

8810 S Eastern Ave

8810 S Eastern Ave, Las Vegas, NV 89123



Presented By:
Encore Commercial, Inc.



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Property Details

Price: \$3,200,000

- 100% Leased. NNN Investment. Low Maintenance.
- 2020/2021 construction in a great area off the Eastern Ave and the I 215 Beltway Interchange (Eastern Ave. & Pebble Rd. intersection).
- Two tenant building, fully leased. Salon has a new 5 year lease and Hotworx has 6 years remaining on a 10 year lease.

View the full listing here: <https://www.loopnet.com/Listing/8810-S-Eastern-Ave-Las-Vegas-NV/31199007/>

Price:	\$3,200,000
Property Type:	Retail
Property Subtype:	Freestanding
Building Class:	B
Sale Type:	Investment or Owner User
Cap Rate:	5.92%
Lot Size:	0.37 AC
Gross Leasable Area:	4,969 SF
No. Stories:	1
Year Built:	2020
Tenancy:	Multiple
Parking Ratio:	2.62/1,000 SF
Zoning Description:	C-2
APN / Parcel ID:	177-13-423-030
Walk Score ®:	82 (Very Walkable)

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Major Tenant Information

Tenant	SF Occupied	Lease Expired
HOTWORX	2,000	December 2030
SCBA Management LLC	3,000	October 2029

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Location



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Property Photos



Building Photo



Building Photo

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Property Photos



Building Photo



Aerial

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Property Photos



Building Photo



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Building Photo



Building Photo

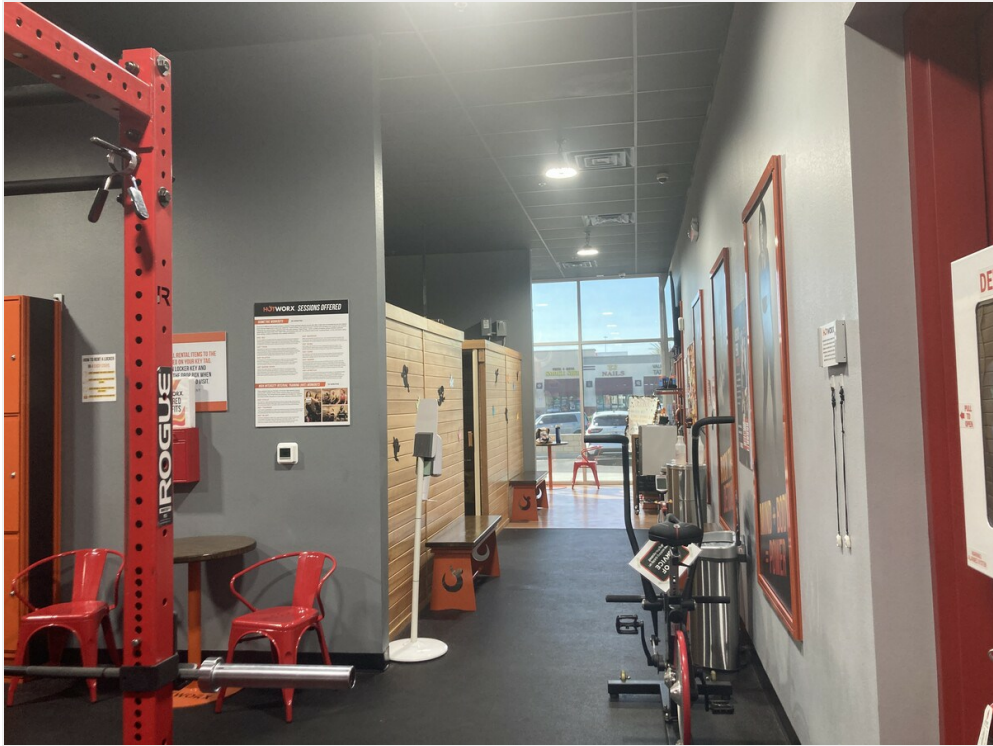
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Property Photos



Building Photo



Hotworx 1

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Property Photos



Hotworx 2



Hotworx 3

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Property Photos



Hotworx 4



Salon 1

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Property Photos



Salon 2



Salon 3

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Property Photos



Salon 4



Treatment Room/Office

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Property Photos



Treatment Room/Office



Treatment Room

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Property Photos



Kitchen/Breakroom



Treatment Room/Office

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