

SUBLEASE

TURNKEY RESTAURANT SPACE

2645 Saint Rose Pkwy Henderson, NV 89052



LEASE RATE

\$3.38 SF/month

Ron Opfer

(702)768-7238

Jerry Steklachick

(702)518-2526

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PROPERTY DESCRIPTION

Step into a beautifully built-out restaurant space designed for immediate operation. This premier location at St Rose Parkway boasts a full kitchen, bar, and an array of upscale amenities, offering a complete setup for a vibrant dining and entertainment experience.

PROPERTY HIGHLIGHTS

- **Fully Built-Out Interior:** Designed with high-quality finishes, this space offers a stylish and functional layout that seamlessly combines dining, bar, and gaming areas.
- **Full Commercial Kitchen:** Equipped with a state-of-the-art kitchen ready for high-volume service, allowing operators to execute a diverse menu with ease.

OFFERING SUMMARY

Lease Rate:	\$3.38 SF/Month (NNN)
Available SF:	3,255 SF
NNN Fees	\$.45/SF/Month

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	428	1,352	5,855
Total Population	1,119	3,458	14,319
Average HH Income	\$124,309	\$132,419	\$133,440

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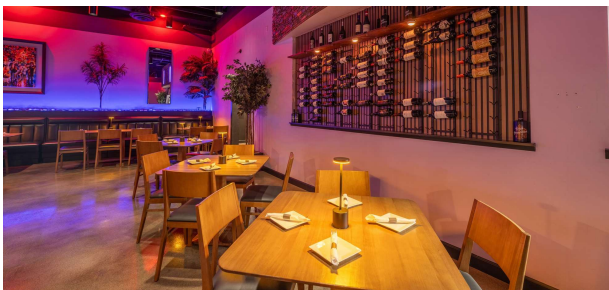


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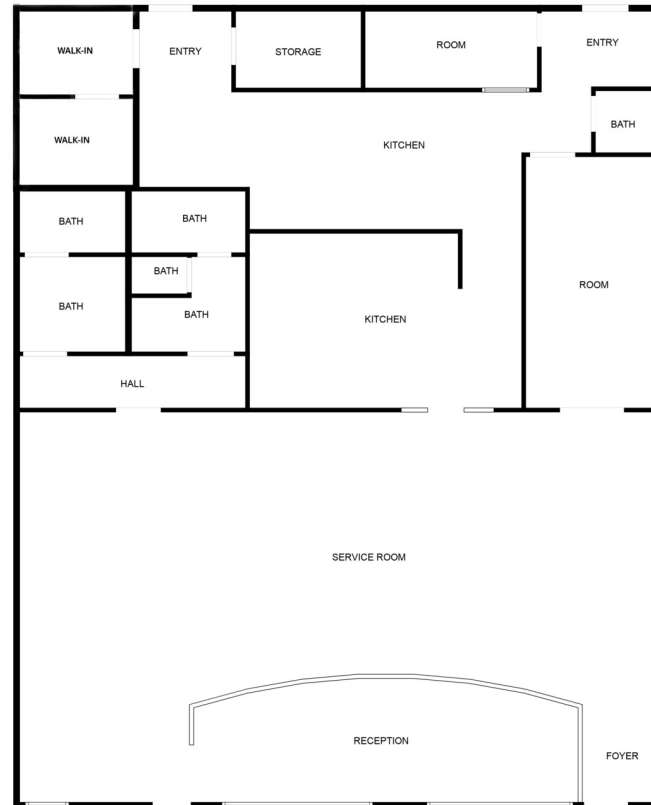


