

FOR LEASE

Available
November
2026



773 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	773SF
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



8872 S. Eastern Ave.
Las Vegas, NV 89123

AERIAL MAP



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PROPERTY PHOTOS



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OFFICE SITE PLAN

Suite #240
773SF
Available November 2026

210

220

230

240

250

260

265



200

290

280

270

