

SOUTHFORK POINTE

9975 S. Eastern Avenue, Las Vegas, NV 89183

AVAILABLE
For Lease

AVAILABLE

LENSCRAFTERS

Great Clips



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Leasing Details



\$2.90 - \$3.50 PSF NNN
Lease Rate



±842 SF
Space Available



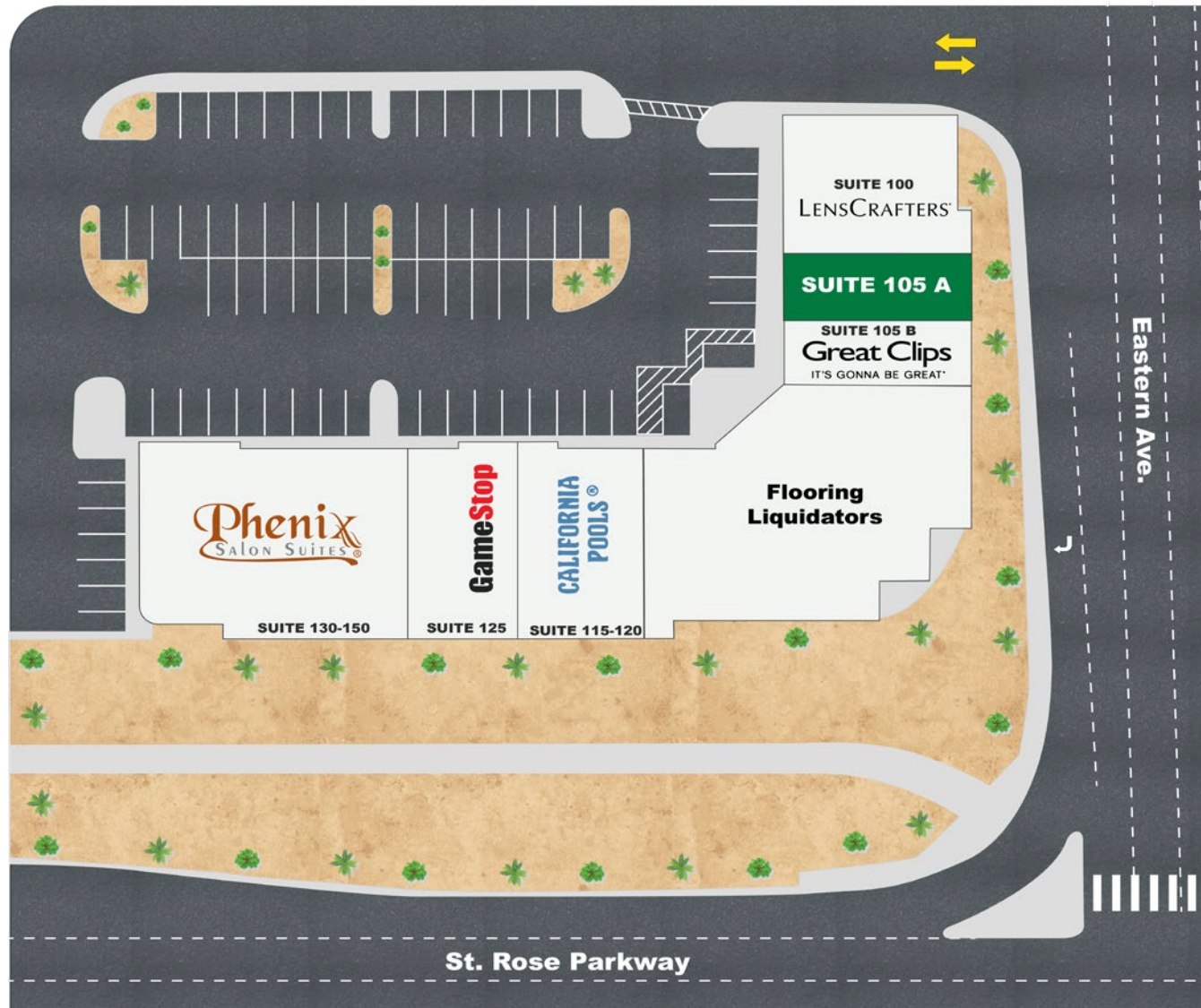
Henderson
Submarket

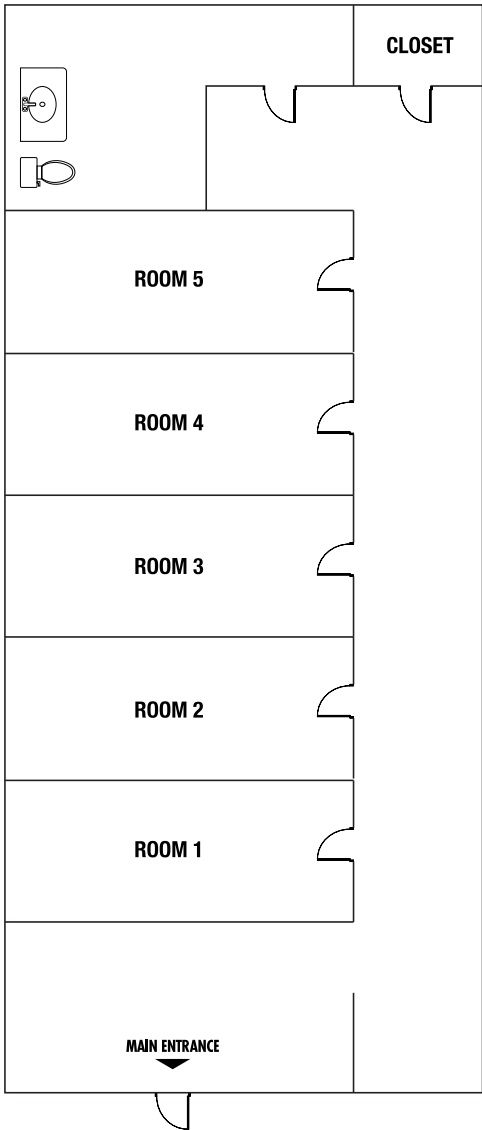
Demographics

Population	1 mile	3 miles	5 miles
2024 Population	23,783	160,236	319,500
Average Household Income	1 mile	3 miles	5 miles
2024 Average Household Income	\$107,847	\$121,234	\$123,802

Property Highlights

