

# LEASE HERE

**235** N Eastern Ave  
Las Vegas, NV 89101

## Stewart Square

Optimal Neighborhood Tenant Mix with  
Restaurant, Medical, Personal Services  
and Congregations

Multiple  
+/- 1,200 RSF  
2nd Gen Retail Spaces

Dynamic retail center on the busy  
North Eastern Avenue Corridor with  
convenient access to I-11 / 95 Freeway



Stewart Square is a centrally located 39,600 SF Retail Center on the heavily trafficked North Eastern Avenue corridor, just off I-11 / the 95 freeway. Surrounded by strong downtown-adjacent residential density and numerous big box retail uses in the nearby trade area, this well-established, infill location features all-inclusive services from medical to restaurant to wireless providers and a laundromat.

SUBMARKET	USE	AVAILABLE	ZONING	RATE
Central-East Las Vegas Retail Submarket	Retail / Neighborhood Commercial	+/- 1,200 Rentable Square Feet	C-2 General Commercial (City of Las Vegas)	\$1.35 NNN (NNN estimate for 2025 at \$0.59/SF)
POWER	VISIBILITY	RESTROOMS	SIGNAGE	CLEAR HEIGHT / FIRE
Most suites feature 100A single phase panel @110 / 220V	Excellent visibility on North Eastern Avenue	Private restrooms in each suite	Pylon signage space available	9' - 10' ceiling heights, sprinklered building

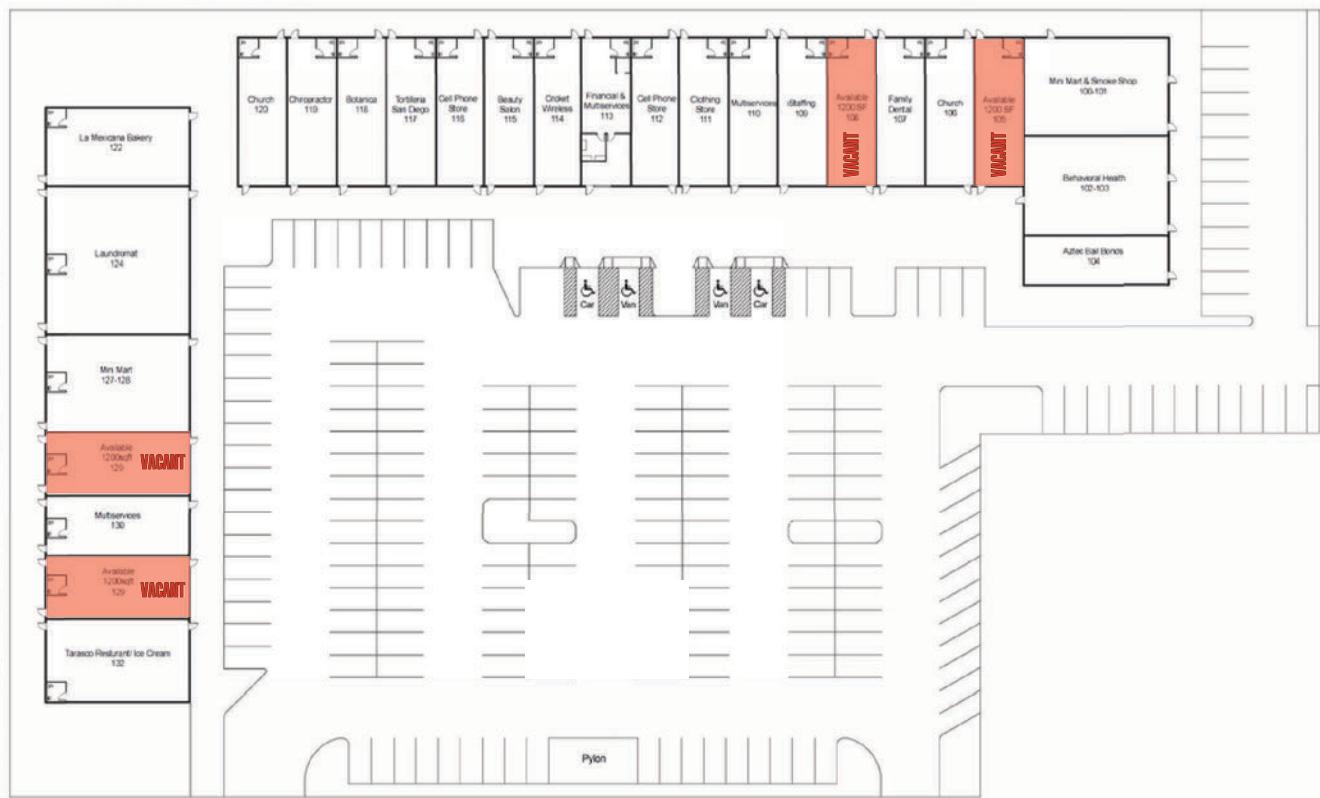
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## Concepts Wanted

