

FOR LEASE

AVAILABLE



+/-1,273 – 4,292 SF Retail Suite

9480 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



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LEASING DETAILS

SPACE AVAILABLE	1,273 SQFT – 4,292 SQFT
LEASE PRICE	\$3.25 PSF
NNN	\$0.79 PSF
TIA	LANDLORD WILL CONTRIBUTE FOR GREASE INTERCEPTOR

DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2023 Population	15,944	164,461	307,650

HOUSEHOLDS	1-mile	3-mile	5-mile
2023 Households	6,015	64,311	121,250

INCOME	1-mile	3-mile	5-mile
2023 Average Household Income	\$101,133	\$100,247	\$100,545

PROPERTY HIGHLIGHTS

- Traffic Light access
- Located off of I-215
- Pylon and Digital Signage available
- Anchored with Twin Peaks, BJ's, Big 5, Paul Mitchell and many more



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 **Dignity Health**
St. Rose Dominican

 **DRY CLEANERS**

 **WELLS FARGO**

 **BAR**

 **DUNKIN'**

 **CARRABBA'S**
ITALIAN GRILL.

 **petco**

 **LOWE'S**

 **TARGET**

 **Krispy Kreme**
DOUGHNUTS

Michaels

 **FIREHOUSE**
SUBS

 **Cafe Rio**
MEXICAN GRILL.

Carl's Jr. Wendy's

 **ZUPAS** 

 **THE ORIGINAL**
Rolled
ICE CREAM

 **POPPED**
A Really Good Popcorn Spot

 **PAUL MITCHELL**

 **the school**

Walmart

 **LIFETIME**
FITNESS



 **goodwill**

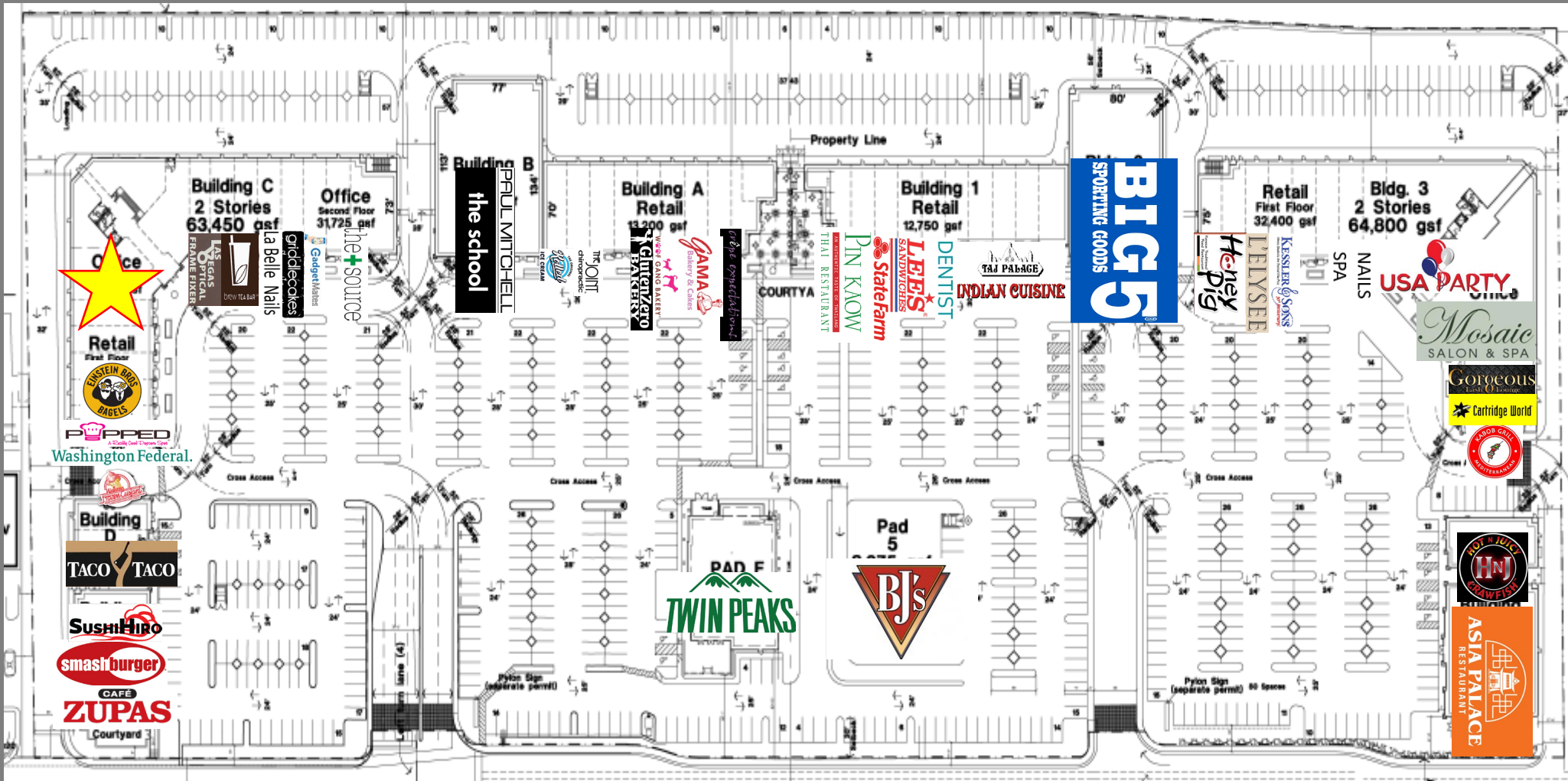
 **99c**
only
STORES.

