

# LEASE HERE

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

## Stewart Square

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




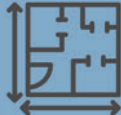






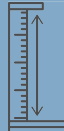
Multiple  
+/- 1,200 RSF  
2nd Gen Retail Spaces

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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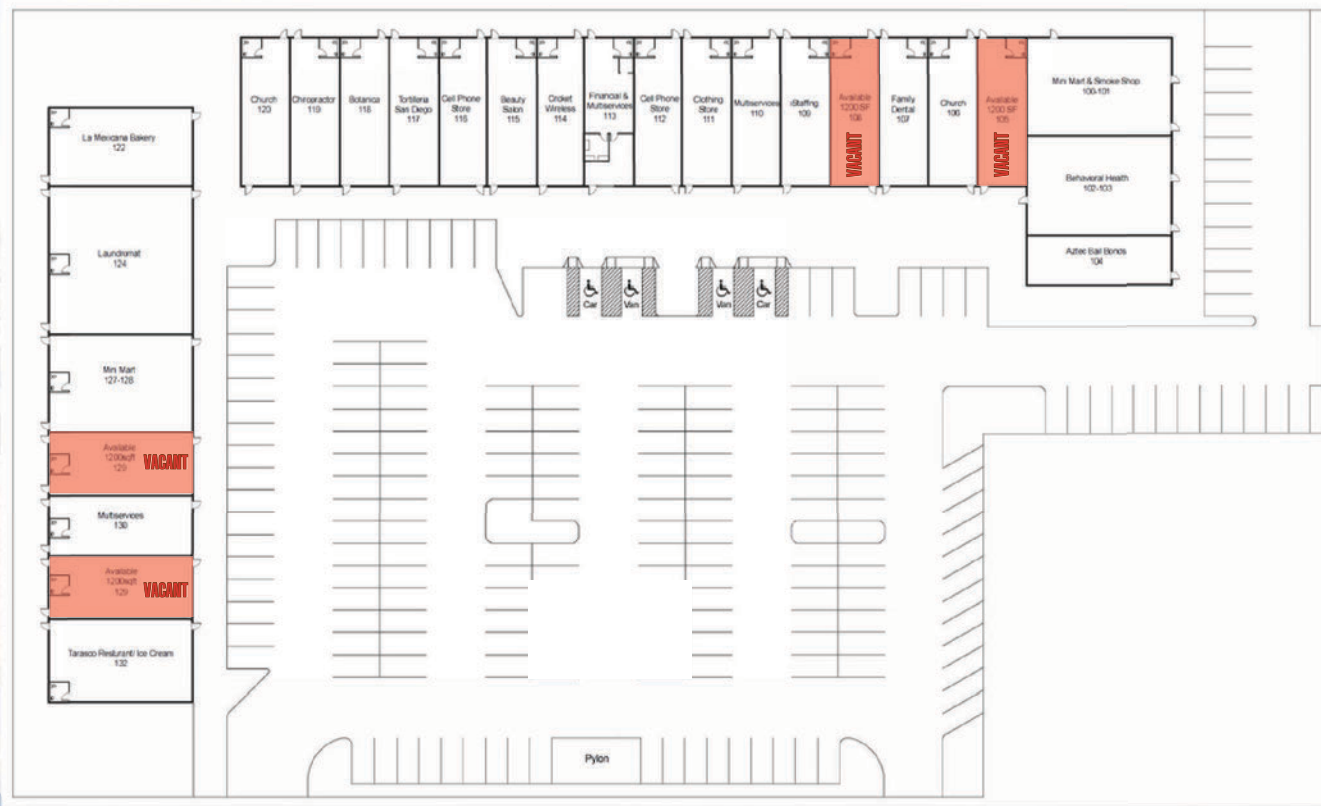


