

# EASTERN COMMONS

NWC Horizon Ridge & Eastern Ave  
10305-10585 S Eastern Ave | Henderson, NV



**AVAILABLE**

**RETAIL**  
FOR LEASE  
JOIN:



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## ✓ SUMMARY

- ✓ Size: 4,738 SF for Ground Lease
- ✓ Lease Rate: \$240,000 Annually
- ✓ NNNs: Contact Broker
- ✓ Availability: October 2026

## 🗨️ FEATURES

- 🗨️ Anchored by Trader Joe's, Seafood City, and At Home
- 🗨️ Located on Horizon Ridge & Eastern Ave adjacent to the 5,000 acre Anthem residential MPC
- 🗨️ St. Rose Dominican Hospital located immediately north
- 🗨️ 68,800 VPD at intersection



A0A La Tropezienne	1,656 SF	B0H Trader Joe's Grocer	13,500 SF	E0D Milan Laser	1,800 SF
A0C Bibim Kitchen	1,800 SF	C0A Spicy Tuna	3,975 SF	E0F Local Raw Pet Food	1,200 SF
A0E America First National Bank	1,200 SF	D0A Pacific Dental	2,950 SF	E0H All Smiles Dental	2,348 SF
A0F Q Nails	1,200 SF	D0D Star Eyebrows	1,500 SF	K0A At Home / Seafood City	
A0G Supercuts	1,200 SF	D0F Pizza Hut	1,500 SF	<b>R02 Available</b>	<b>4,738 SF</b>
A0H Herbally Grounded	1,800 SF	D0G Club Pilates	1,490 SF	R04 Starbucks	2,194 SF
B0A Level Ten Salon	4,100 SF	E0A Gaati Thai Kitchen	1,800 SF	R06 U.S. Bank	1,015 SF
B0D Nicole Beauty & Wigs	4,340 SF	E0C Code Central	1,200 SF	R07 Jack in the Box	2,856 SF

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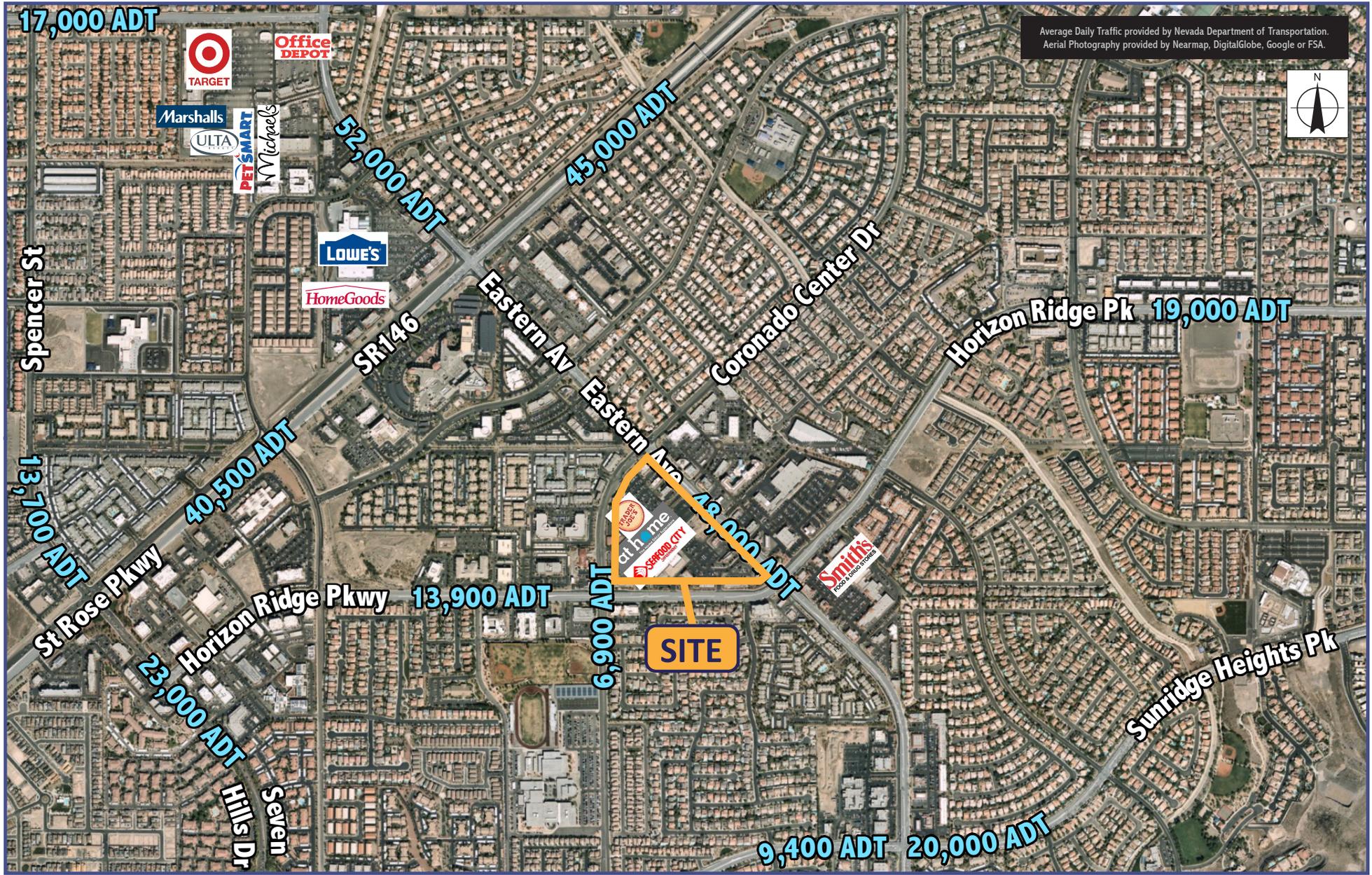
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17,000 ADT