- Retail spaces available, perfect to accommodate a physical therapist, medical care, or multiple retail uses
- Positioned on a high-traffic corridor in a thriving commercial district with ±51,500 VPD via Eastern Avenue
- Ample parking
- Diverse mix of reputable tenants including Lowe's Home Improvement, Nevada State Bank, and HomeGoods
- Miles away from the I-215 Freeway
- Close proximity to Anthem, Seven Hills, and Silverado Ranch communities
- Property is strategically located at St. Rose Parkway and Eastern Avenue



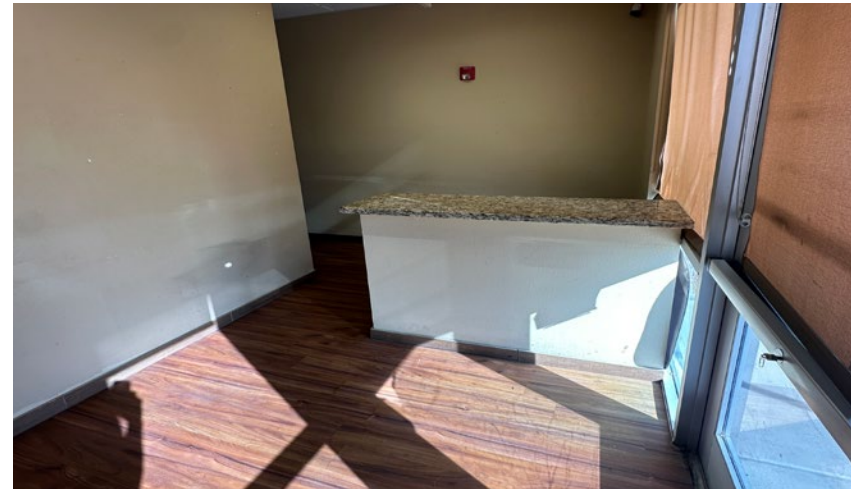
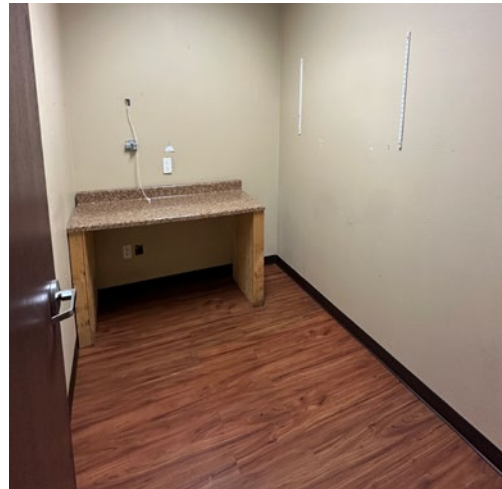