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## Concepts Wanted

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

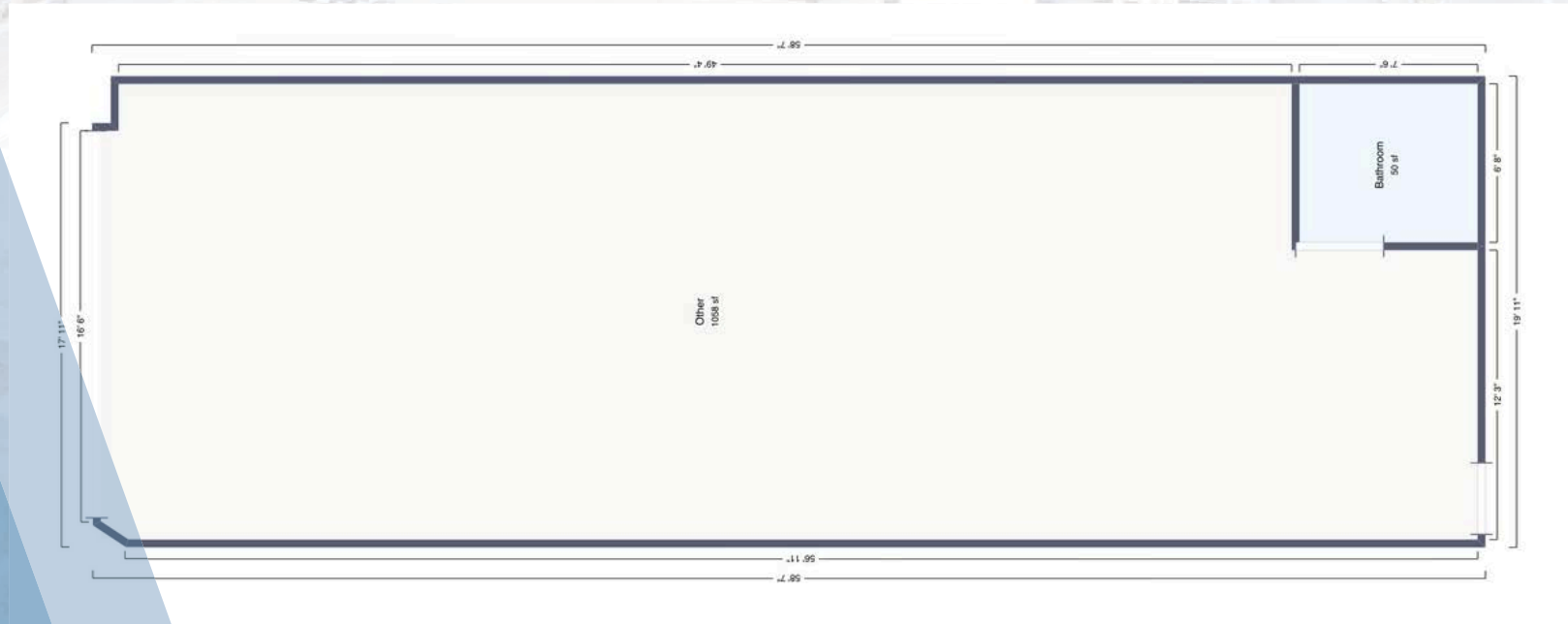




Suite #	Use Type	RSF	Position	Base Rent	NNN	Total Monthly	About This Space
Suite 131	Retail/ Restaurant	1,200	Inline	\$1.35/ SF NNN	\$0.59 Est	\$2,328	Turn-key standard retail. Front and Rear Exits. Single Unisex ADA Restroom. Possible Grease Trap Tie-in possible.
Suite 129	Retail / Personal Services	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