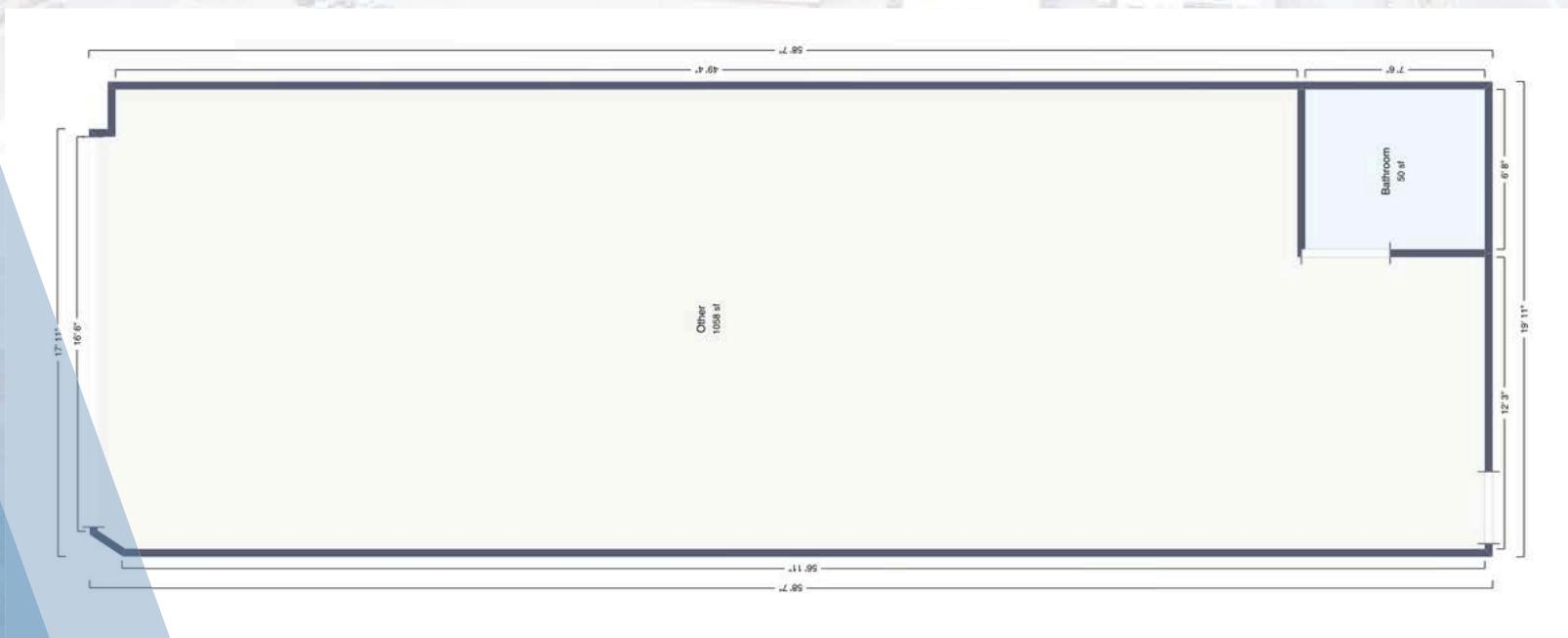
-  Dollar / Discount Stores
-  Pharmacies / General Drug Stores
-  Juice Bar / Salads
-  Check Cashing / Financial
-  Daycare or Tutoring
-  Affordable Fitness Concepts



