

RUSSELL CROSSINGS

5651 S GRAND CANYON DRIVE | FOR LEASE



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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

8708 SPANISH RIDGE AVE | SUITE 115, LAS VEGAS, NV 89148

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\$3.25 PSF NNN
lease rate



±1,200 - 2,625 SF
space available

PROPERTY HIGHLIGHTS

- Former restaurant space with grease interceptor available
- Inline retail space available
- Strong area demographics with dense population
- Close proximity to CC-215 freeway
- Ample parking & signalized intersections
- APN: 163-30-418-005

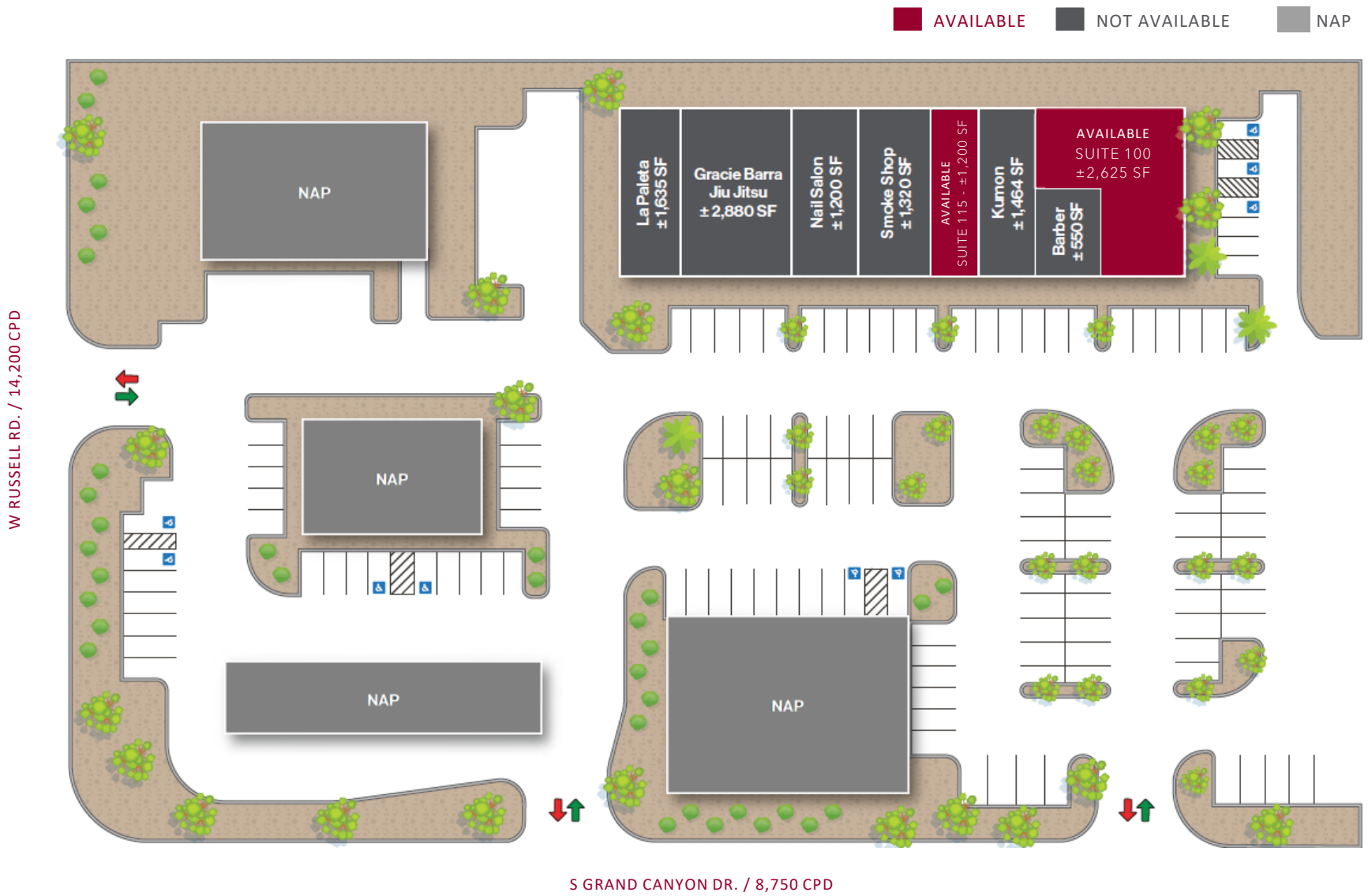


DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
2024 POPULATION	28,112	127,899	302,478
2024 AVERAGE HOUSEHOLD INCOME	\$119,626	\$117,513	\$115,881
2024 TOTAL HOUSEHOLDS	10,727	51,223	119,806

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FOR MORE INFORMATION, PLEASE REACH OUT.

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LEE & ASSOCIATES OF LAS VEGAS | BS.1000716 | 8708 SPANISH RIDGE AVE, SUITE 115, LAS VEGAS, NV 89148

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