Space Information

+ Suite:	105 A
+ Available SF:	±842
+ Lease Rate:	\$2.90 - \$3.50 PSF NNN
+ CAM Charges:	\$0.46 PSF
+ Monthly Rent:	\$2,829.12 - \$3,334.32
+ Available:	Immediately

Drawings and plans are not to scale. Any measurements are approximate and are for illustrative purposes only. There is no guarantee, warranty or representation as to the accuracy or completeness of any plans or designs.

Property Photos



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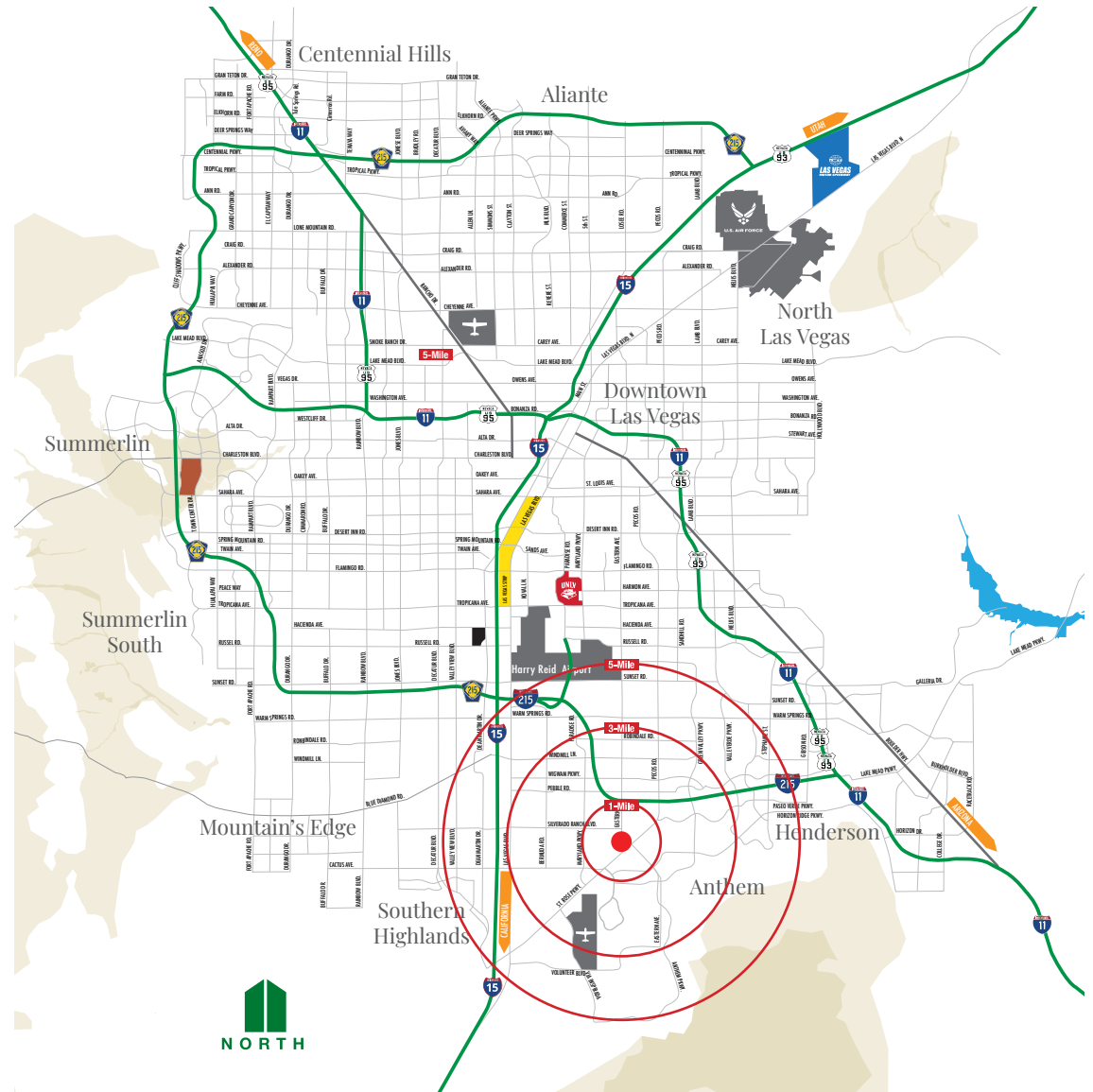
For Lease

