

# South Park Plaza

5645 South Eastern Avenue  
Las Vegas, NV 89119



## Retail Suites For Lease

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# The opportunity

**South Park Plaza** is a ±8,000 square foot, retail center offering a mix of popular restaurant and service-oriented businesses.

±800 - 1,600 sf retail suites provide strong visibility at the high-traffic corner of Eastern & Russell. The property is zoned C-2, offers ample parking, and is minutes from Harry Reid International Airport. Ideal for retail or service uses in a busy, established center.

**8k**

square foot  
retail center



±800 - 1,600 sf  
Available



±4.0:1000  
parking ratio



Easy access to  
Harry Reid  
Inter'l Airport

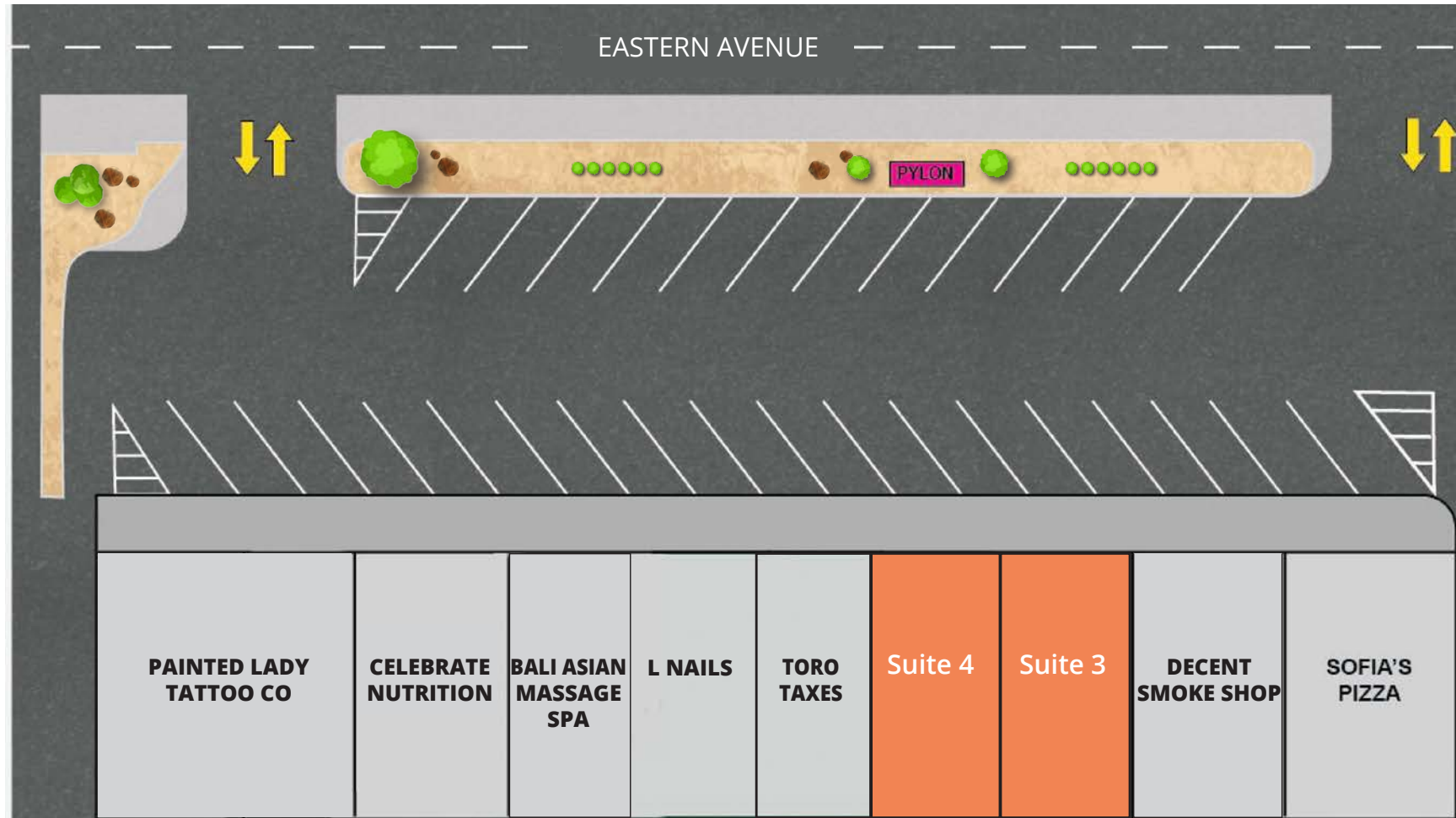


\$1.50 psf, NNN  
(\$0.46 psf NNN)



# Site Plan

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Suite	Sq Ft.	Rate PSF	CAM PSF	Per Month
Suite 3	±800	\$1.50 psf NNN	\$0.46 CAM	\$1,568.00
Suite 4	±800	\$1.50 psf NNN	\$0.46 CAM	\$1,568.00
Suites 3 & 4	±1,600	\$1.50 psf NNN	\$0.46 CAM	\$3,136.00

# Demographics

## South Park Plaza 5645 S. Eastern Avenue Las Vegas, NV 89119

### Population

	1 Mile	3 Mile	5 Mile
2025 Estimated Population	13,694	139,580	405,647
2030 Projected Population	13,474	138,723	404,111
Projected Annual Growth 2025 to 2030	-0.3%	-0.1%	-0.1%
2025 Estimated Households	5,822	61,465	173,143
2030 Projected Households	5,834	62,127	174,906
Projected Annual Growth 2025 to 2030	-	0.2%	0.2%
2025 Est. Median Age	39.5	38.7	39.2

### Household Income

2025 Est. Average Household Income	\$80,320	\$87,723	\$94,137
2025 Est. Median Household Income	\$64,198	\$66,312	\$70,271

