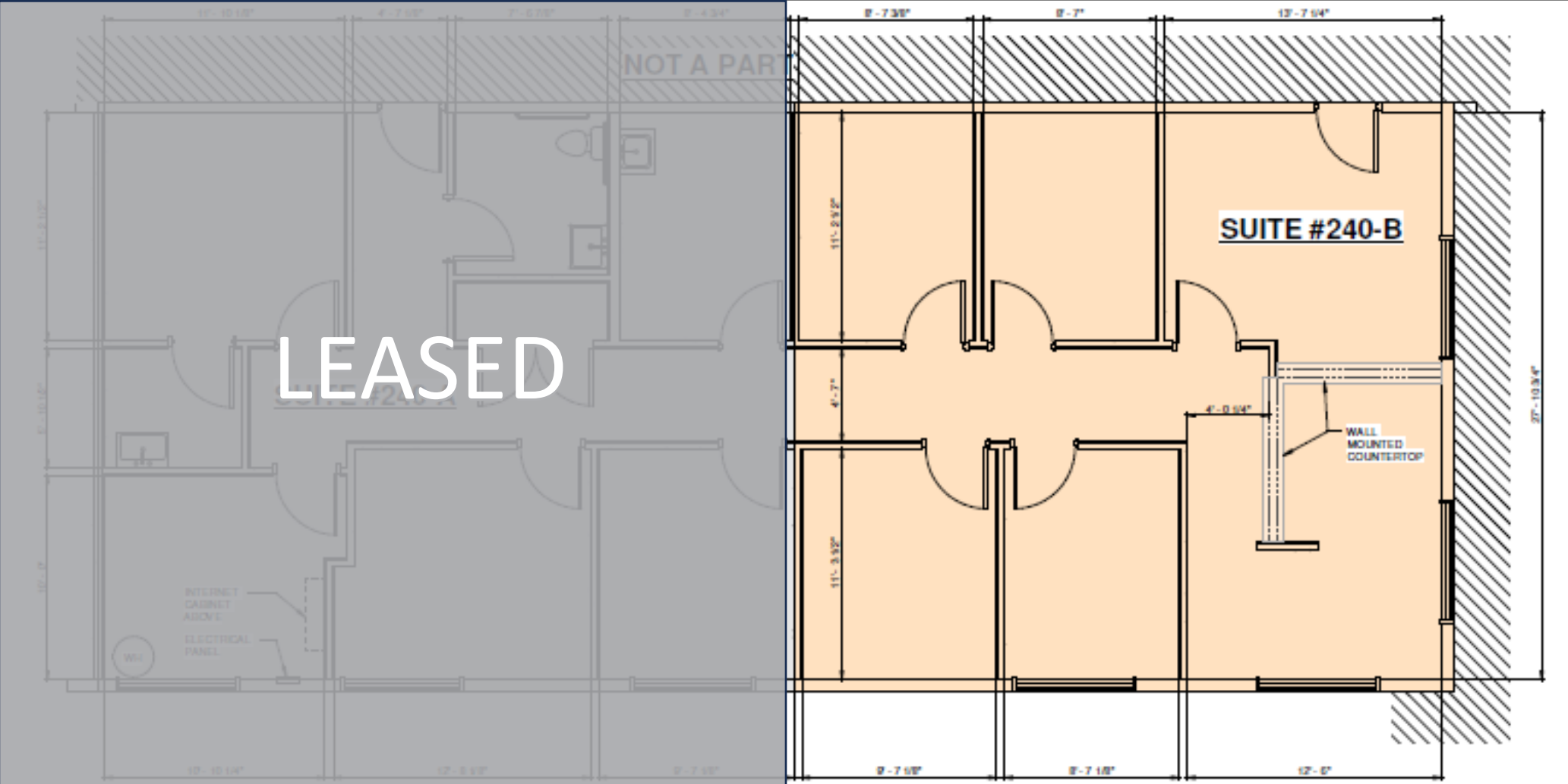
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OFFICE SITE PLAN – Suite # 240B – 1,111 RSF



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Suite # 240-B – 1,111 RSF