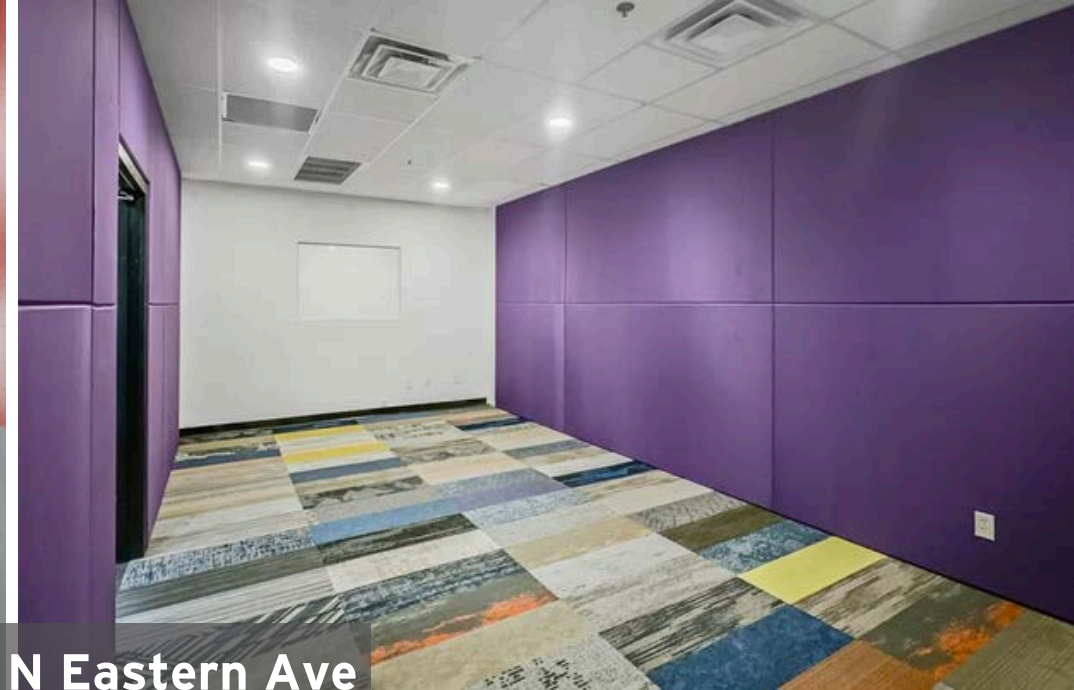


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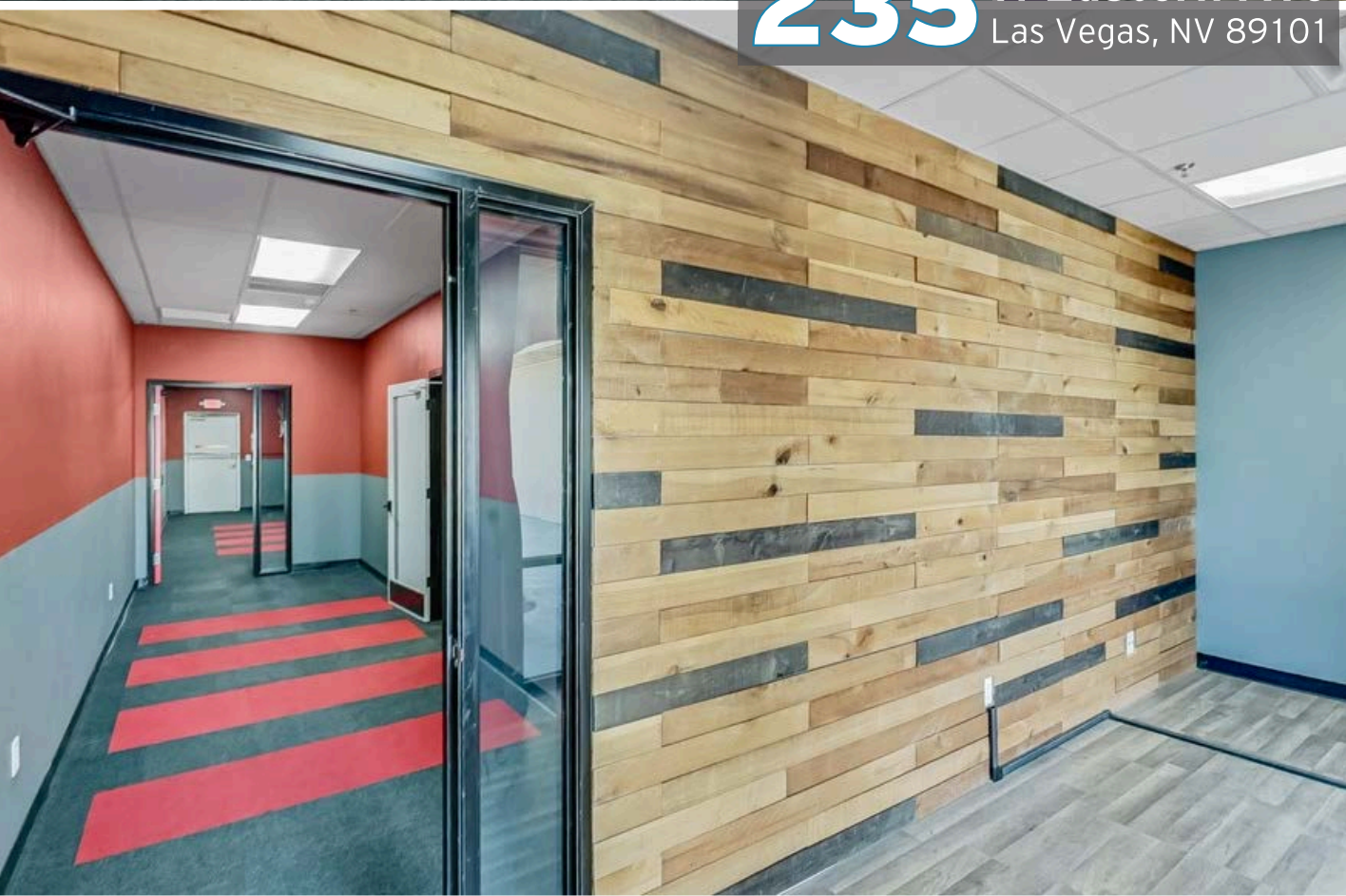




**Suite 105**



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## 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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