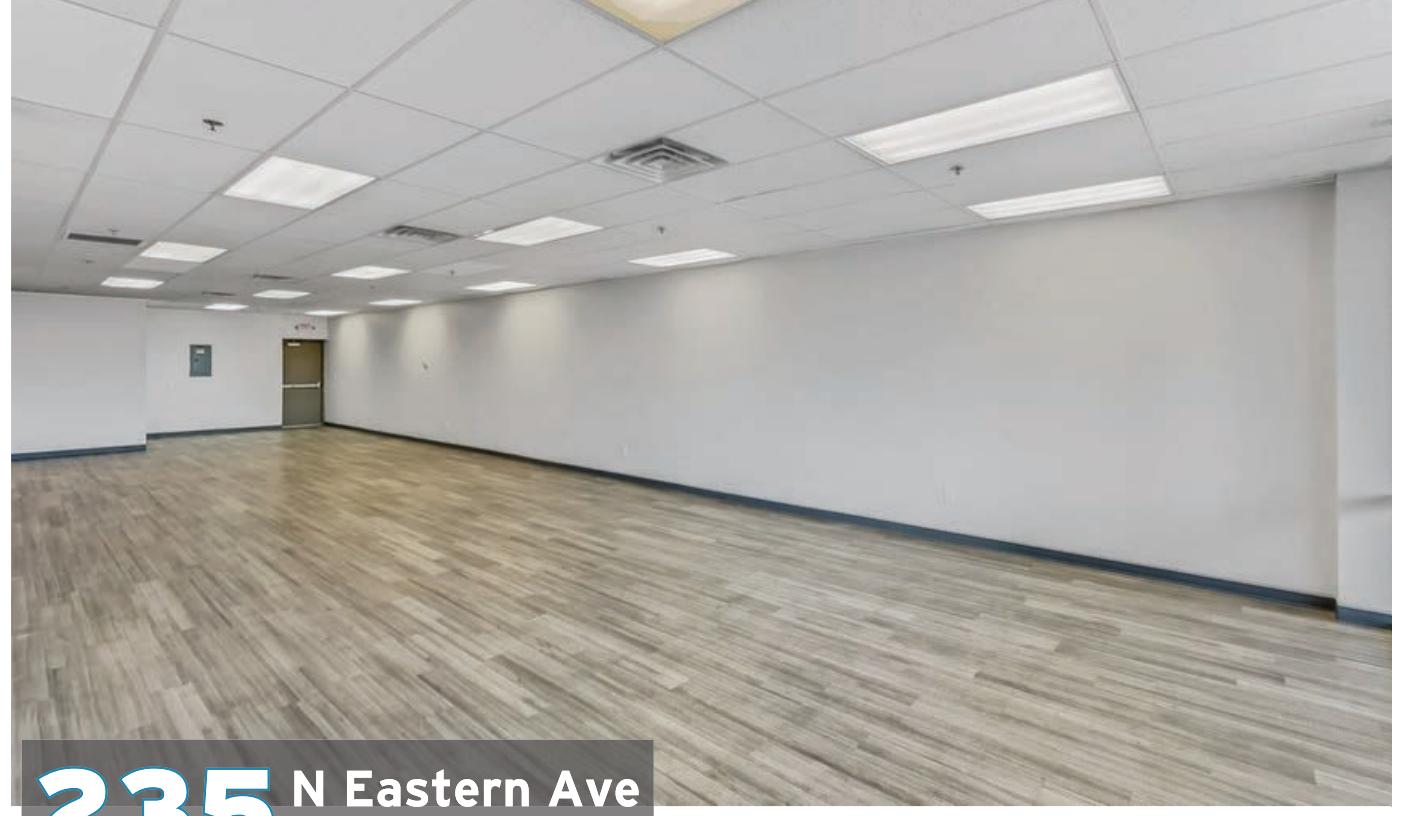
Suite #	Use Type	RSF	Position	Base Rent	NNN	Total Monthly	About This Space
Suite 131	Retail/ Restaurant	1,200	Inline	\$1.35/ SF NNN	\$0.59 Est	\$2,328	Turn-key standard retail. Front and Rear Exits. Single Unisex ADA Restroom. Possible Grease Trap Tie-in possible.
Suite 129	Retail / Personal Services	1,200	Inline	\$1.35/ SF NNN	\$0.59 Est	\$2,328	Turn-key standard retail. Front and Rear Exits. Single Unisex ADA Restroom. Possible Grease Trap Tie-in possible.
Suite 108	Retail / Personal Services	1,200	Inline	\$1.35/ SF NNN	\$0.59 Est	\$2,328	Turn-key standard retail. Front and Rear Exits. Single Unisex ADA Restroom. Possible Grease Trap Tie-in possible.
Suite 105	Studio, Classroom, Professional Services	1,200	Inline	\$1.35/ SF NNN	\$0.59 Est	\$2,328	2nd Generation recording studio. GREAT for Podcast space, photo studio, or classroom or therapy uses. Entry lobby. Great condition / eclectic colors.