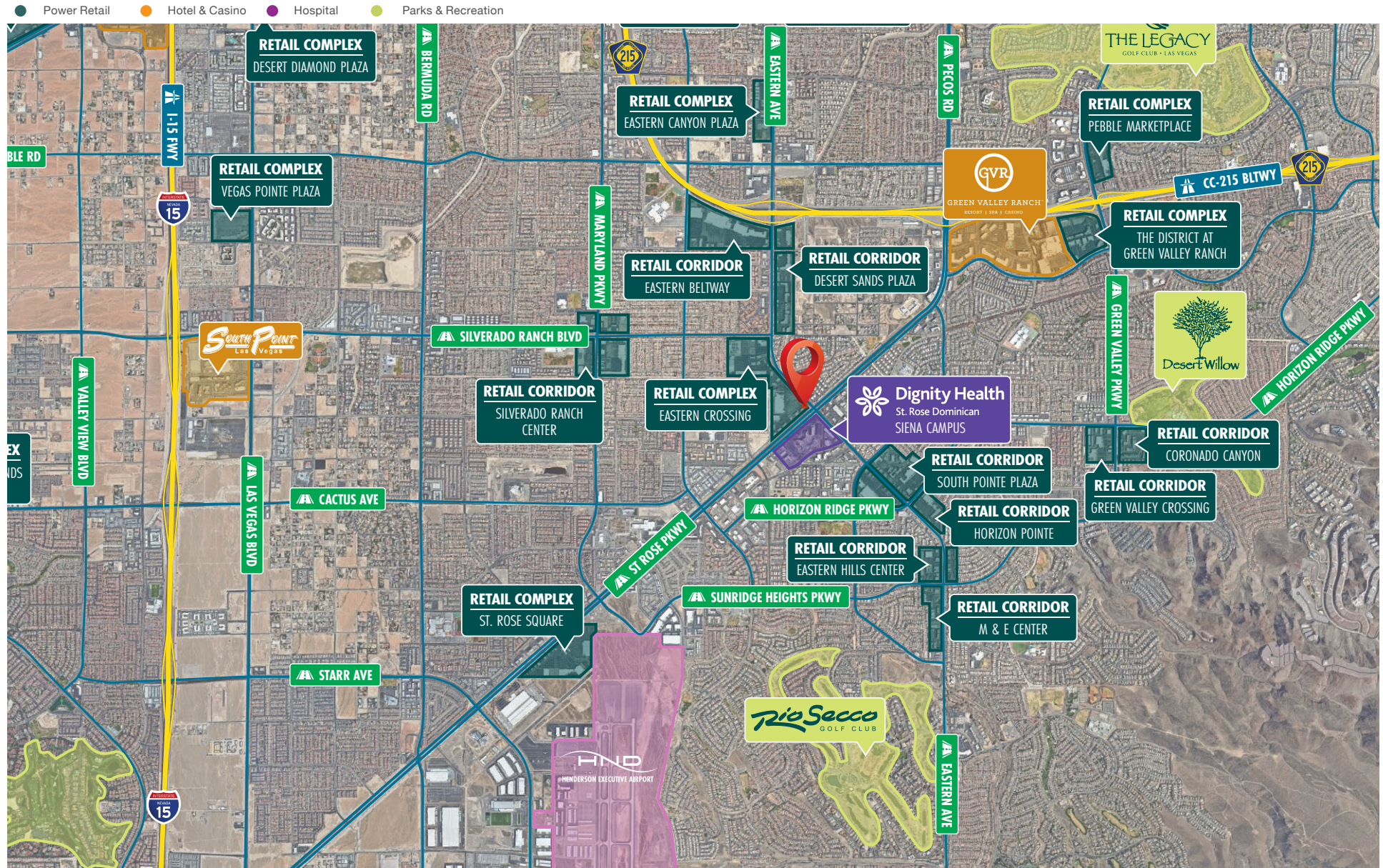
Population	1 mile	3 miles	5 miles
2010 Population	19,608	139,186	259,922
2020 Population	22,750	153,551	299,503
2024 Population	23,783	160,236	319,500
2029 Population	25,064	166,630	335,256
2010-2020 Annual Rate	1.50%	0.99%	1.43%
2020-2024 Annual Rate	1.05%	1.01%	1.53%
2024-2029 Annual Rate	1.05%	0.79%	0.97%
2024 Median Age	37.5	41.8	42.0

