

9480 S. Eastern Ave.  
Henderson, NV 89123



LEASING DETAILS

AVAILABLE SPACES            837 RSF / 1,174 RSF  
LEASE PRICE                    \$ 1.75/PSF   NNN \$0.59/PSF

PROPERTY HIGHLIGHTS

- 1-5 room offices with large individual offices and spacious suites close to 215 freeway.
- Excellent synergy with restaurants below.
- Common area conference rooms, break room
- Covered Parking and Pylon Signage available.

DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2024 Population	13,895	163,664	315,441
HOUSEHOLDS	1-mile	3-mile	5-mile
2024 Households	5,372	65,556	127,777
INCOME	1-mile	3-mile	5-mile
2024 Average Household Income	\$98,225	\$104,856	\$105,119



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Dignity Health  
St. Rose Dominican

ST. ROSE PKWY

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

petco  
LOWE'S

TARGET  
Krispy Kreme DOUGHNUTS  
Chick-fil-A  
Nike  
Michaels

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

CAFE ZUPAS  
smashburger  
BJ's  
TWIN PEAKS  
EINSTEIN BROS BAKERS  
THE ORIGINAL ROLLED ICE CREAM  
PAUL MITCHELL  
the school

Walmart  
Sam's CLUB  
BURGER KING

LIFETIME FITNESS  
GVR

goodwill  
99c only STORES.  
CHUCK E. CHEESE'S  
IN-N-OUT BURGER



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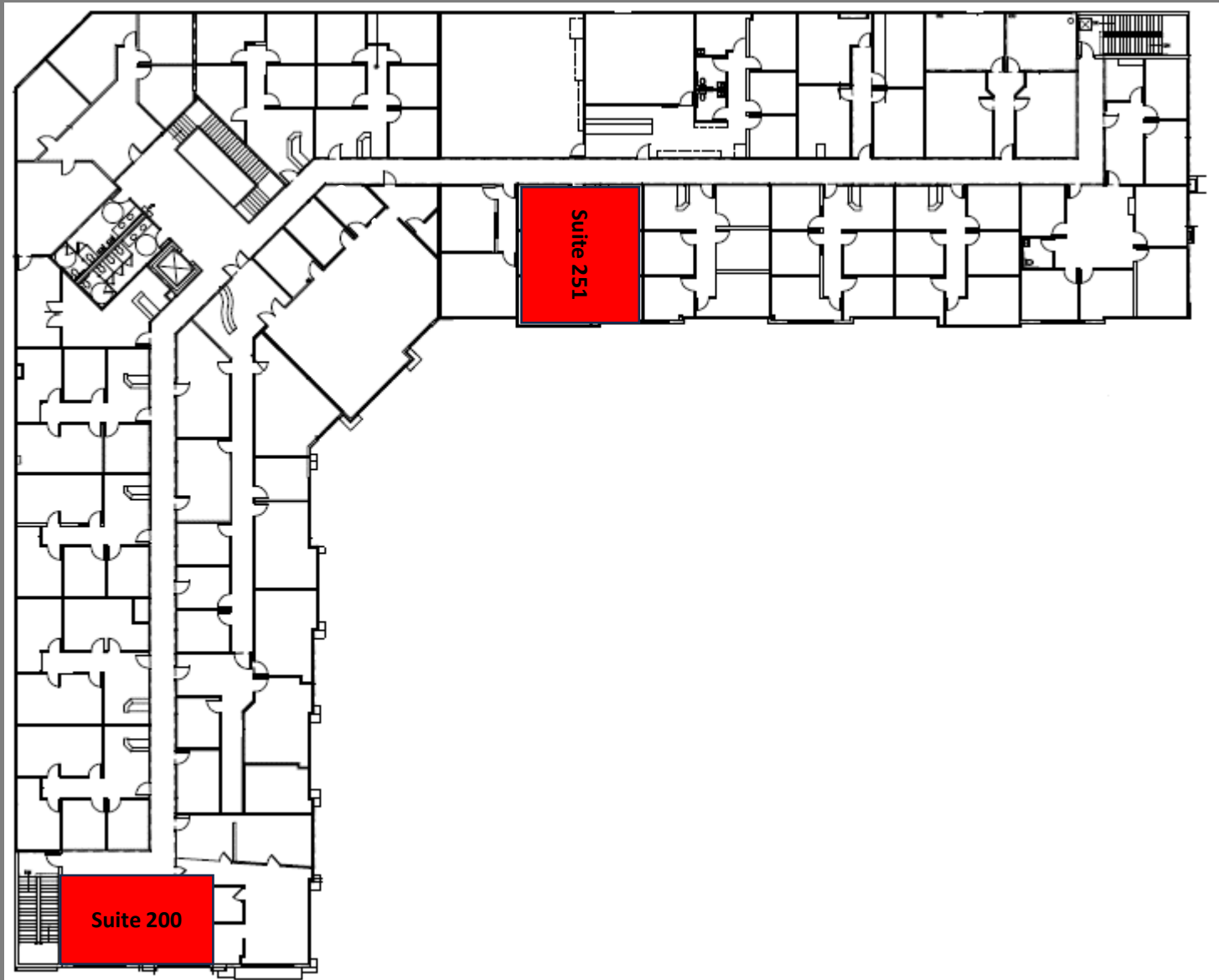