Average Daily Traffic provided by Nevada Department of Transportation.  
Aerial Photography provided by Nearmap, DigitalGlobe, Google or FSA.



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# 3 MILE DEMOGRAPHICS

2024  
Population



137,211

2024 Average  
Household Income



\$125,175

2024  
Households

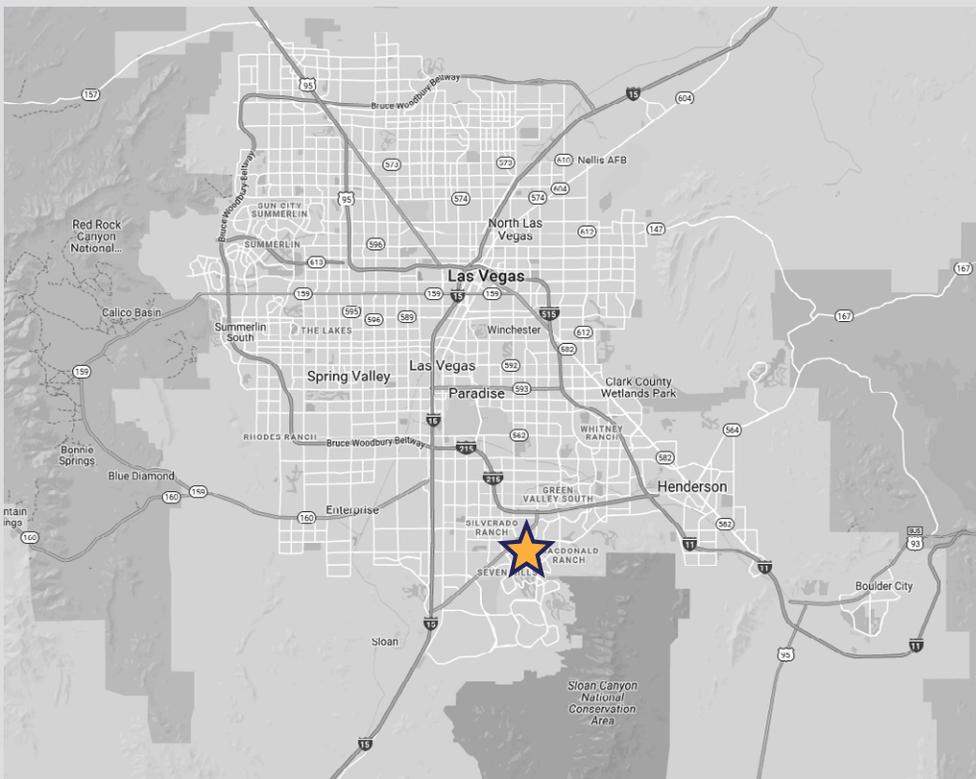


58,829

5-Year Projected  
Population Growth



4.0%



## DEMOGRAPHIC REPORT

Eastern Commons  
10415-10431 S Eastern Ave, Henderson, Nevada, 89052  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 36.00052  
Longitude: -115.10783

	1 mile	3 miles	5 miles
<b>Census 2020 Summary</b>			
Population	19,893	137,211	301,722
Households	8,356	55,383	123,298
Average Household Size	2.38	2.47	2.44
<b>2024 Summary</b>			
Population	20,439	144,182	322,908
Households	8,679	58,829	132,580
Families	5,269	36,996	82,961
Average Household Size	2.35	2.44	2.43
Owner Occupied Housing Units	4,235	36,296	82,451
Renter Occupied Housing Units	4,444	22,533	50,129
Median Age	39.6	42.2	42.1
Median Household Income	\$89,307	\$89,790	\$92,448
Average Household Income	\$127,242	\$125,175	\$124,829
<b>2029 Summary</b>			
Population	21,217	149,979	339,378
Households	9,150	61,922	140,662
Families	5,532	38,841	87,947
Average Household Size	2.32	2.42	2.41
Owner Occupied Housing Units	4,641	38,984	88,238
Renter Occupied Housing Units	4,510	22,938	52,424
Median Age	40.1	43.3	43.1
Median Household Income	\$104,476	\$104,687	\$107,085
Average Household Income	\$147,048	\$144,105	\$144,594
<b>Trends: 2024-2029 Annual Rate</b>			
Population	0.75%	0.79%	1.00%
Households	1.06%	1.03%	1.19%
Families	0.98%	0.98%	1.17%
Owner Households	1.85%	1.44%	1.37%
Median Household Income	3.19%	3.12%	2.98%

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