

9480 S. Eastern Ave.
Henderson, NV 89123



LEASING DETAILS

AVAILABLE SPACES 837 RSF / 1,174 RSF
LEASE PRICE \$ 1.75/PSF NNN \$0.59/PSF

PROPERTY HIGHLIGHTS

- 1-5 room offices with large individual offices and spacious suites close to 215 freeway.
- Excellent synergy with restaurants below.
- Common area conference rooms, break room
- Covered Parking and Pylon Signage available.

DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2024 Population	13,895	163,664	315,441
HOUSEHOLDS	1-mile	3-mile	5-mile
2024 Households	5,372	65,556	127,777
INCOME	1-mile	3-mile	5-mile
2024 Average Household Income	\$98,225	\$104,856	\$105,119



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Dignity Health
St. Rose Dominican

ST. ROSE PKWY

Tide DRY CLEANERS
WELLS FARGO
chili's
McDonald's
TOUSLES JOURS
DUNKIN'
CARRABBA'S ITALIAN GRILL

petco
LOWE'S

TARGET
Krispy Kreme DOUGHNUTS
Chick-fil-A
Nike
Michaels

FIREHOUSE SUBS
Cafe Rio MEXICAN GRILL
Carl's Jr.
Wendy's

CAFE ZUPAS
smashburger
BJ's
TWIN PEAKS
EINSTEIN BROS. BAGELS
THE ORIGINAL ROLLED ICE CREAM
PAUL MITCHELL
the school

Walmart
Sam's CLUB
BURGER KING

LIFETIME FITNESS
GVR

goodwill
99c only STORES.
CHUCK E. CHEESE'S
IN-N-OUT BURGER

INTERSTATE NEVADA
215



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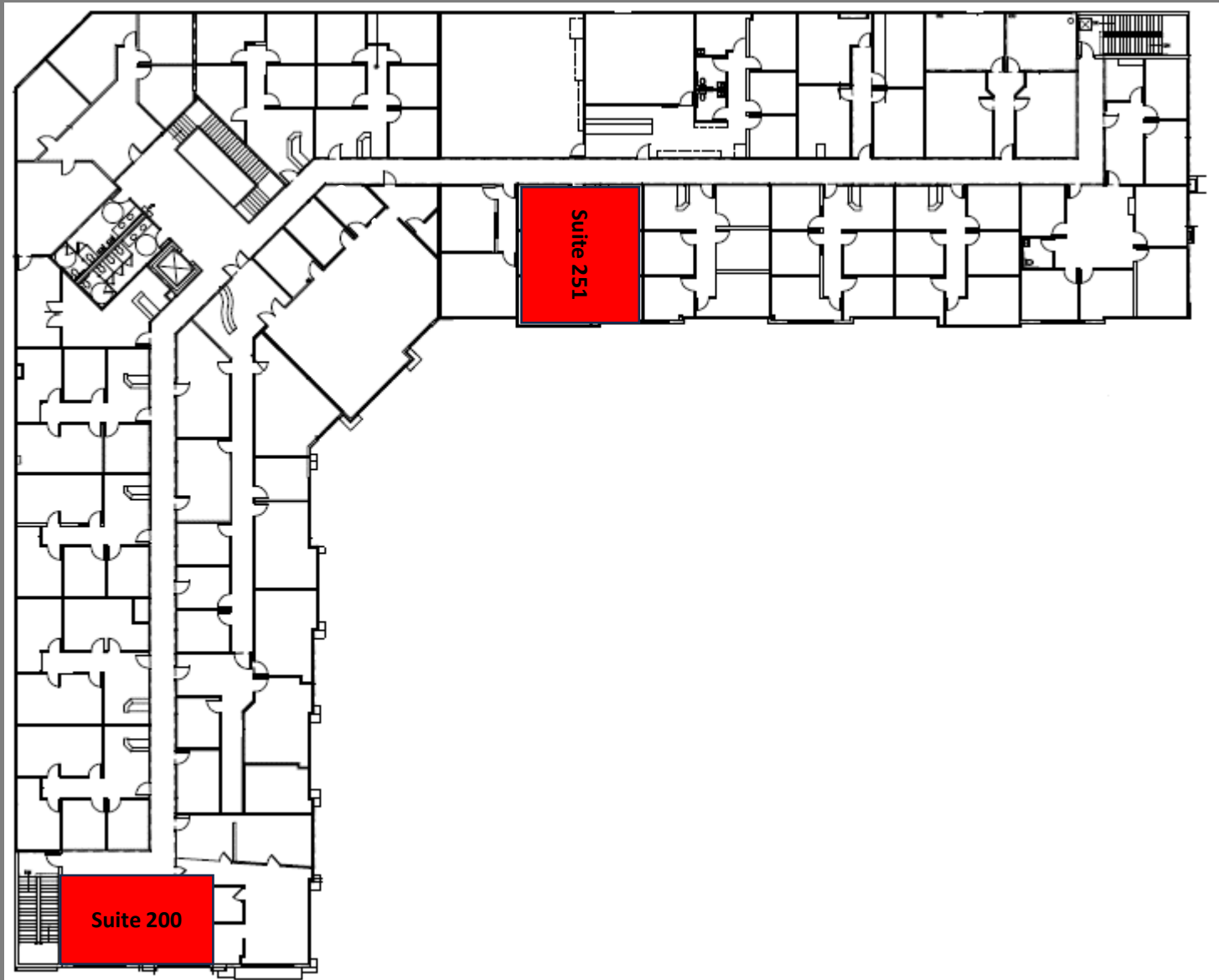


