

FOR LEASE



PARK PLACE
SUITES

BARBER
SHOP

+/- 247 SF – 1,174 SF Retail Space

9490 -9500 S. Eastern Ave. Henderson, NV 89123

MILES SANSONE

702-768-1930
Email: Leasing@SansoneCompanies.com

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



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Henderson, NV 89123



LEASING DETAILS

AVAILABLE SPACES	247 RSF 298 RSF 1,141 RSF 1,174 RSF
LEASE PRICE	\$ 1.75/PSF NNN \$0.59/PSF
SINGLE ROOM	SUITE 272 - \$875/MONTH SUITE 274 - \$895/MONTH

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
Car's Jr.
Wendy's

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

HOME DEPOT
Sam's CLUB
Walmart
BURGER KING

LIFETIME FITNESS
GVR

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

INTERSTATE NEVADA
215

EASTERN AVE.





EASTERN AVE.

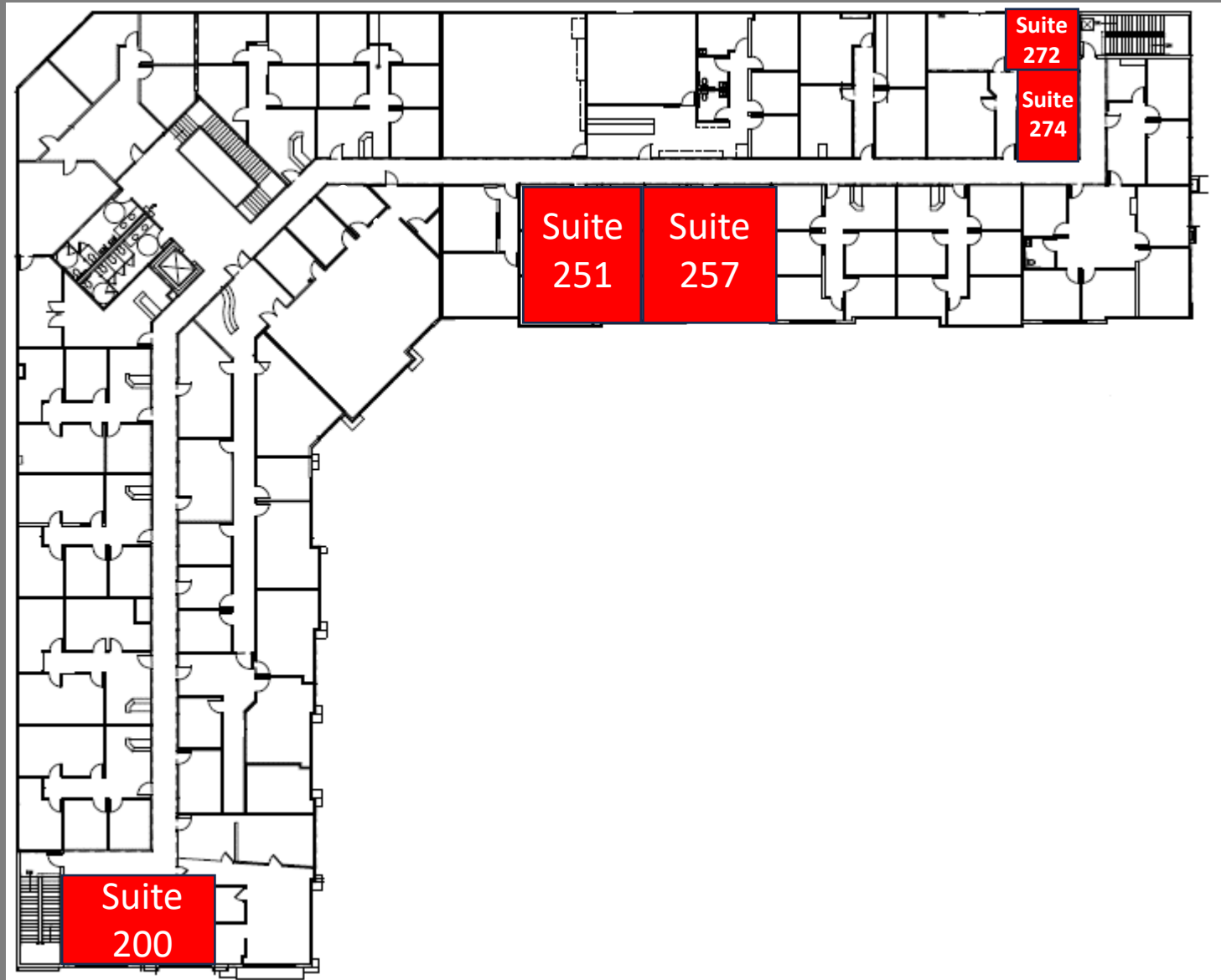
Executive Offices

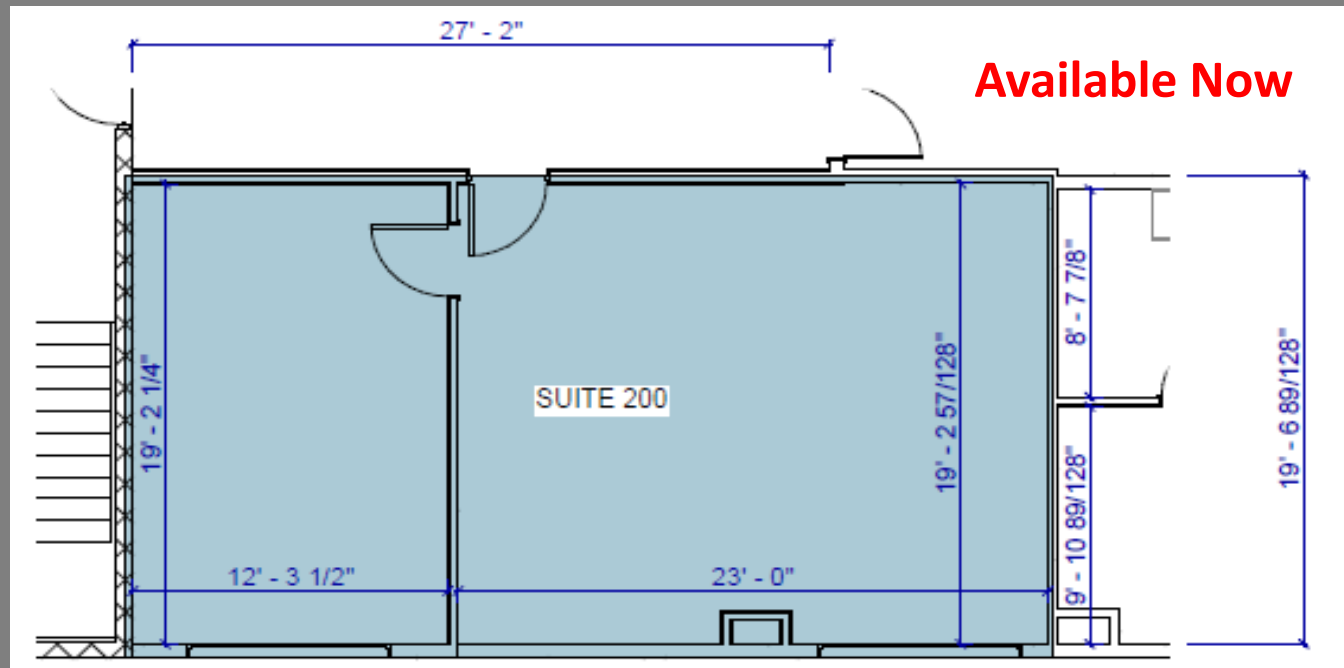


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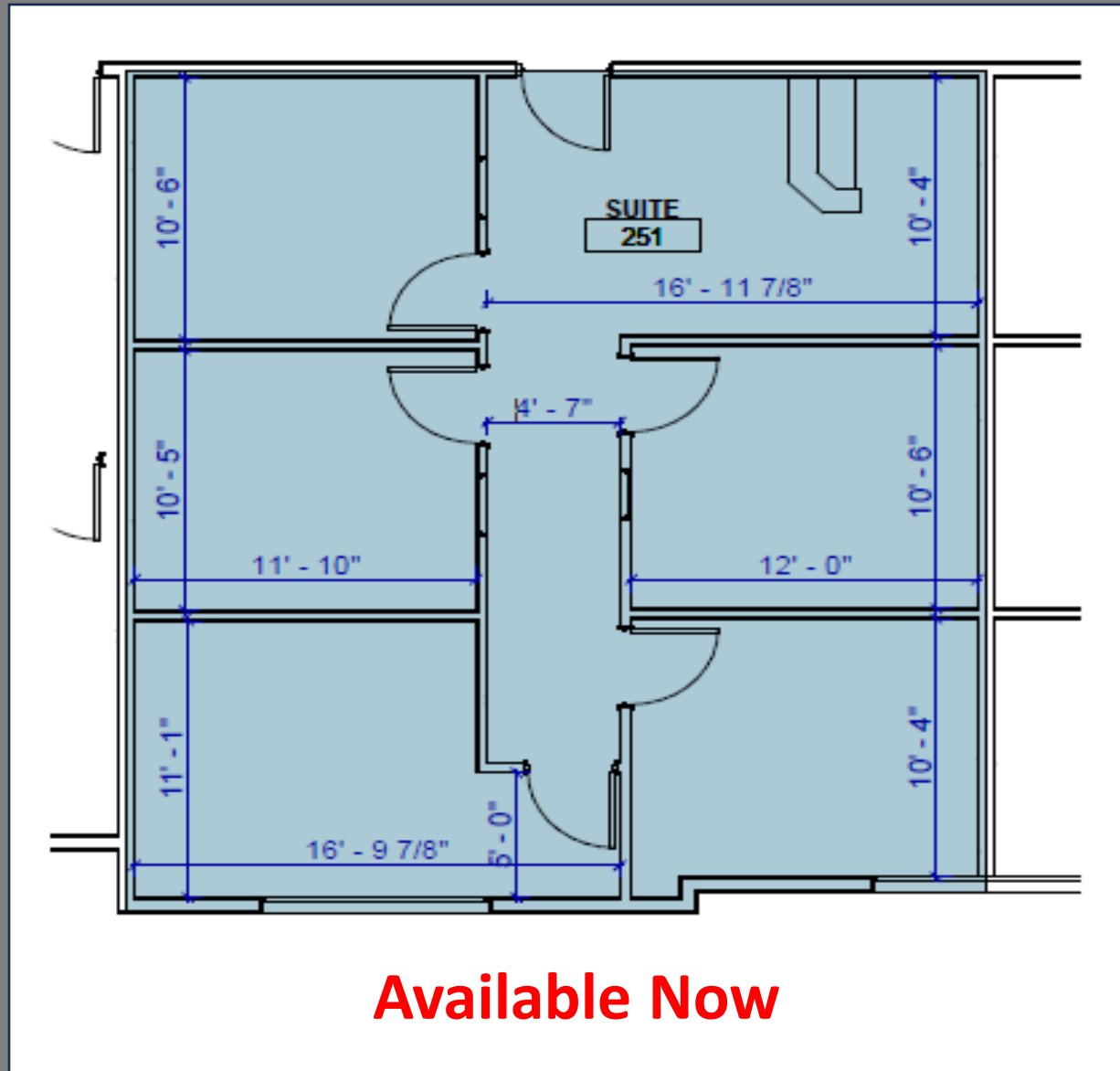




