

RETAIL AND 2ND GEN DRIVE-THRU
AVAILABLE FOR LEASE



5715 - 6035 S EASTERN AVENUE
LAS VEGAS, NV 89119

MCCARRAN
MARKETPLACE

CBRE

PROPERTY HIGHLIGHTS

PROPERTY DETAILS

TOTAL RETAIL SPACE: **±560,000 SF**

SPACES AVAILABLE: **±1,185 - 4,095 SF**

RENT: **INQUIRE WITH BROKER**

ZONING: **C-2**

OPPORTUNITY BENEFITS

- Second generation freestanding drive-thru restaurant available
- ±560,000 SF Walmart & Lowe's anchored power center & national tenant mix
- Strong cross shopping between discount, service, food and convenience retail
- Second generation shop spaces with street frontage available
- Positioned minutes from Las Vegas Strip, Harry Reid International Airport, and major employment nodes



AMONGST GOOD COMPANY



SITE PLAN



SITE PLAN



BUILDING	UNIT	TENANT	SF	
6005		Walmart	217,736	
5915	101	Petsmart	20,087	
	102	Office Depot	20,000	
	103	Ross Dress for Less	30,174	
	104	AVAILABLE	3,203	VIRTUAL TOUR
	105-106	Dollar Tree	11,200	
6081	150	Panera Bread	5,210	
	151	Little Caesars Pizza	1,657	
6035		Bank of America	4,698	
5975		Del Taco	2,260	
5955		Farmer Boys	3,000	
5905	101-102	Optic Gallery	3,662	
	103	H&R Block	1,280	
	104-105	China Dragon/Hawaiian BBQ	2,560	
	106	National Guard	1,280	
	107	Cadjet Repair	1,280	
	108	Jamba Juice	2,364	
	109	Firehouse Subs	2,364	
	110	Dulce Michoacan	1,280	
	111	Runway Nail Lounge	1,280	
	112-113	Eastern Hills Dental	2,560	
	114	AVAILABLE	1,208	VIRTUAL TOUR
	115	Sally Beauty Supply	1,792	
	116	AT&T	1,870	
PAD A3		Lease Pending	0.67 Ac	

[VIRTUAL TOUR](#)

[CLICK FOR VIRTUAL TOUR](#)

SITE PLAN



BUILDING	UNIT	TENANT	SF
5825		Lowe's	169,793
5835	100-103	U.S. Military Offices	6,183
	104	AVAILABLE	1,620
	105	Partell Pharmacy	1,580
	106	Partell Pharmacy	6,348
5795		AVAILABLE (2nd Gen Restaurant w/ Drive Thru)	3,198
5775	101	Verizon Wireless	1,920
	102	AVAILABLE	1,185
	103	AVAILABLE	1,200
	104	AVAILABLE (June 2027)	1,710
	106	FedEx Oce	2,670
5715	101	Starbucks	1,920
	102	Port of Subs	1,200
	103	Vegas Hair Salon	1,200
	104	Hana Ramen	1,200
	105	Chipotle Mexican Grill	1,920
PAD B2		Tesla Supercharger	0.70 Ac

[VIRTUAL TOUR](#)

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AMENITIES





AREA DEMOGRAPHICS

POPULATION

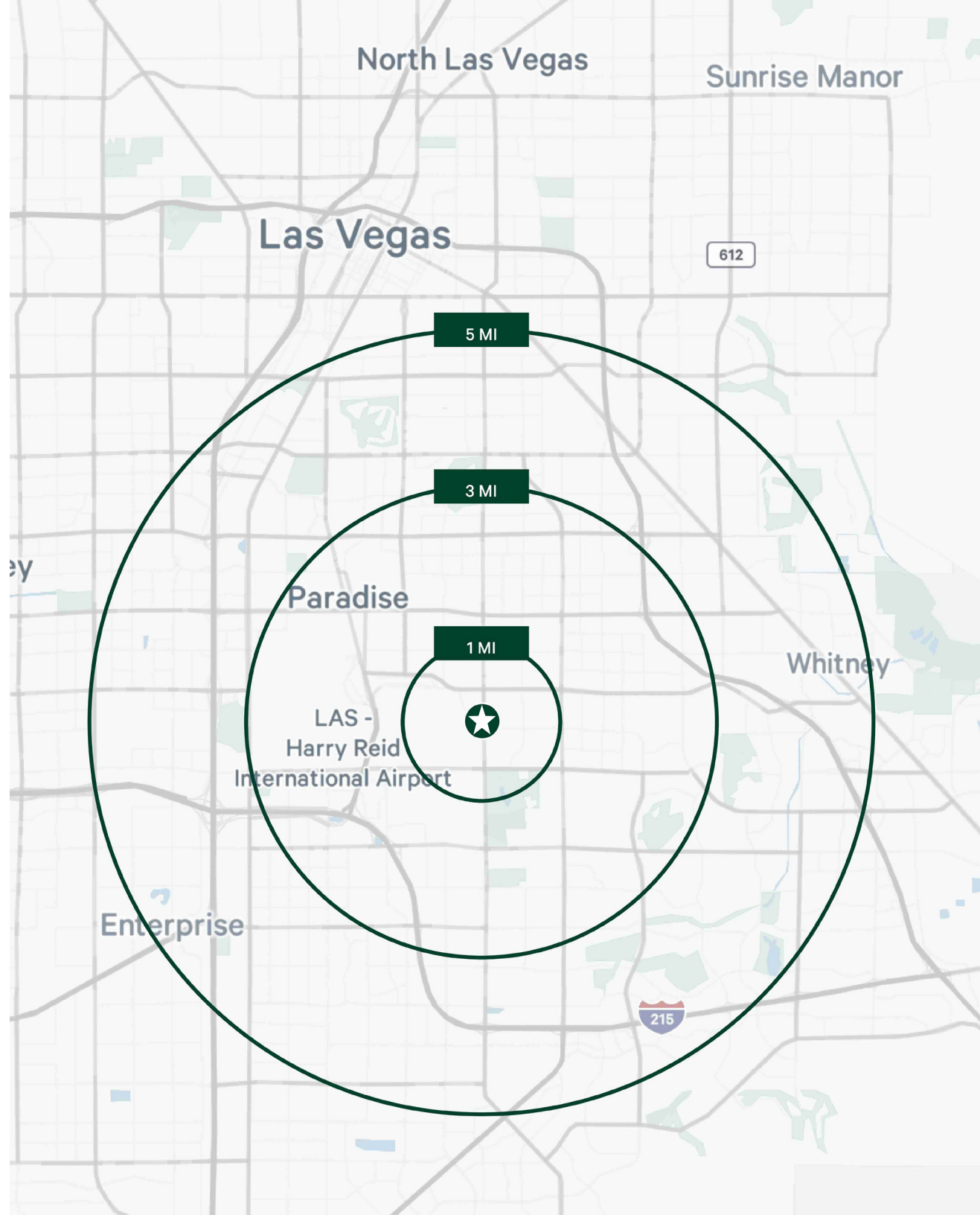
1 mile	9,106
3 miles	131,119
5 miles	394,305

AVG HH INCOME

1 mile	\$69,998
3 miles	\$67,305
5 miles	\$71,982

OF HOUSEHOLDS

1 mile	3,568
3 miles	54,346
5 miles	158,785



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