

FOR LEASE



4,738 SF AVAILABLE

10170 S. Eastern Ave. Henderson, NV 89052

MILES SANSONE
(702) 768 -1930
Leasing@SansoneCompanies.com

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





LEASING DETAILS

SPACE AVAILABLE	4,738 SF
LEASE RATE	\$3.05 PSF
TIA Available	Landlord will contribute towards GI
NNN	\$0.62 PSF

- Smart and Final grocery store anchored with Chili's, McDonalds, Wells Fargo
- 2 Traffic lights to property
- Affluent area with great demographics
- 3 Pylon signs on property
- Huge Open parking field

DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2024 Population	19,775	154,945	315,670
HOUSEHOLDS	1-mile	3-mile	5-mile
2024 Households	8,268	61,978	128,393
INCOME	1-mile	3-mile	5-mile
2024 Average Household Income	\$96,156	\$106,360	\$106,813





CAFE ZUPAS smashburger

BJ's TWIN PEAKS EINSTEIN BROS BAGELS

THE ORIGINAL Rolled ICE CREAM PIPPED A Really Cool Desserts Spot

PAUL MITCHELL the school

LIFETIME FITNESS GVR

petco

THE HOME DEPOT Sam's CLUB

Walmart

LOWE'S

TRUCKY JOINTS SANDWICHES TARGET

Chick-fil-A

Krispy Kreme DOUGHNUTS

Cafe Rio MEXICAN GRILL

FIREHOUSE SUBS

Nike

EASTERN AVE.

ST. ROSE PKWY

Smart & Final.

WELLS FARGO

Rebel

McDonald's

Chili's


DUNKIN'

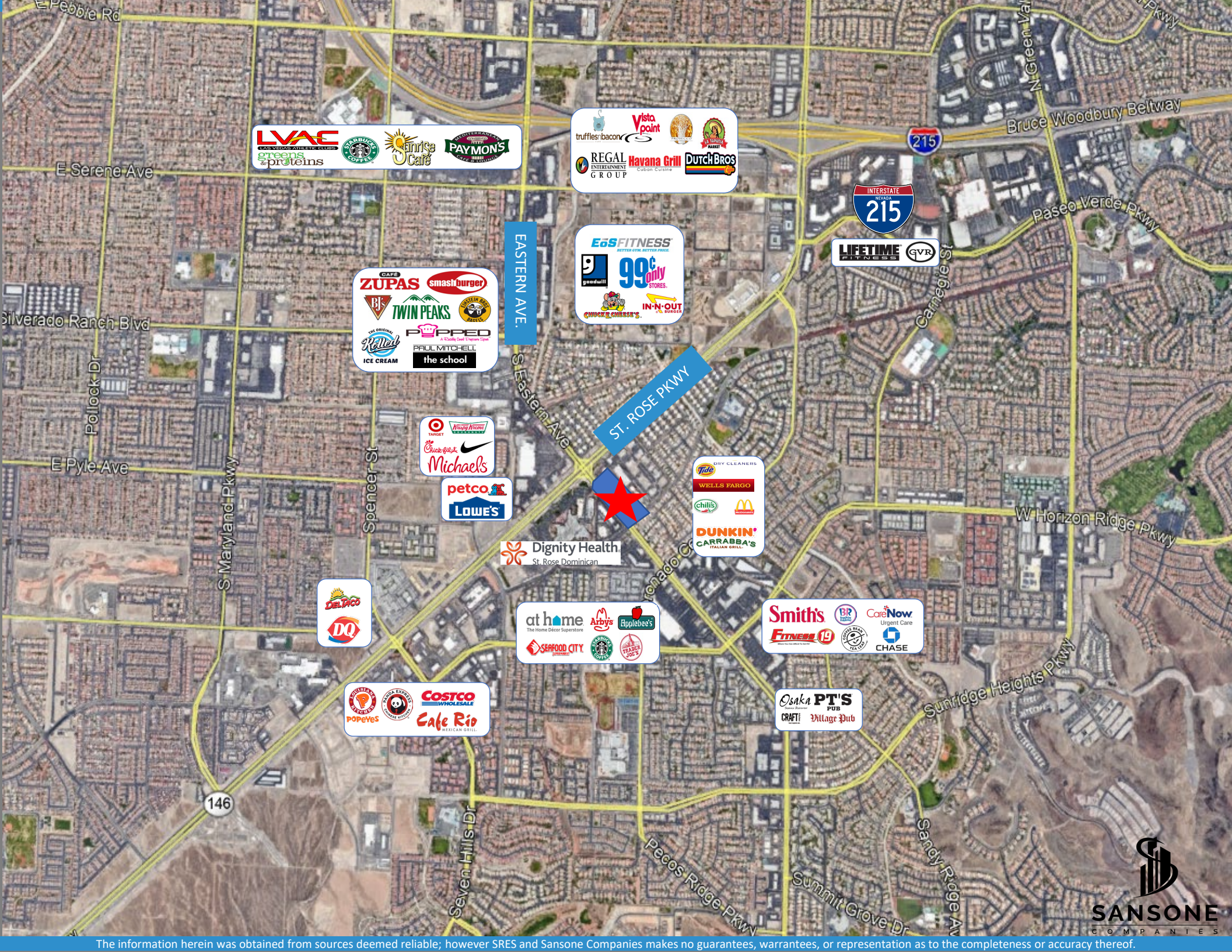
Tide DRY CLEANERS

CARRABBA'S ITALIAN GRILL

Available



 **Dignity Health**
St. Rose Dominican



Dignity Health
St. Rose Dominican

EASTERN AVE.

ST. ROSE PKWY



