

Anthem Gateway

Retail Center



11041 S. EASTERN AVENUE | HENDERSON, NV 89052



BETTER PROPERTY MANAGEMENT

AVAILABLE FOR LEASE

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±1,180 SF – ±3,200 SF

FOR LEASE.

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Located within the affluent Anthem/ Seven Hills Trade Area.

The Anthem Gateway Retail Center is a $\pm 33,162$ SF building situated at the signalized hard corner of S. Eastern Avenue and Sunridge Heights Parkway. The project is in a highly populated trade area just 1.7 miles from St. Rose Parkway, 3 miles from I-215 Beltway and 6 miles from I-15. Join shadow anchored tenants: Black Mountain Grill, Walgreens, Wendy's, Taco Bell and Speedee Mart 76.

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$\pm 1,180$ SF – $\pm 3,200$ SF

Skylia
GROUP



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Highly populated trade area.

Over ±48,000 Cars Per Day Travel Eastern Avenue



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Property Details

- Units ranging from $\pm 1,180$ SF up to $\pm 3,200$ SF
- All units are newly redone or fully redone
- Prime Henderson Location
- Pylon Signage Available
- Ample Parking
- Zoning CC (Community Commercial)
- Co-Tenants: I Love Sushi, Dark Moon Coffee, Tan Las Vegas, Varsity Fitness, and 2Work



Lease Rate

\$2.00–\$4.00/SF, NNN



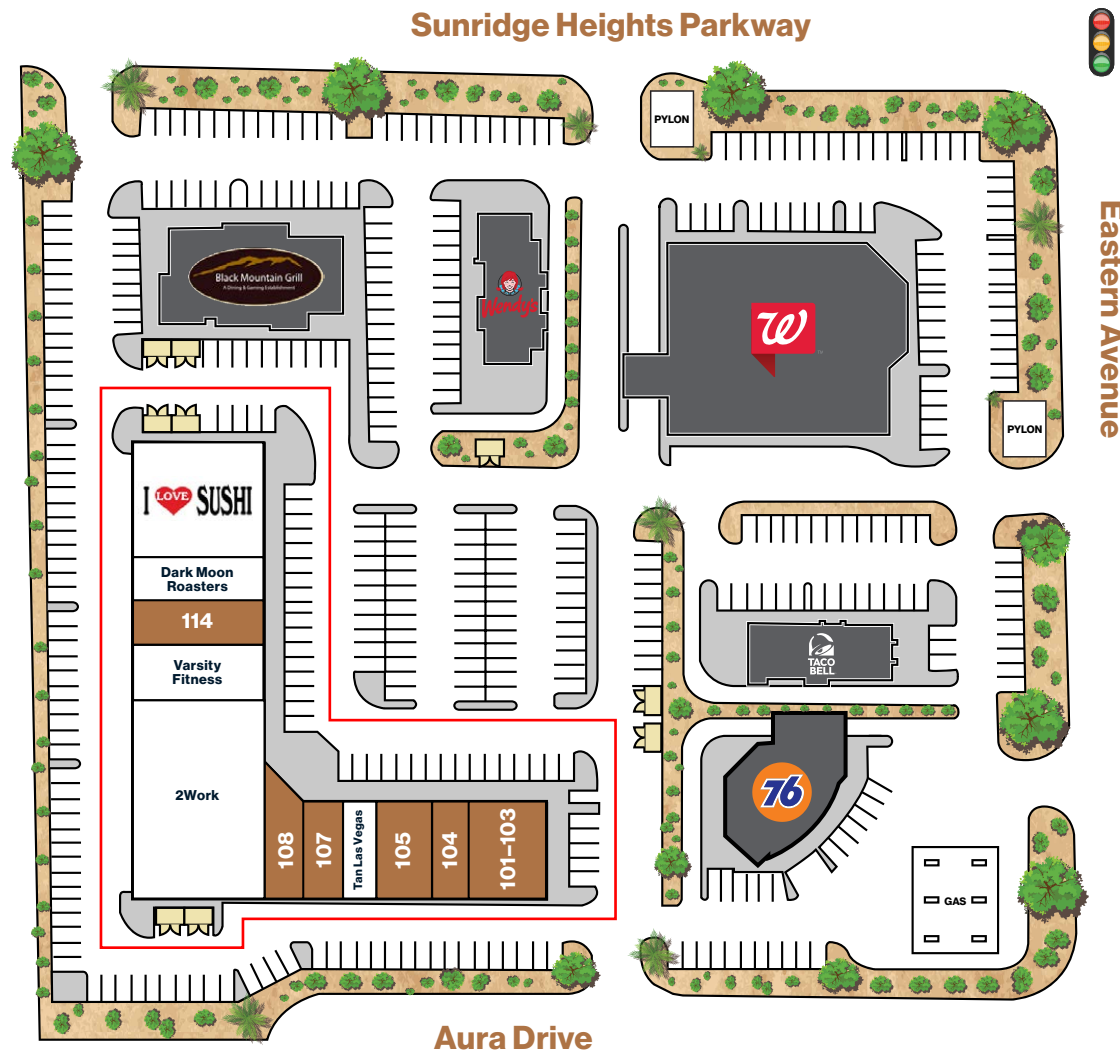
NNN Fee

\$0.44/SF



Demographics	1-Mile	3-Miles	5-Miles
Population	17,993	116,155	279,532
Est. Average HH Income	\$97,467	\$97,501	\$90,403

Site Plan.



For illustration purposes only. Not to scale.

Suite	Tenant	SF
101-103	Available	±2,714 SF
104	Available	±1,180 SF
105	Available	±2,360 SF
106	Tan Las Vegas	±1,201 SF
107	Available	±1,416 SF
108	Available	±1,652 SF
109-112	2Work	±10,159 SF
113	Varsity Fitness	±3,200 SF
114	Available	±3,200 SF
115	Dark Moon Coffee	±1,600 SF
116-117	I Love Sushi	±4,480 SF

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Available=

Property Photos.



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We specialize in smart property management solutions for Las Vegas and the surrounding areas, providing clients remarkable experiences that combine the latest technology with a personal touch.

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