### Education

2025 Est. Some College	24.0%	22.5%	22.3%
2025 Est. Bachelor Degree Only	15.1%	15.8%	16.5%

### Workforce

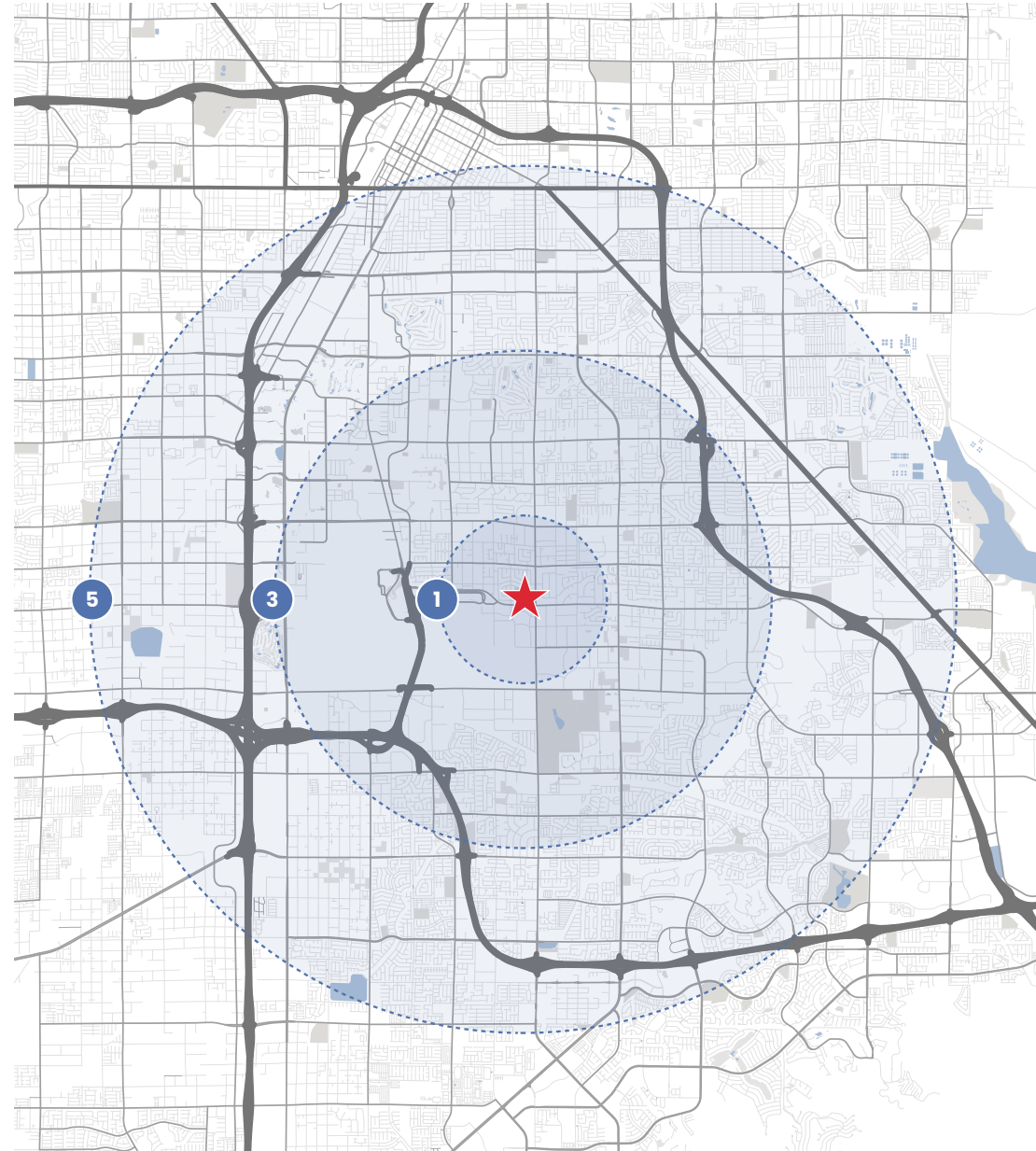
2025 White Collar Workers	48.7%	50.5%	52.2%
2025 Blue Collar Workers	51.3%	49.5%	47.8%

### Traffic counts



South Eastern Ave. **±34,721 vpd**

West Russell Road **±27,088 vpd**



# SITE



LUXOR LAS VEGAS



MANDALAY BAY

LAS VEGAS "STRIP"



LAS VEGAS BOULEVARD

HARRY REID INTERNATIONAL AIRPORT

MCCARRAN AIRPORT CONNECTOR

RUSSELL ROAD

**TOWN SQUARE**

- WHOLE FOODS MARKET
- CLAIM JUMPER
- Fleming's
- Timothy's
- Yard House
- AMC THEATRES
- Apple
- H&M
- EXPRESS
- STAPLES
- Fry's
- OLD NAVY

SUNSET ROAD

USPS

- TACO BELL
- McDonald's
- WELLS FARGO
- EGG WORKS
- FedEx Express

MCCARRAN MARKETPLACE

- LOWE'S
- Walmart
- ROSS
- PET SMART
- Bank of America
- Starbucks

- ARCO
- Sprint
- UPS

- Harbor Freight Tools
- Port of Subs
- AutoZone
- Parsley
- PT's
- Carl's Jr.

SUNSET PARK

- ALOHA Hawaiian BBQ
- Carl's Donuts
- Roberto's TACO SHOP
- SURPRISE OFFEE

MCCARRAN CAR RENTAL FACILITY

**PREMIUM OUTLET**

- smashburger
- VITAMIN WORLD
- BUFFALO WILD WINGS
- FedEx Office
- Sprint
- IHOP
- Toys R Us
- NIKE
- chico's
- verizon
- Supplies
- Clippers



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EASTERN AVENUE

PEGOS ROAD

# Contact us



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