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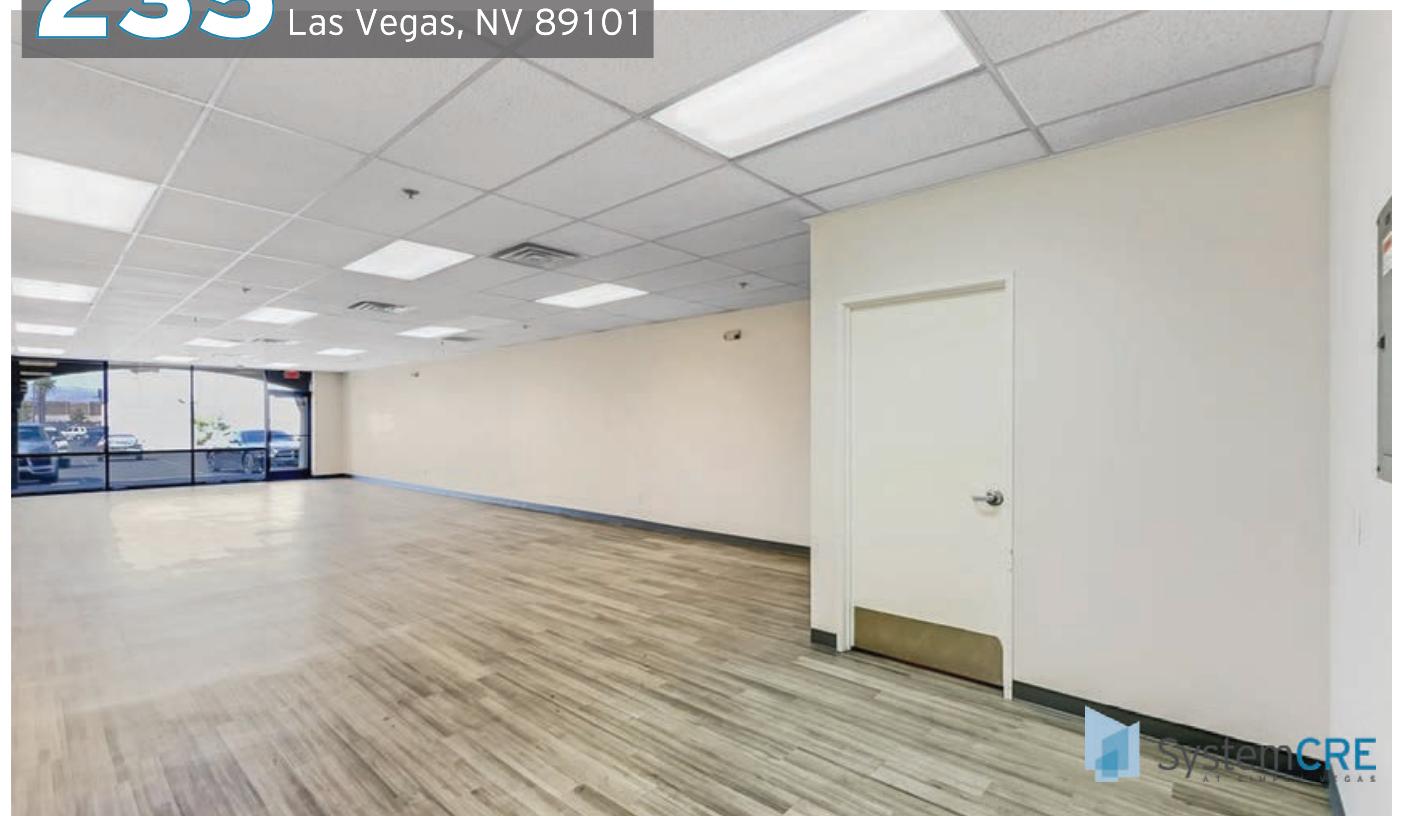
## Typical 1,200 SF Suite Configuration



