



WINDMILL VALLEY PLAZA

±1,200 SF AVAILABLE FOR LEASE

8140 - 8152 S Eastern Ave
Las Vegas, NV 89123



Contact our team today!

KIT GRASKI

Director
702.570.5377
kgraski@roicre.com
NV License # BS.0015934.LLC

GEORGE OKINAKA

Executive Vice President
702.570.5376
gokinaka@roicre.com
NV License # S.0045747

MAUREEN PARCHIA

Vice President
702.570.5124
mparchia@roicre.com
NV License # S.0169395

JONATHAN SERRANO, MBA

Senior Associate
702.570.5099
jonathan@roicre.com
NV License # S.0183243

JEREMY VITALE

Associate
702.550.4951
jvitale@roicre.com
NV License # S.0189657

PROPERTY HIGHLIGHTS

WINDMILL VALLEY PLAZA

8140-8152 S Eastern Ave,
Las Vegas, NV 89123

±1,200 SF FOR LEASE

Windmill Valley Plaza is located on the southeast corner of Windmill Parkway and Eastern Avenue in Las Vegas, NV.

- ✓ Situated on busy S Eastern Ave providing high visibility and easy access to the plaza.
- ✓ A diverse tenant mix featuring a variety of businesses offering potential synergy and increased foot traffic.
- ✓ Serves the master planned communities of Green Valley and Silverado Ranch.
- ✓ Located in a high-income, densely populated area with consistent consumer demand.
- ✓ Access to I-215 Beltway via Windmill interchange to the west and Eastern interchange to the south.



JOIN THESE RETAIL TENANTS

BIG LOTS!



SUBWAY



State Farm

LESLIE'S SWIMMING POOL SUPPLIES.



Allstate

All information contained herein is from sources we deem reliable, and we have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are submitted subject to errors and omissions and all information should be carefully verified. *All measurements quoted herein are approximate