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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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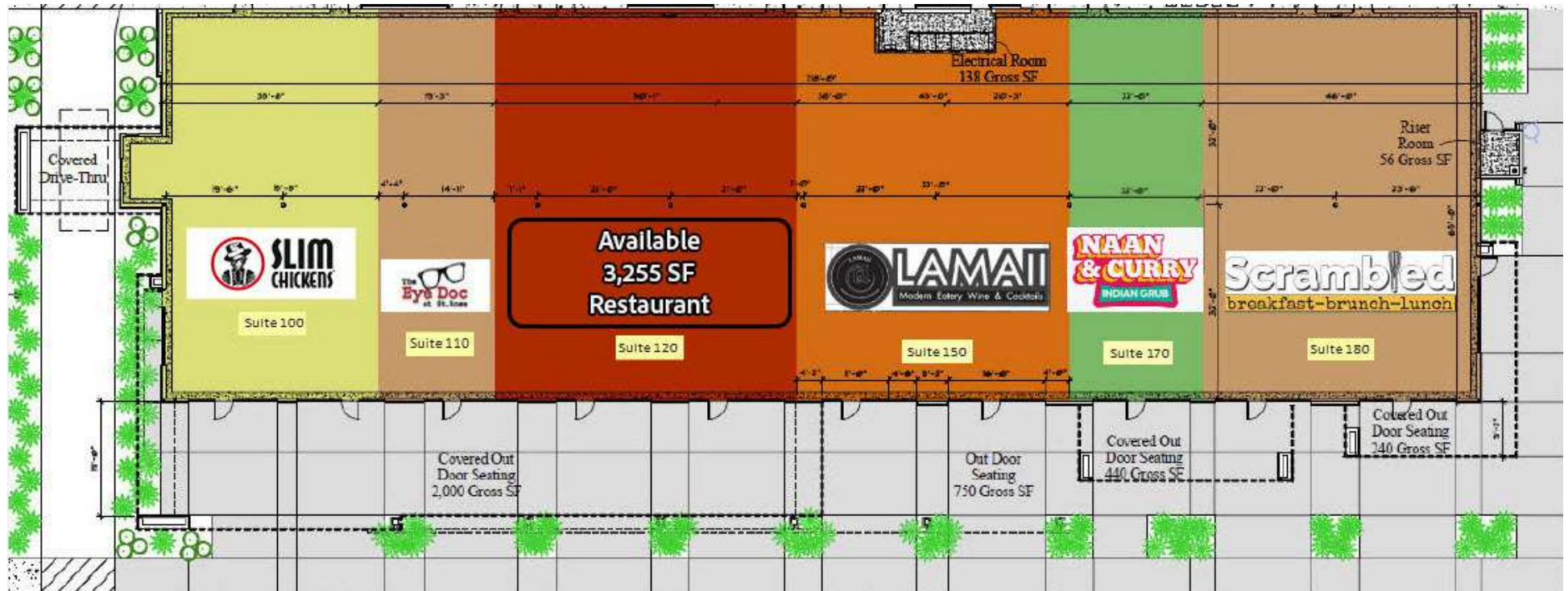


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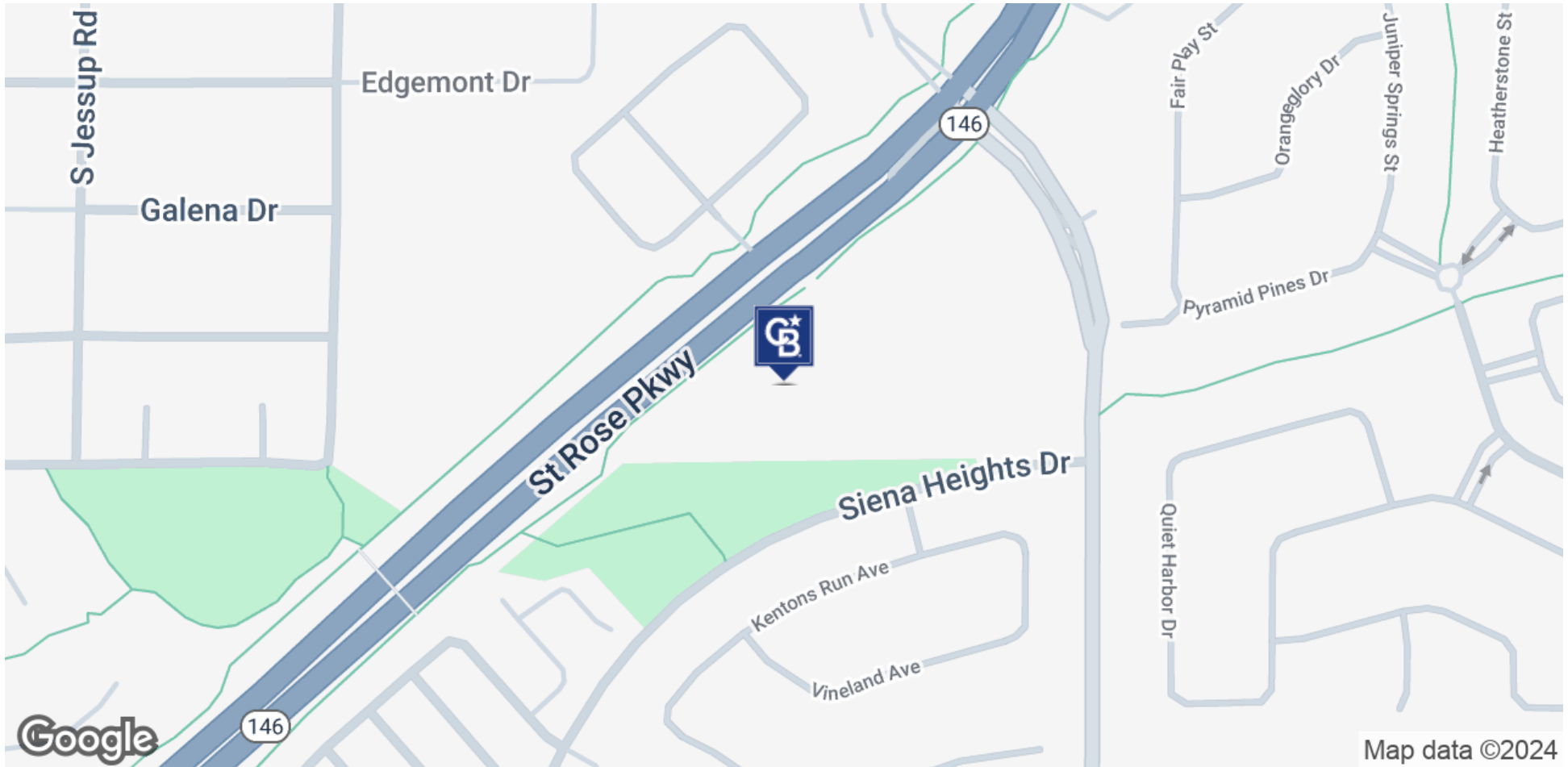