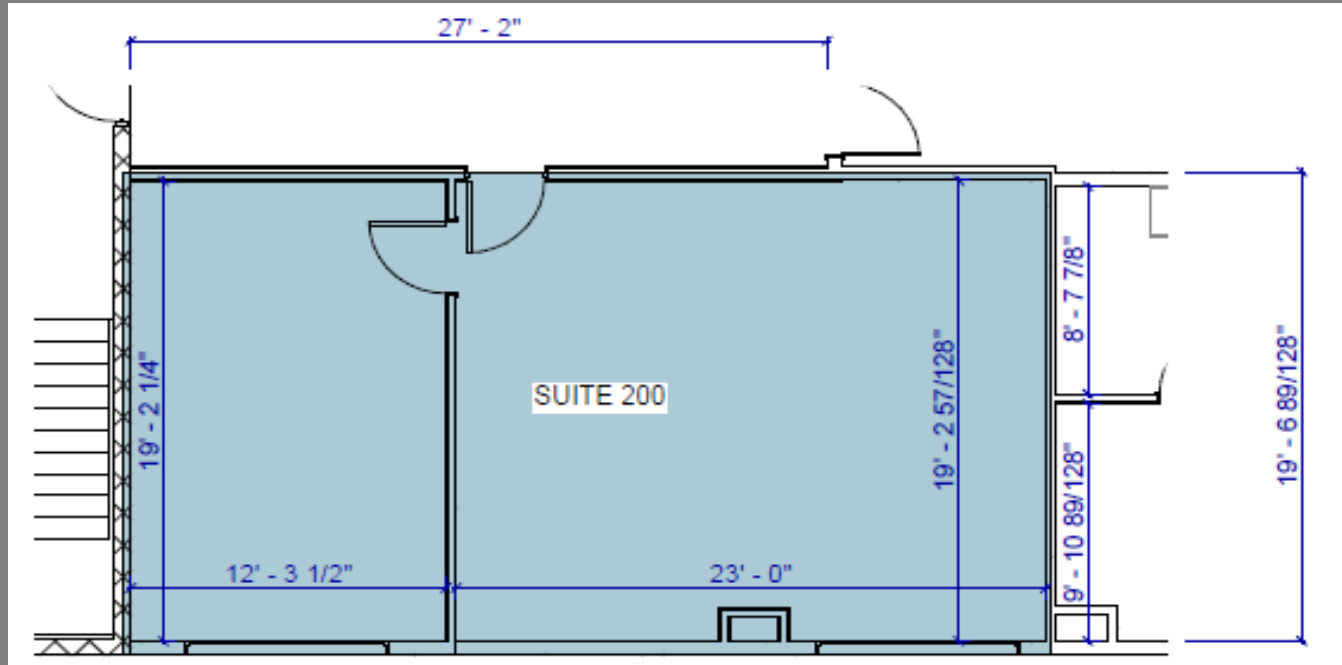


Eastern Ave

Executive Offices



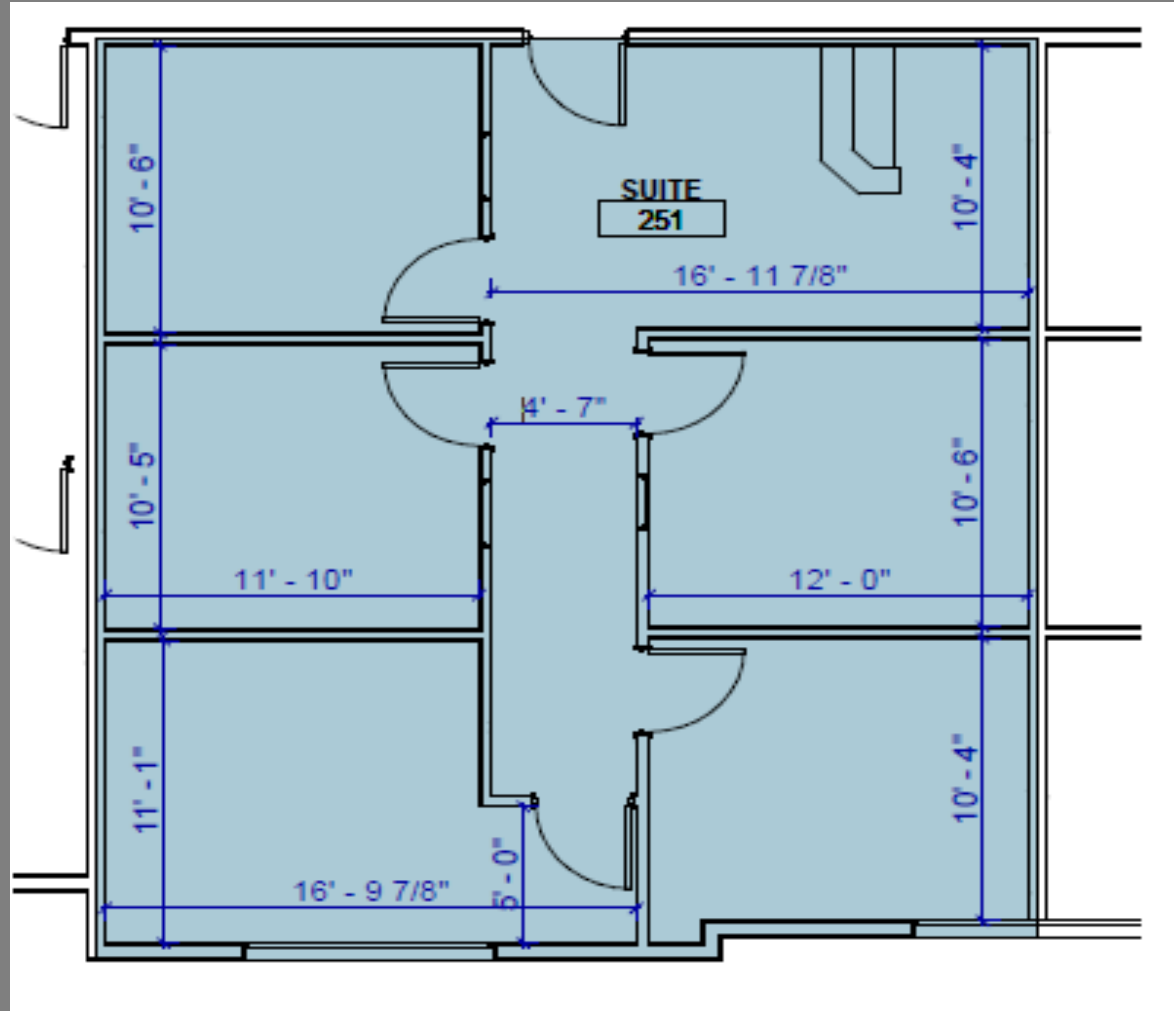




9480 S. Eastern Ave.
Las Vegas, NV 89123

Property Photos – SUITE # 200 – 837SF





9480 S. Eastern Ave.
Las Vegas, NV 89123

Property Photos – SUITE # 251 – 1,174 SF