roicre.com

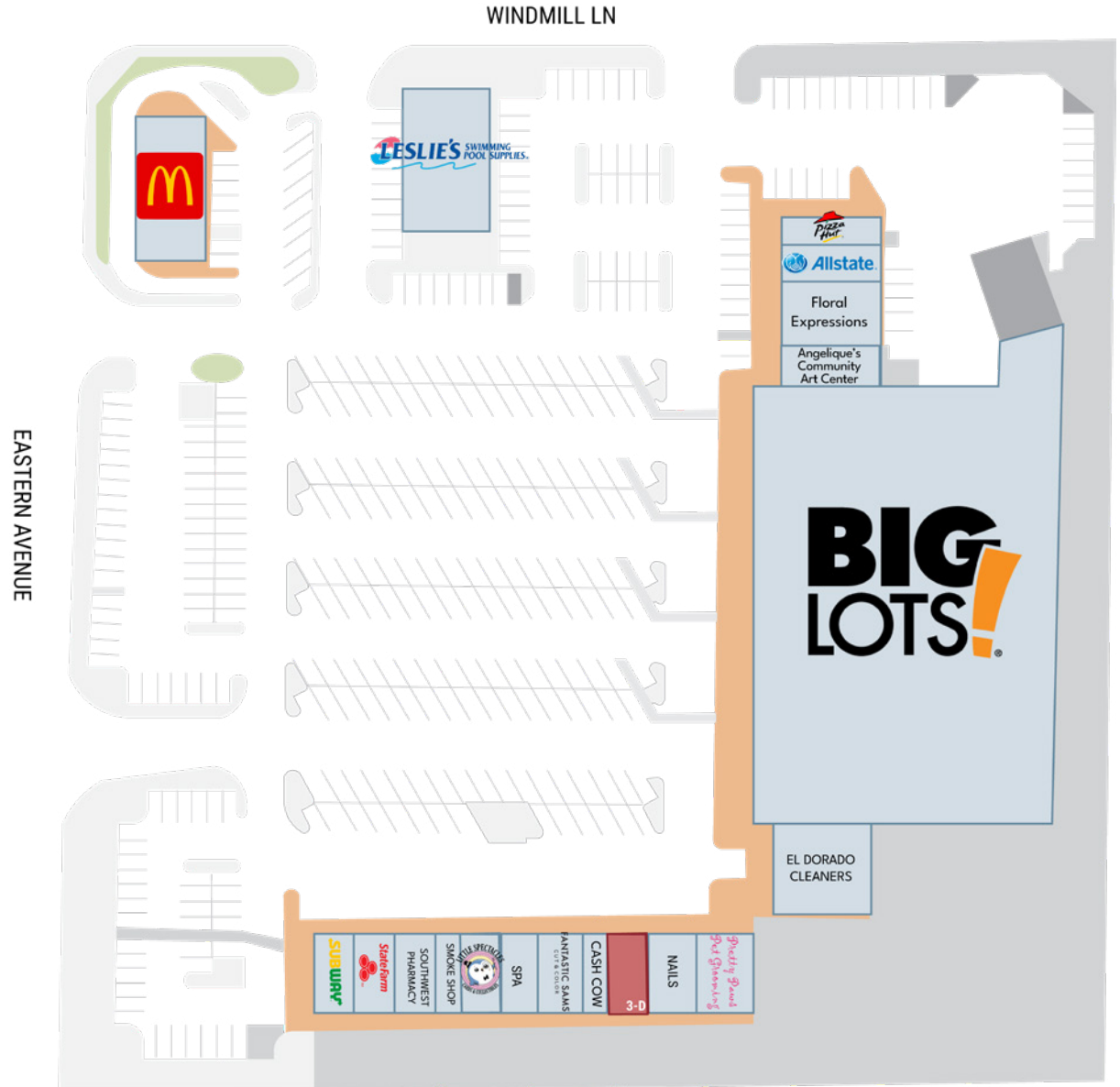


SITE PLAN

WINDMILL VALLEY PLAZA

8140-8152 S Eastern Ave,
Las Vegas, NV 89123

Suite	Size SF	Asking Rate	NNN
3-D	±1,200	\$1.40 sf/mo	\$0.62 sf/mo

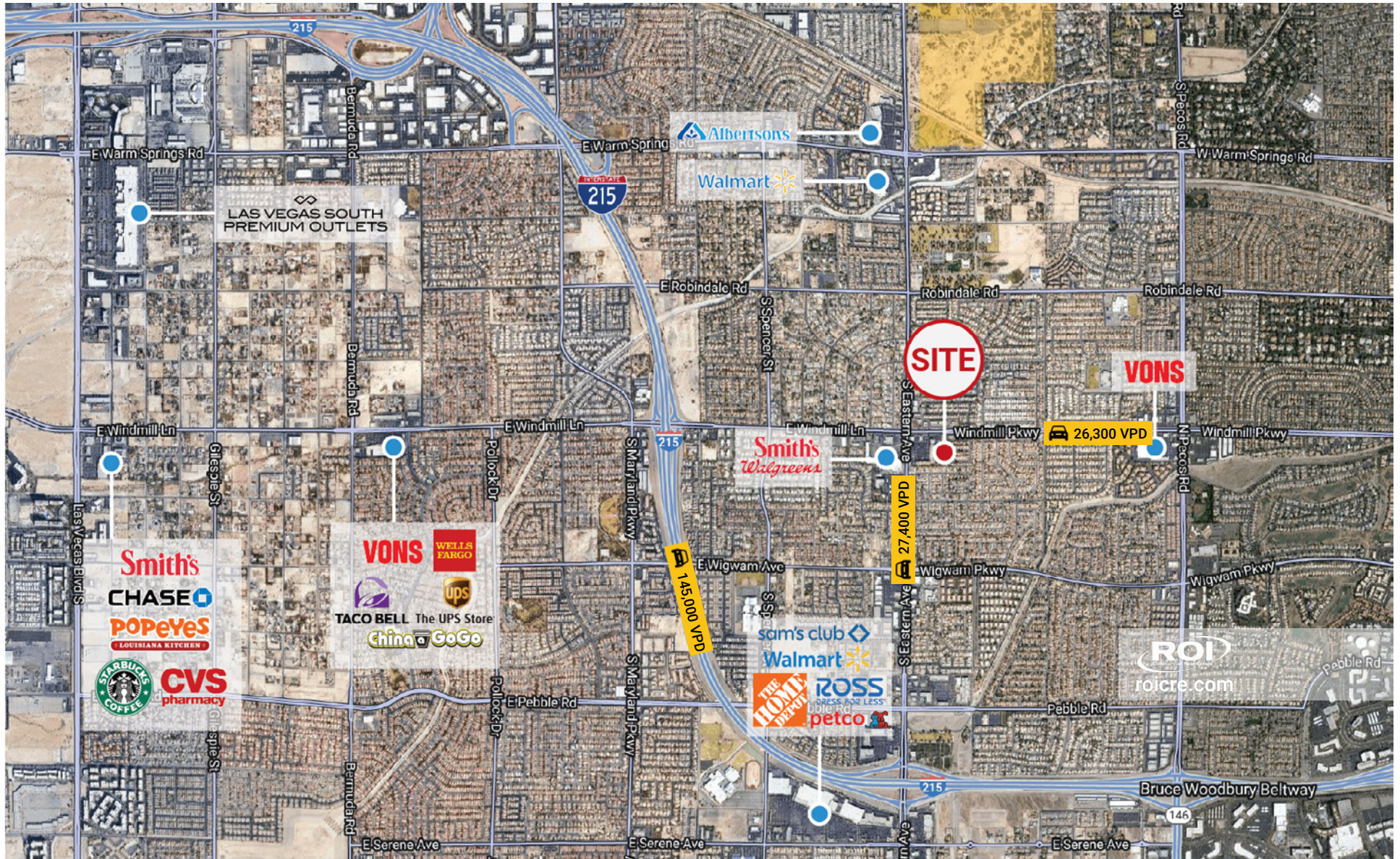


All information contained herein is from sources we deem reliable, and we have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are submitted subject to errors and omissions and all information should be carefully verified. *All measurements quoted herein are approximate

TRADE AREA AERIAL

WINDMILL VALLEY PLAZA

8140-8152 S Eastern Ave,
Las Vegas, NV 89123



All information contained herein is from sources we deem reliable, and we have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are submitted subject to errors and omissions and all information should be carefully verified. *All measurements quoted herein are approximate

roicre.com



AREA DEMOGRAPHICS

WINDMILL VALLEY PLAZA

8140-8152 S Eastern Ave,
Las Vegas, NV 89123



POPULATION

1 MILE	3 MILES	5 MILES
18,678	146,121	353,756



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$105,746	\$116,524	\$110,651



TRAFFIC COUNTS

S EASTERN AVE	E WINDMILL LANE	US I-215
27,400 VPD	26,300 VPD	145,000 VPD



Source:
SitesUSA 2024
TRINA, NV DOT 2023

All information contained herein is from sources we deem reliable, and we have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are submitted subject to errors and omissions and all information should be carefully verified. *All measurements quoted herein are approximate

