

FOR LEASE



+/- 305 SF – 1,174 SF Retail Space

9490 -9500 S. Eastern Ave. Henderson, NV 89123

MILES SANSONE

702-768-1930
Email: Leasing@SansoneCompanies.com

Corporate Address: 2580 St. Rose Pkwy. Ste. 125 Henderson, Nevada 89074
www.SansoneCompanies.com



9480 S. Eastern Ave.
Henderson, NV 89123

PROPERTY DETAILS



LEASING DETAILS

AVAILABLE SPACES	305RSF 360RSF 1,167 RSF 1,174 RSF
LEASE PRICE	\$ 1.75/PSF NNN \$0.59/PSF
SINGLE ROOM	SUITE 272 - \$875/MONTH
	SUITE 274 - \$895/MONTH

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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Property Overview

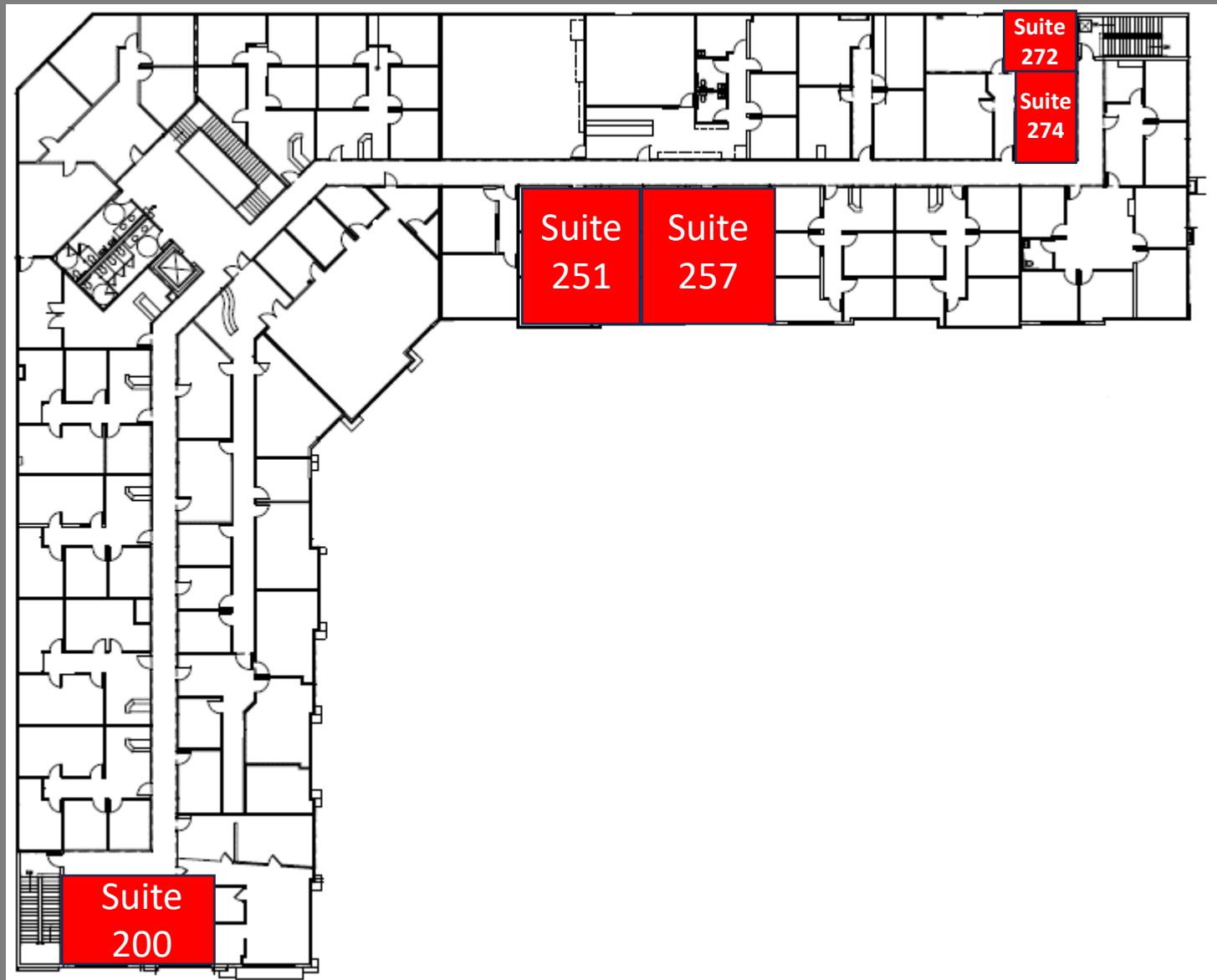


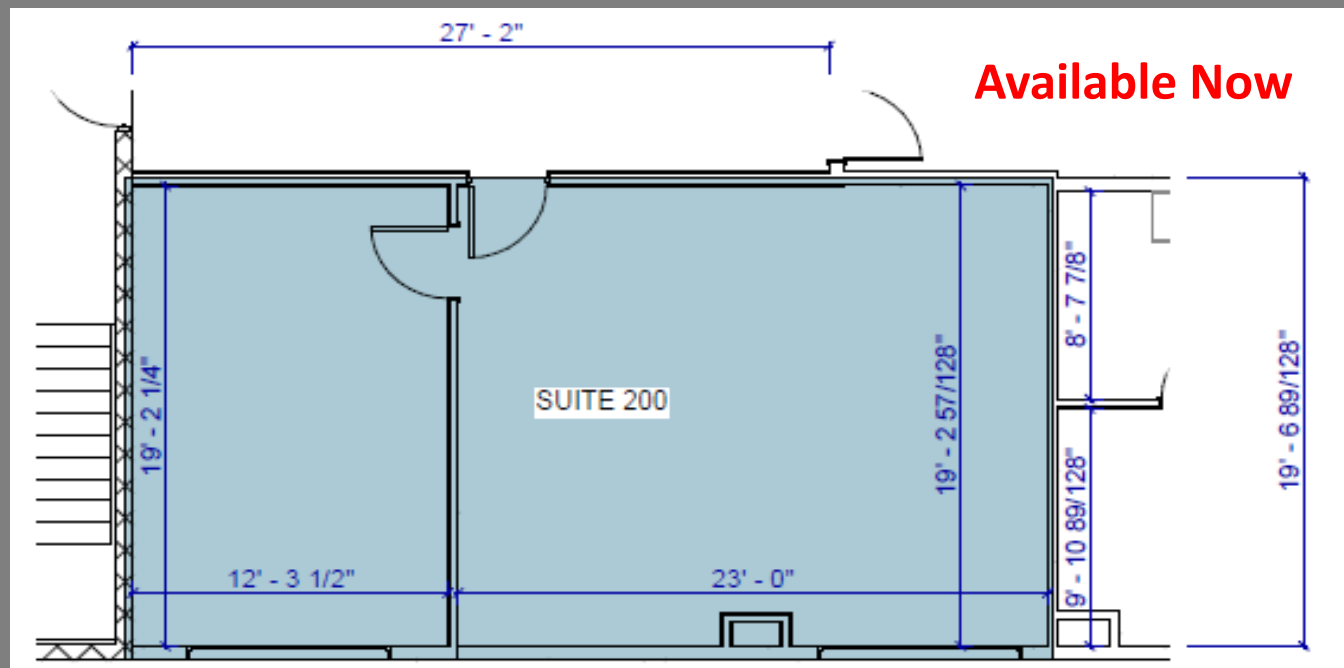
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2nd Floor Office Floor Plan