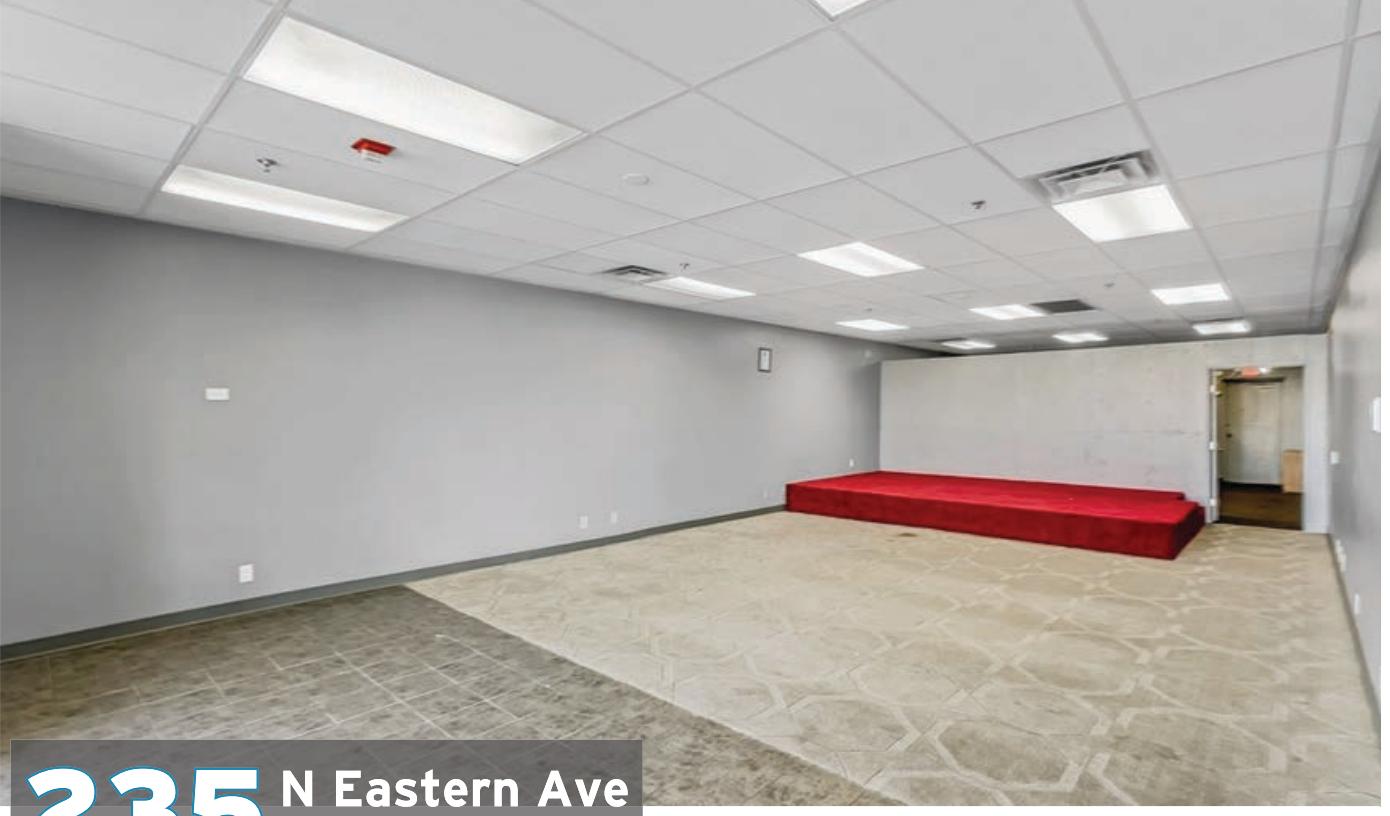
**Suite 129**



