

EASTGATE PLAZA

510-530 & 560 MARKS STREET | HENDERSON, NV 89014



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PROPERTY HIGHLIGHTS



- 1,567–2,949 SF available
- \$2.25 to \$2.95/SF/mo.
- NNN: \$0.44/SF



Exceptional accessibility and visibility directly off I-11, enhanced by a prominent freeway-facing pylon sign



Home to a dominant Walmart location that attracts thousands of shoppers daily and ranks among the highest-performing stores in the Las Vegas Valley



Zoning: CC (City of Henderson)



Co-tenancy with prominent national retailers, including Cavender's Western Wear Dollar Tree, Salon Boutique, Petland, Bath & Body Works, and more.



Marks Street: 11,893 VPD
Sunset Road: 28,927 VPD
I-11: 131,568 VPD



SITE PLAN



Bldg. & Suite	Tenant	SF	Asking Rate
510 Marks Street			
510 - #100	AVAILABLE	2,949	\$2.25/SF
510 - #110	Firehouse Subs	2,465	
510 - #120	Petland	4,767	
510 - #130	Affordable Dentures	4,206	
510 - #140	Best Mattress	3,640	
520 Marks Street			
520 - #100	Cavender's	20,530	
520 - #110	Salon Boutique	12,500	
520 - #120	Dollar Tree	20,000	
520 - #130	AVAILABLE	2,790	\$2.25/SF
530 Marks Street			
530 - #100	Hand & Stone	2,889	
530 - #110	Bath & Body Works	2,623	
530 - #130	Vape Shop	1,684	
560 Marks Street			
560 - A	Mr. Kim's Korean BBQ	3,995	
560 - B	Star Brite Dental	1,275	
560 - C	Chopstix Chinese	1,260	
560 - D	Nailand	1,219	
560 - E	Friendly Hobbies	1,294	
560 - F	AVAILABLE	1,567	\$2.95/SF
560 - G	Dotty's	3,352	
560 - H	Advance America	1,604	



