

FOR LEASE

**Available
June 2026**



1,483 SF Office Available

8872 S. Eastern Ave. Las Vegas, NV 89123

MILES SANSONE

Phone: (702) 768-1930 (702) 914-9500 x107

Email: Leasing@SansoneCompanies.com

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



www.SansoneCompanies.com



The information herein was obtained from sources deemed reliable; however SRES & Sansone Companies makes no guarantees, warranties, or representation as to the completeness or accuracy thereof.



LEASING DETAILS

OFFICE 1,483 SF
 LEASE PRICE \$1.75 PSF OFFICE
 NNN \$0.56 PSF

- Common area conference rooms, break room
- Spacious office suites close to 215 freeway
- Located in a strong retail corridor with multiple entry points
- Excellent synergy with restaurants below

DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2024 Population	15,599	167,692	332,511
HOUSEHOLDS	1-mile	3-mile	5-mile
2024 Households	6,292	67,709	134,015
INCOME	1-mile	3-mile	5-mile
2024 Average Household Income	\$98,908	\$101,400	\$100,146





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

Dignity Health
St. Rose Dominican

petco
LOWE'S

Target
Krispy Kreme
DOUGHNUTS
Chick-fil-A
Nike
Michaels

LIFETIME FITNESS
GVR

CAFE ZUPAS **smashburger**
BJ's **TWIN PEAKS** **ENSTEIN BROS. BAGELS**
THE ORIGINAL **Roll'd** ICE CREAM
PAUL MITCHELL
the school

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

THE HOME DEPOT **Sam's CLUB** **DELTA** **BURGER KING**
Walmart

E6S FITNESS
BETTER GYM. BETTER PRICE.
goodwill
99¢ only STORES.
CHUCK E. CHEESE'S **IN-N-OUT BURGER**



EASTERN AVE.

Sunrise Cafe **PAYMON'S**
MEDITERRANEAN CAFE & LOUNGE
STARBUCKS COFFEE **greens & proteins**
LVAE
LAS VEGAS ATHLETIC CLUBS

PEBBLE RD.



Havana Grill Cuban Cuisine
Vista point
LA TAPATIA MARKET
trufflesnbacon CAFE
DUTCHBROS CAFE
SANSONE COMPANIES

8872 S. Eastern Ave.
Las Vegas, NV 89123



8872 S. Eastern Ave.
Las Vegas, NV 89123

Suite #210
1,483SF
Available 6/1/2026