Households	1 mile	3 miles	5 miles
2024 Wealth Index	78	105	111
2010 Households	7,916	54,753	104,209
2020 Households	9,504	61,454	122,556
2024 Total Households	10,069	64,868	131,253
2029 Total Households	10,750	68,247	139,014
2010-2020 Annual Rate	1.85%	1.16%	1.63%
2020-2024 Annual Rate	1.37%	1.28%	1.63%
2024-2029 Annual Rate	1.32%	1.02%	1.16%

Average Household Income	1 mile	3 miles	5 miles
2024 Average Household Income	\$107,847	\$121,234	\$123,802
2029 Average Household Income	\$124,642	\$139,877	\$143,348
2024-2029 Annual Rate	2.94%	2.90%	2.98%

Housing	1 mile	3 miles	5 miles
2010 Total Housing Units	8,887	60,879	119,682
2020 Total Housing Units	10,298	65,914	133,753
2024 Total Housing Units	10,816	69,399	142,355
2024 Owner Occupied Housing Units	4,482	39,888	80,808
2024 Renter Occupied Housing Units	5,587	24,980	50,445
2024 Vacant Housing Units	747	4,531	11,102
2029 Total Housing Units	11,539	72,838	150,069
2029 Owner Occupied Housing Units	4,940	42,768	86,391
2029 Renter Occupied Housing Units	5,811	25,479	52,623
2029 Vacant Housing Units	789	4,591	11,055





Clark County Nevada

Synopsis

As of the 2020 census, the population was 2,265,461, with an estimated population of $\pm 2,505,000$ for 2026. Most of the county's population resides in and around the Las Vegas urban core. It is by far the most populous county in Nevada, and the 11th most populous county in the United States. It covers roughly 7% of the state's land area but holds about 73% of the state's population, making Nevada one of the most centralized states in the country.

With jurisdiction over the world-famous Las Vegas Strip and covering an area roughly the size of New Jersey, Clark County is the nation's 22nd-largest county by area. The County is a mix of urban and rural locales that offers the convenience of city living with access to some of the nation's best outdoor recreational areas just a short drive away.