roicre.com



WINDMILL VALLEY PLAZA

8140 - 8152 S Eastern Ave
Las Vegas, NV 89123



graskiretailteam

www.roicre.com



9121 W Russell Rd
STE 111
Las Vegas, NV 89148

Contact our team today!

KIT GRASKI

Director

702.570.5377

kgraski@roicre.com

NV License # BS.0015934.LLC

GEORGE OKINAKA

Executive Vice President

702.570.5376

gokinaka@roicre.com

NV License # S.0045747

MAUREEN PARCHIA

Vice President

702.570.5124

mparchia@roicre.com

NV License # S.0169395

JONATHAN SERRANO, MBA

Senior Associate

702.570.5099

jonathan@roicre.com

NV License # S.0183243

JEREMY VITALE

Associate

702.550.4951

jvital@roicre.com

NV License # S.0189657

Let's keep in touch.



[roicre](https://www.roicre.com) [@roicre](https://twitter.com/roicre) [roicre](https://www.linkedin.com/company/roicre)

DISCLAIMER

All information contained herein is from sources we deem reliable, and we have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are submitted subject to errors and omissions and all information should be carefully verified. All measurements quoted herein are approximate.

Demographics are provided by SitesUSA using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

Georeferenced data herein are provided by Placer Labs, Inc. and is provided without representation or warranty.

Photos contained herein are property of their respective owners. Photos do not guarantee the current condition of the property.