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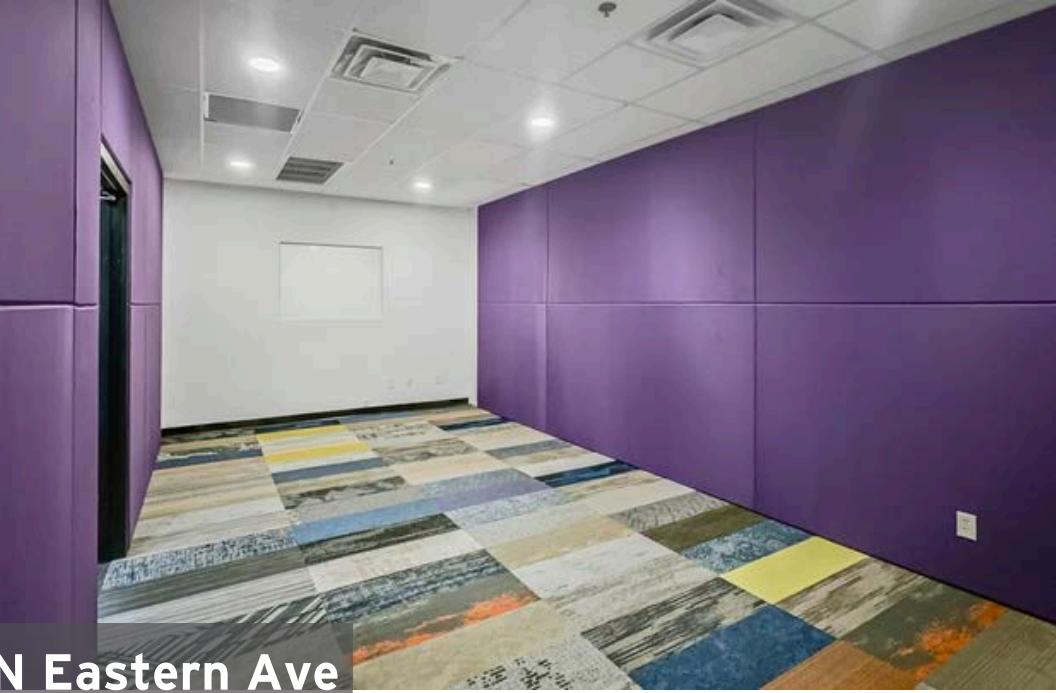
# Suite 108