Clark County employs more than 10,000 people across nearly 40 departments. The County has an annual budget of approximately \$12.9 billion, which surpasses that of the state government.

Quick Facts

 **$\pm 7,892$**
Land Area
(Square Miles)

 **2,265,461**
Population
(County Data per Census)

 **308**
Pop. Density
(Per Square Mile)

Sources: clarkcountynv.gov, data.census.gov, lvgea.org, wikipedia.com

Professional Sports

Synopsis

The Las Vegas Valley has quickly become a premier sports market, with most teams playing in the communities around the city rather than in Las Vegas itself. The **Vegas Golden Knights**, its first major league franchise, won the Stanley Cup in 2023, and the **Las Vegas Aces** have dominated the WNBA with titles in 2022, 2023, and 2025. The **Las Vegas Raiders** bring three world championships (XI, XV, and XVIII), and the **Las Vegas Athletics** add a legacy of nine.

The valley also supports a deep minor league scene: the Las Vegas Aviators (Triple-A, Athletics affiliate), the Henderson Silver Knights (AHL, Golden Knights affiliate), and Las Vegas Lights FC (USL Championship soccer). Its indoor football and box lacrosse teams (the Vegas Knight Hawks and Las Vegas Desert Dogs, respectively) share Lee's Family Forum in Henderson with the Silver Knights.



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Nevada Tax Advantages

NEVADA

has always been a popular choice for businesses due to various factors such as low-cost startup, regulatory benefits, and competitive utility rates.

The Tax Climate Index rankings: California ranks 48th, Arizona 14th, Idaho 9th, Oregon 35th, and Utah 15th.

Here are the main tax advantages of this state:

- No income tax
- No tax on pensions
- No tax on social security
- No tax on estate or inheritance
- Low property taxes
- No gross receipts tax
- No franchise tax
- No inventory tax
- No tax on issuance of corporate shares
- No tax on sale or transfer of shares

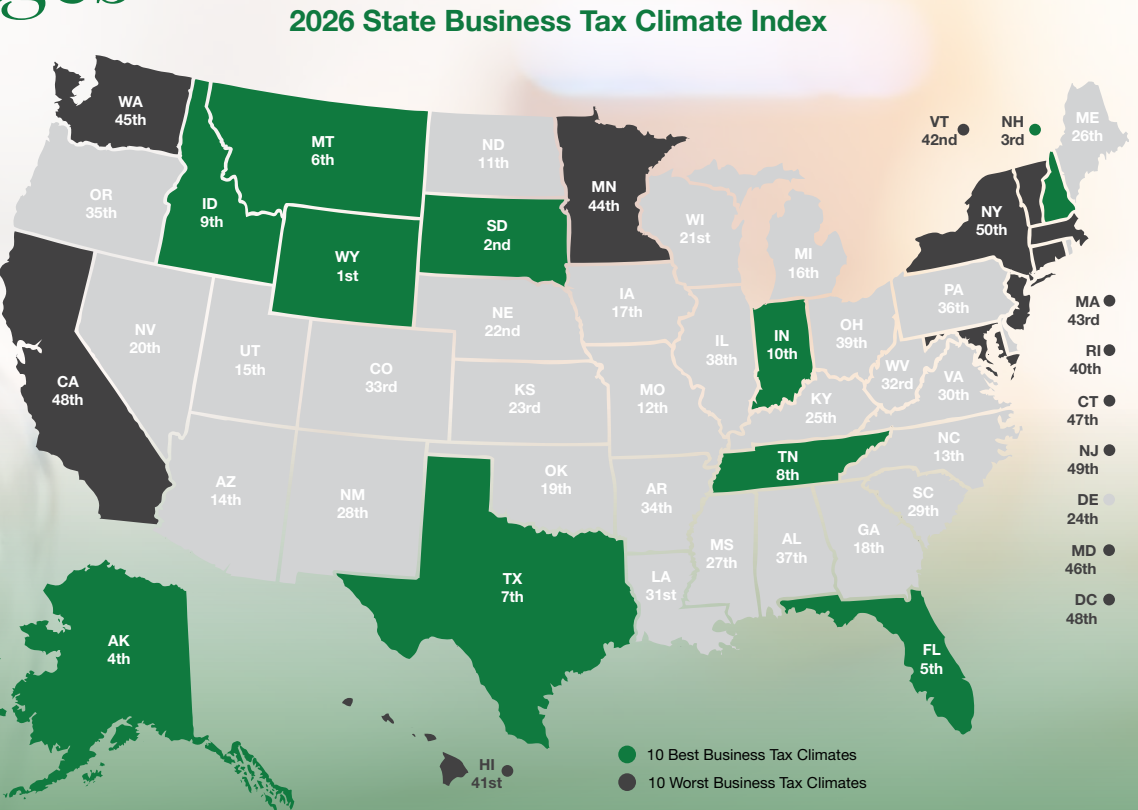
Nevada Tax System:

Nevada is ranked 20th in the Tax Foundation's 2026 State Business Tax Climate Index, focusing on corporate taxes, individual income taxes, sales taxes, unemployment insurance taxes, and property taxes.

Source: Nevada Governor's Office of Economic Development;
www.TaxFoundation.org



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Road Transportation

Las Vegas, and surrounding towns are less than one day's drive over arterial interstate highways to nearly 60 million consumers as well as to the major U.S. deep water seaports serving the Pacific Rim.



Rail Transportation

Major Union Pacific and Southern Pacific rail connections in Las Vegas and Reno also, too, play an essential role in carrying the world's freight from the Pacific Coast to America's Heartland and beyond.



Air Transportation

Globally, Harry Reid International Airport in Las Vegas has been a Top 20 airport for more than five years, annually serving more than 40 million and handling more than 189 million pounds of cargo.

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Southern Nevada Growth

±250,000

Number of jobs
added between
2015 and 2025

±9,000

Number of new
businesses added
between 2015 and 2025

±86.6%

Milestone graduation
rate for Clark County
school district in 2025

Innovation Ecosystem

Southern Nevada has grown from a smart-city vision into one of the Mountain West's fastest-diversifying technology and infrastructure markets. Building on the 2016 Innovation District and IIC@V incubator, the past five years have reshaped the region:

- **AI & DATA CENTERS:** Switch is building Nvidia-designed "AI factories" in Las Vegas, and Google is expanding its Henderson campus as part of a \$1.2B Nevada commitment.
- **THE SPHERE:** A \$2.3B immersive-technology venue and the world's largest spherical structure, opened 2023.
- **VEGAS LOOP:** The Boring Company's underground transit now runs 2.2 miles and 9 stations, expanding toward a planned 68-mile, 55-station network.
- **BRIGHTLINE WEST:** Broke ground in 2024 on a 218-mile, 200-mph high-speed rail line to Los Angeles, targeting 2029.
- **RESEARCH ANCHORS:** UNLV's Harry Reid Research & Technology Park, NIAS drone testing, and CES.

Source: Las Vegas Global Economic Alliance (LVGEA)



Education & Workforce Development

Southern Nevada's post-secondary institutions have significantly expanded their offerings and stature:

- The **University of Nevada, Las Vegas (UNLV)** first reached R1 status (the highest research classification) in 2018 and retained it in 2025. Sponsored-program expenditures hit \$116.4 million in FY2024 (up ~15%), targeting \$250 million by 2030. Its medical school, begun in 2017, earned full accreditation in 2021, was renamed the Kirk Kerkorian School of Medicine at UNLV, and opened a dedicated education building in 2022.
- **Nevada State University** (elevated from Nevada State College in July 2023) has more than doubled its degree awards since 2011, with strong growth among racial and ethnic minorities and in health professions. Now enrolling roughly 7,300 students, NSU is a federally designated Hispanic-Serving Institution.
- The **College of Southern Nevada (CSN)** was named a Leader College of Distinction by national nonprofit Achieving the Dream in 2018 for improving student outcomes - a designation renewed in 2026.



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