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Property Photos – SUITE # 200 – 837SF





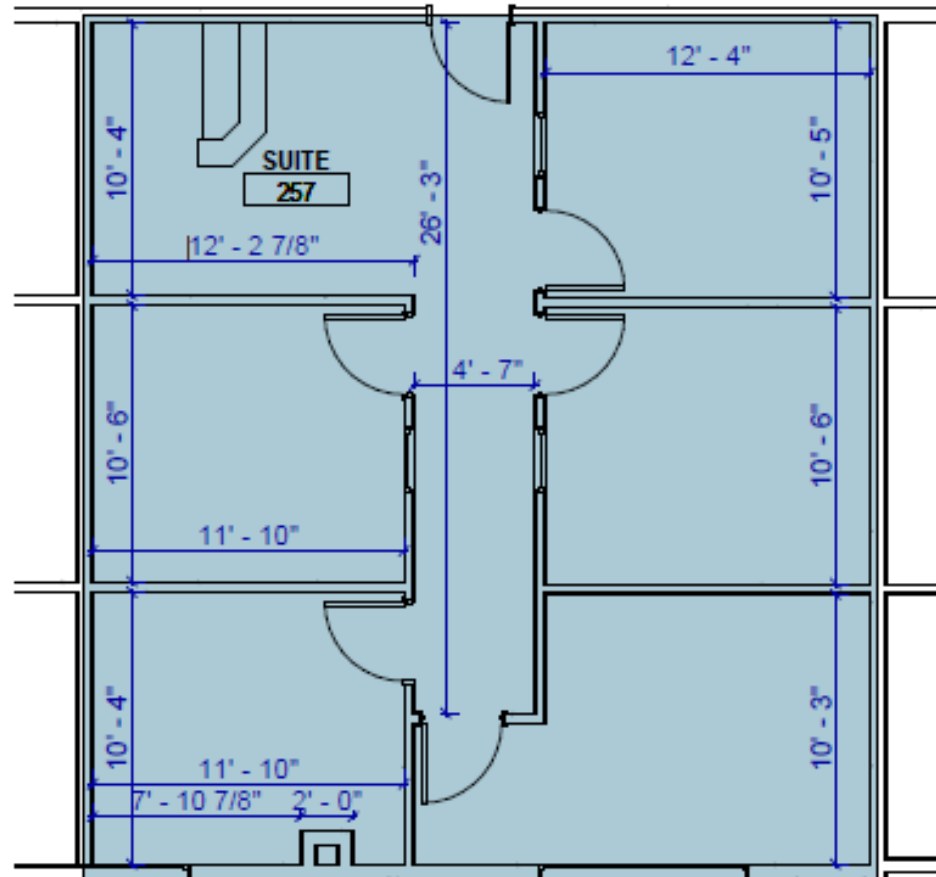
Available Now



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Property Photos – SUITE # 251 – 1,174 SF





★ Available January 2027