 **CHUCK E. CHEESE'S**

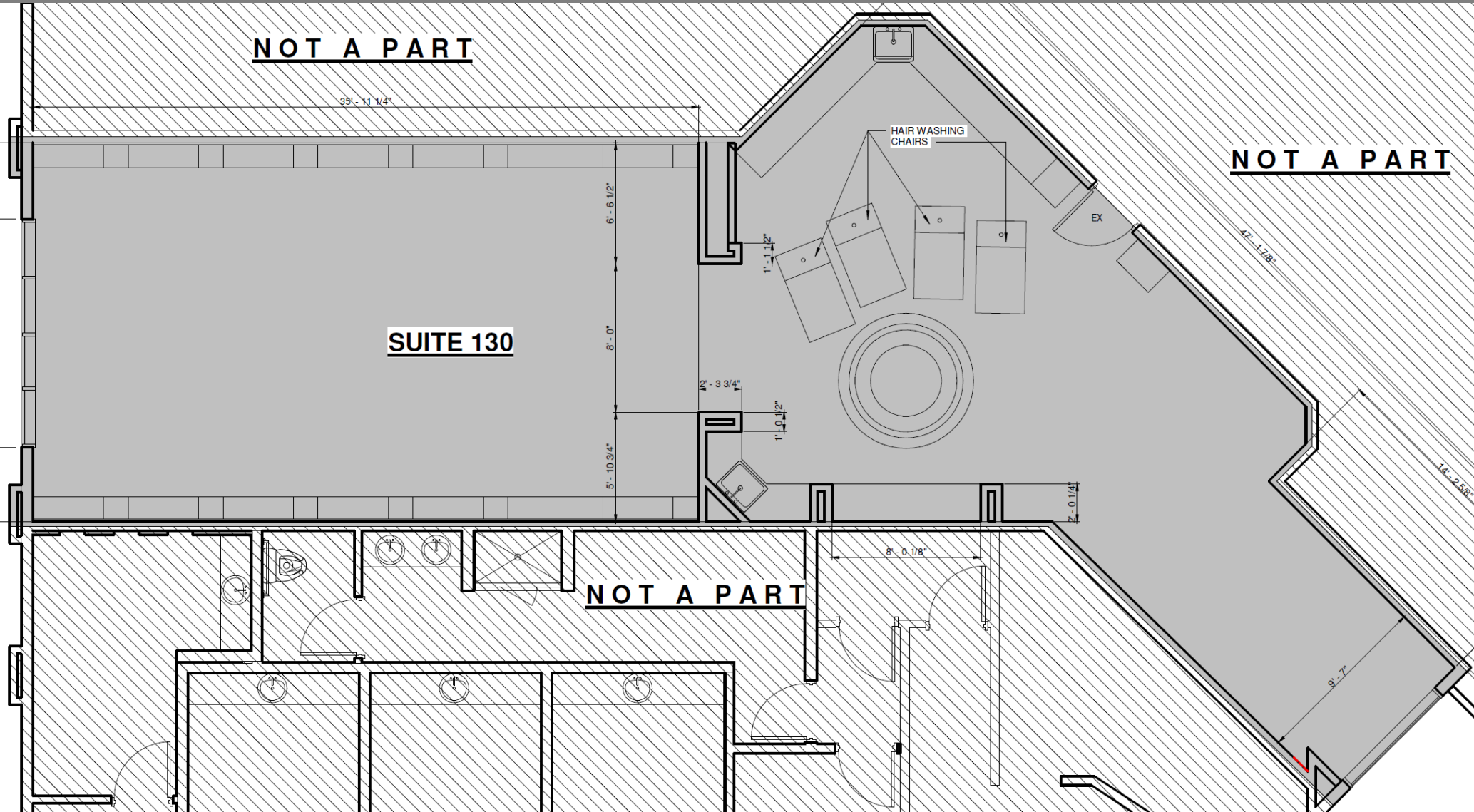
 **IN-N-OUT**
BURGER



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