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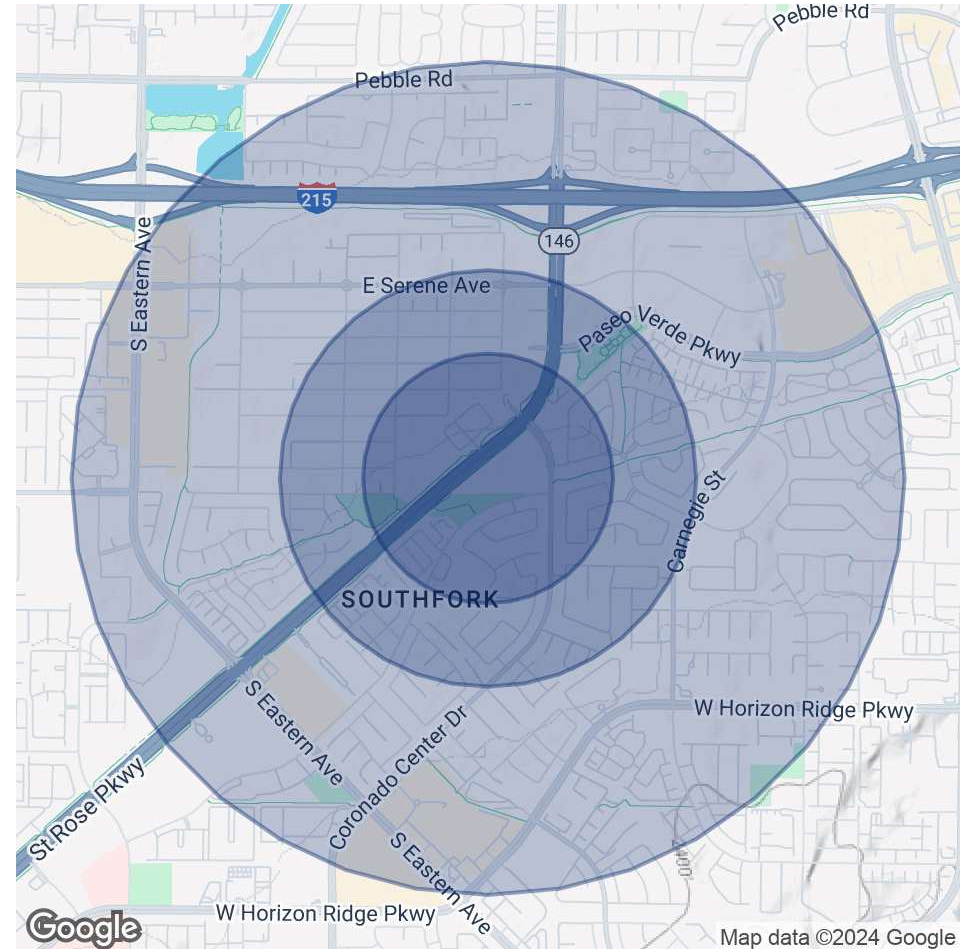
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,119	3,458	14,319
Average Age	43	43	42
Average Age (Male)	42	42	42
Average Age (Female)	44	44	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	428	1,352	5,855
# of Persons per HH	2.6	2.6	2.4
Average HH Income	\$124,309	\$132,419	\$133,440
Average House Value	\$671,270	\$671,719	\$628,689

Demographics data derived from AlphaMap



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