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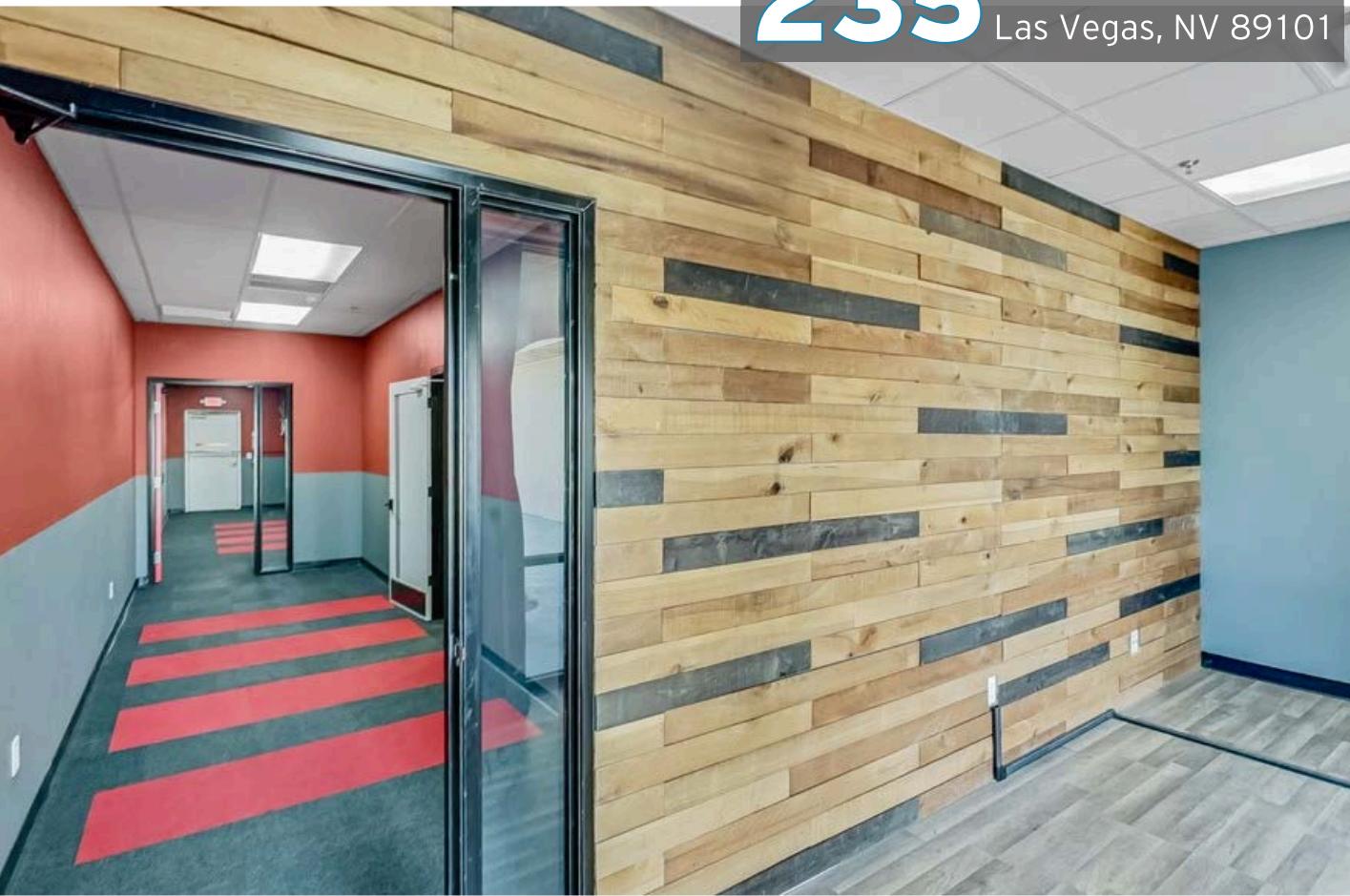


## Suite 105



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# 235 N Eastern Ave

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# AREA MAP



## DEMOGRAPHICS

### POPULATION

	1 MILE	3 MILE	5 MILE
2029 PROJECTION	31,751	240,704	565,365
2024 ESTIMATE	29,525	224,297	527,946
2020 CENSUS	28,571	219,083	522,834
GROWTH 2024-2029	1.5%	1.5%	1.4%
GROWTH 2020-2024	0.8%	0.6%	0.2%

### HOUSEHOLDS

2029 PROJECTION	12,770	85,546	202,726
2024 ESTIMATE	11,887	79,580	189,178
2020 CENSUS	11,577	77,196	186,646
GROWTH 2024-2029	1.5%	1.5%	1.4%
GROWTH 2020-2024	1.4%	0.8%	0.4%

### HOUSEHOLD INCOME

2024 AVERAGE HOUSEHOLD INCOME	\$38,701	\$51,904	\$57,088
2024 MEDIAN HOUSEHOLD INCOME	\$26,136	\$35,143	\$40,367

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