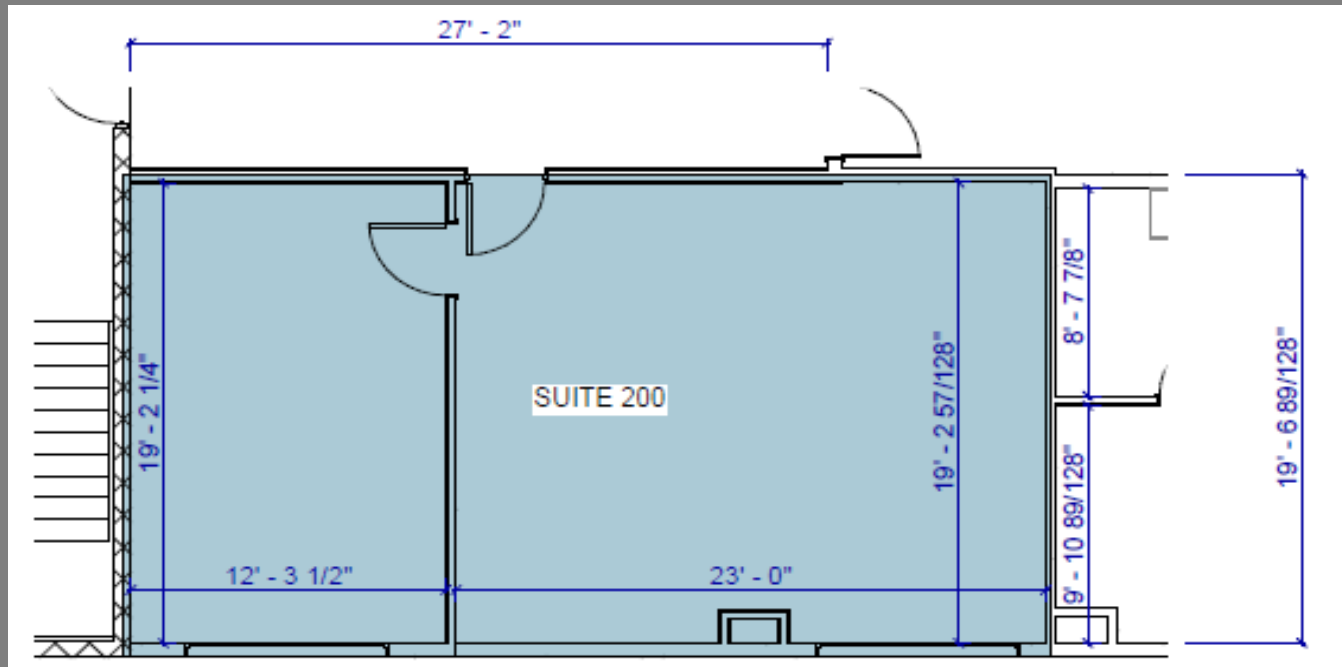


Eastern Ave

Executive Offices



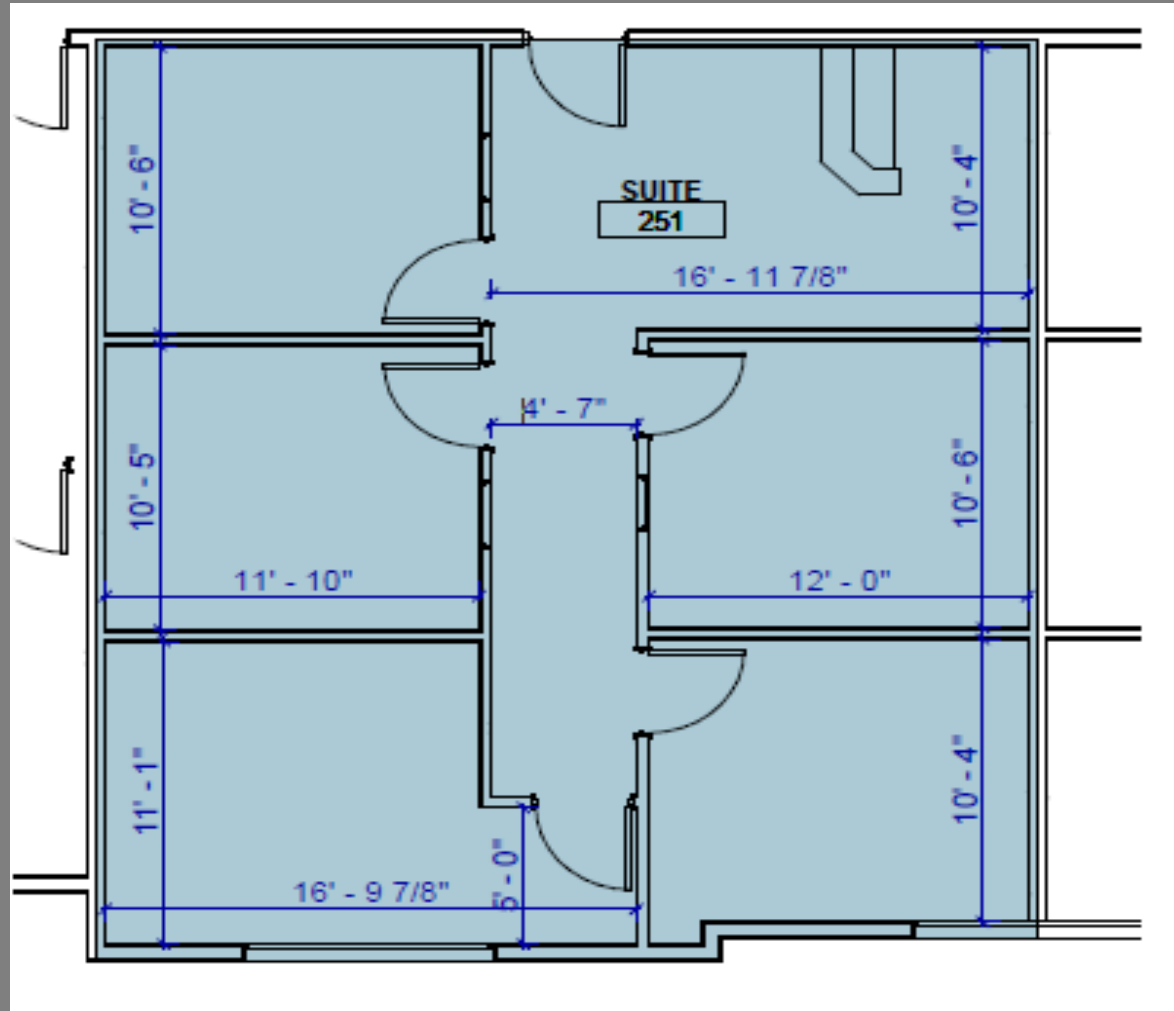




9480 S. Eastern Ave.  
Las Vegas, NV 89123

Property Photos – SUITE # 200 – 837SF





9480 S. Eastern Ave.  
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Property Photos – SUITE # 251 – 1,174 SF