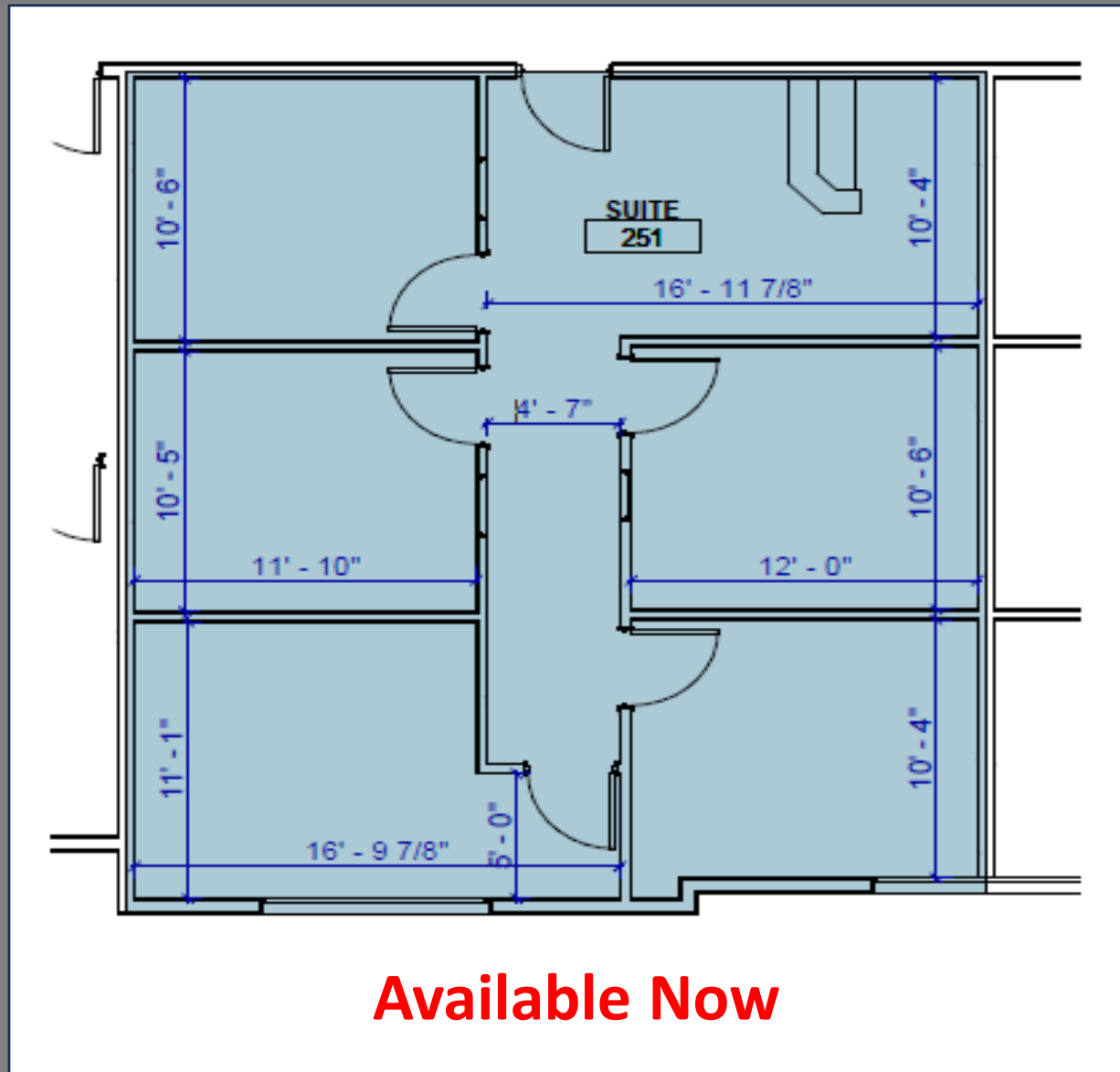




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Property Photos – SUITE # 200 – 856SF





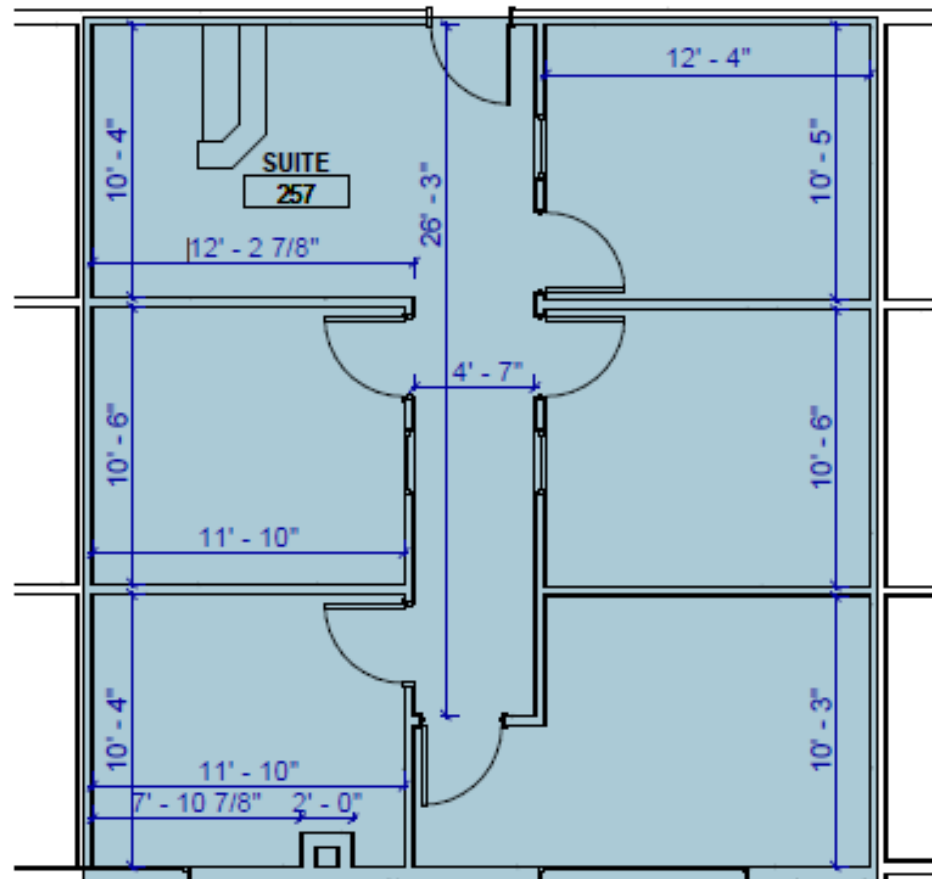
Available Now



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Property Photos – SUITE # 251 – 1,174 SF





★ Available January 2027