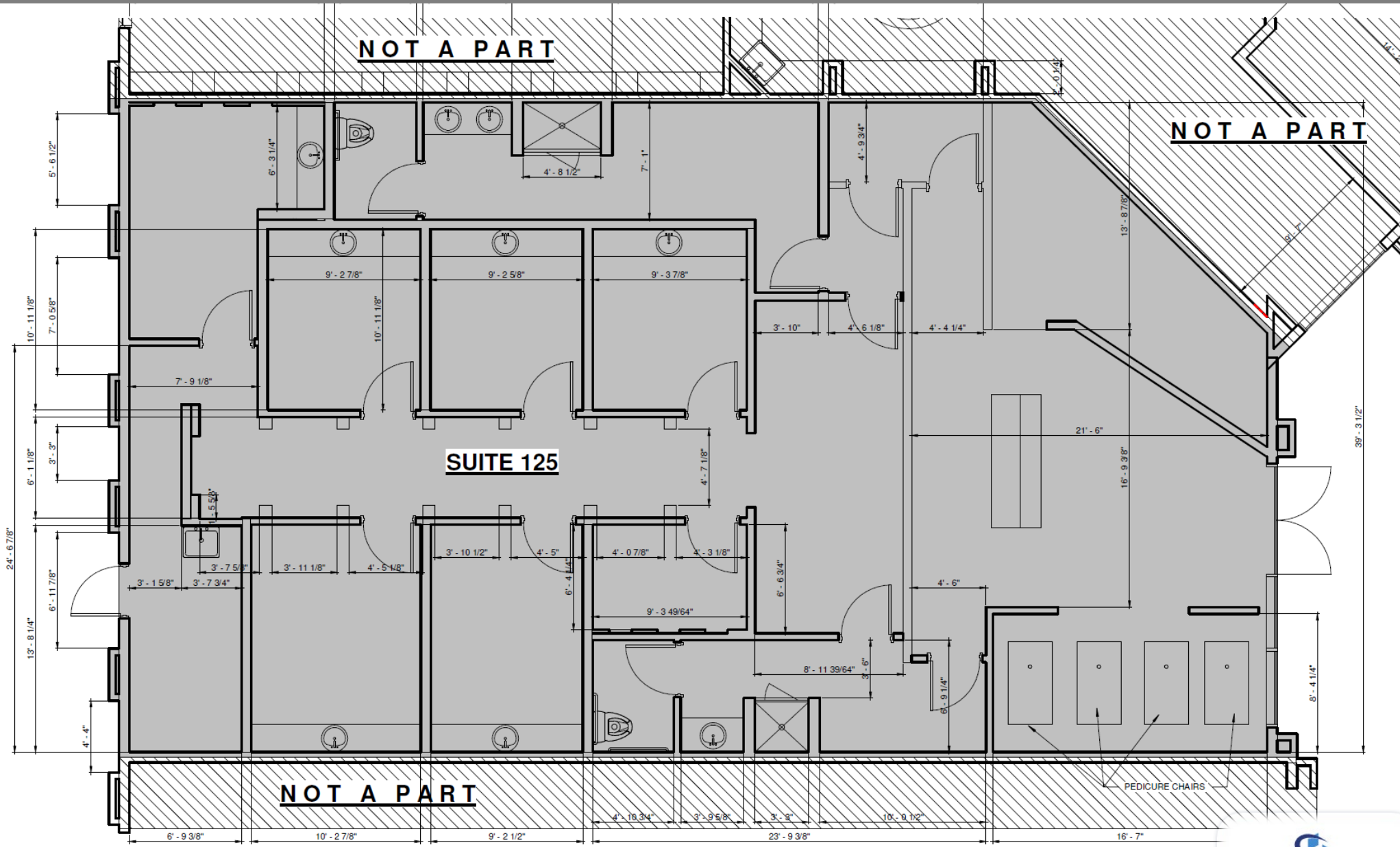
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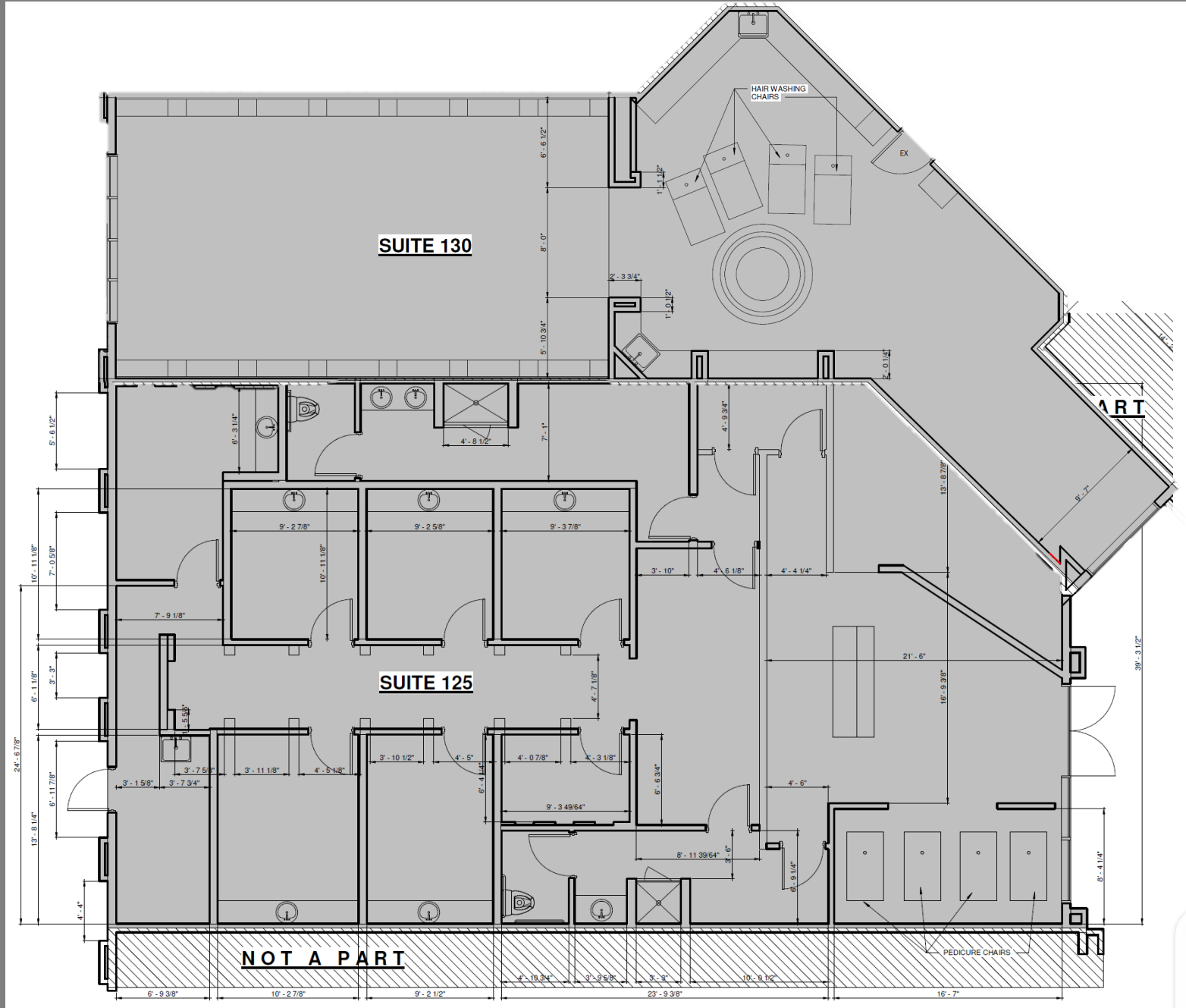
SUITE 125

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PEDICURE CHAIRS



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