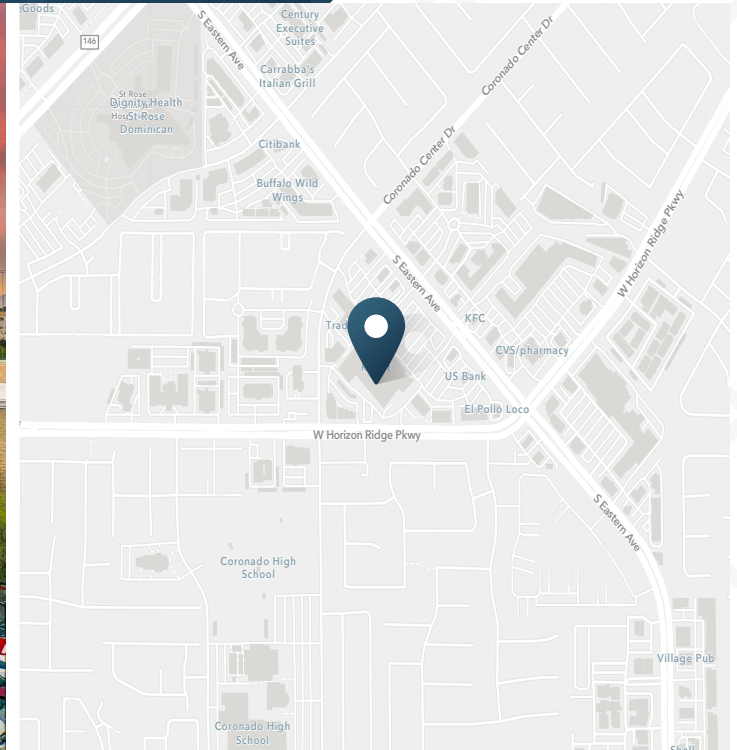


Eastern Commons

W Horizon Ridge Pkwy & S Eastern Ave | Henderson, NV 89052



AVAILABLE

Flex - 13,408 SF

RATE

Call for Info

NNN

Call for Info

DELIVERY

+/- April 1, 2024

ABOUT THE PROPERTY

- New retail opportunities in established, well anchored center.
- Close proximity to St Rose Dominican Hospital
- High Traffic, high income, dense population
- Local owner, ready to make deals
- First Watch coming soon

TRAFFIC COUNTS

Eastern Ave	48,000 VPD
W Horizon Ridge Pkwy, east of site	25,300 VPD
Year: 2023 Source: Esri	

CONTACT

Tami Lord | 303.390.5244
tami.lord@srsre.com

JOIN THESE RETAILERS



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	21,500	141,346	313,541
Total Households	9,215	57,152	128,068
Avg. Household Income	\$117,755	\$123,882	\$120,743
Daytime Population	25,347	126,777	266,300

Year: 2023 | Source: Esri



Eastern Beltway

Sam's Club
Home Depot
Walmart Supercenter
ROSS DRESS FOR LESS
five BELOW

St. Rose Square

COSTCO WHOLESALE
HOBBY LOBBY
EoS FITNESS

TARGET
SPROUTS FARMERS MARKET
burkes OUTLET
ROSS DRESS FOR LESS

17,200 VPD

240,000 VPD

51,000 VPD

25,900 VPD

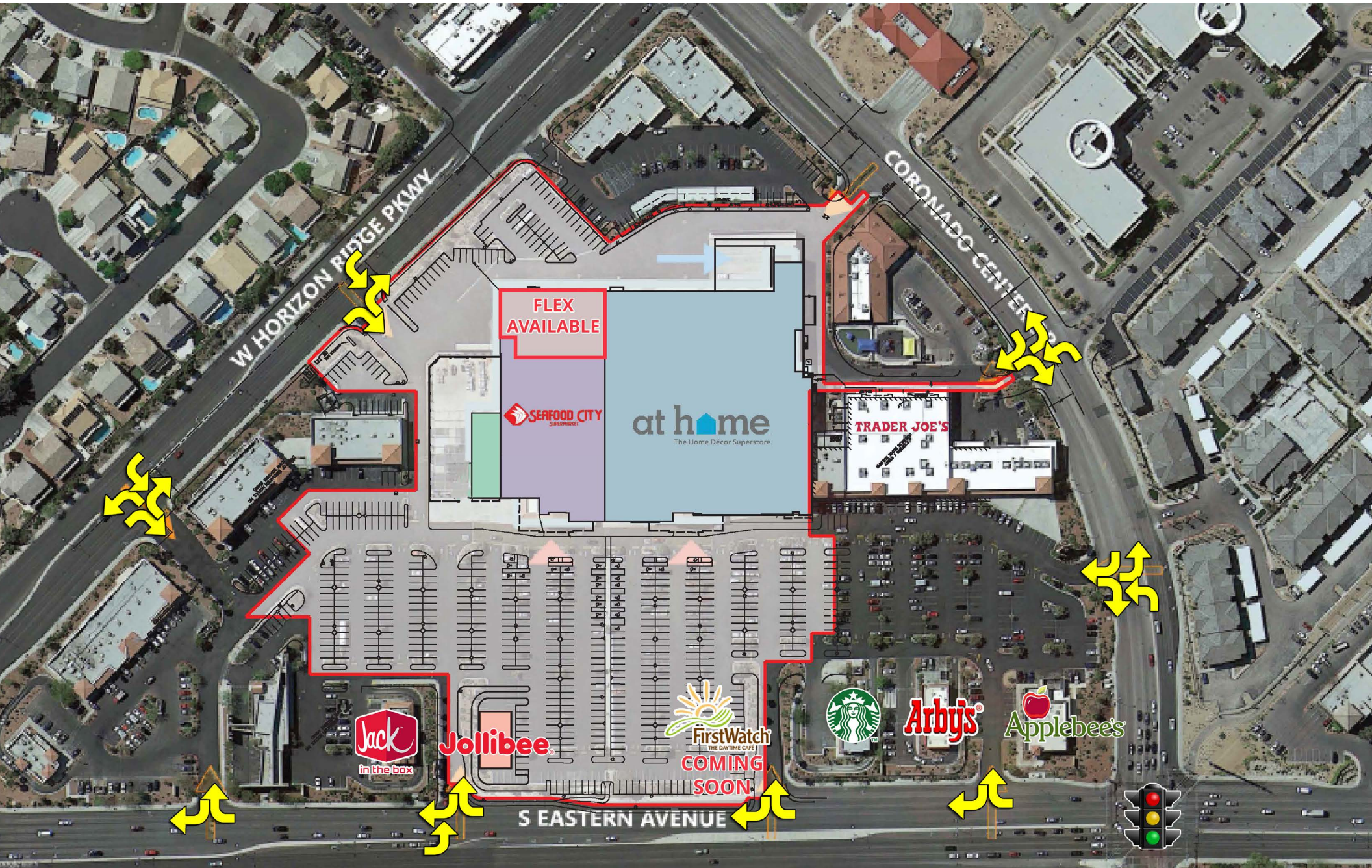
38,500 VPD

48,000 VPD

SITE

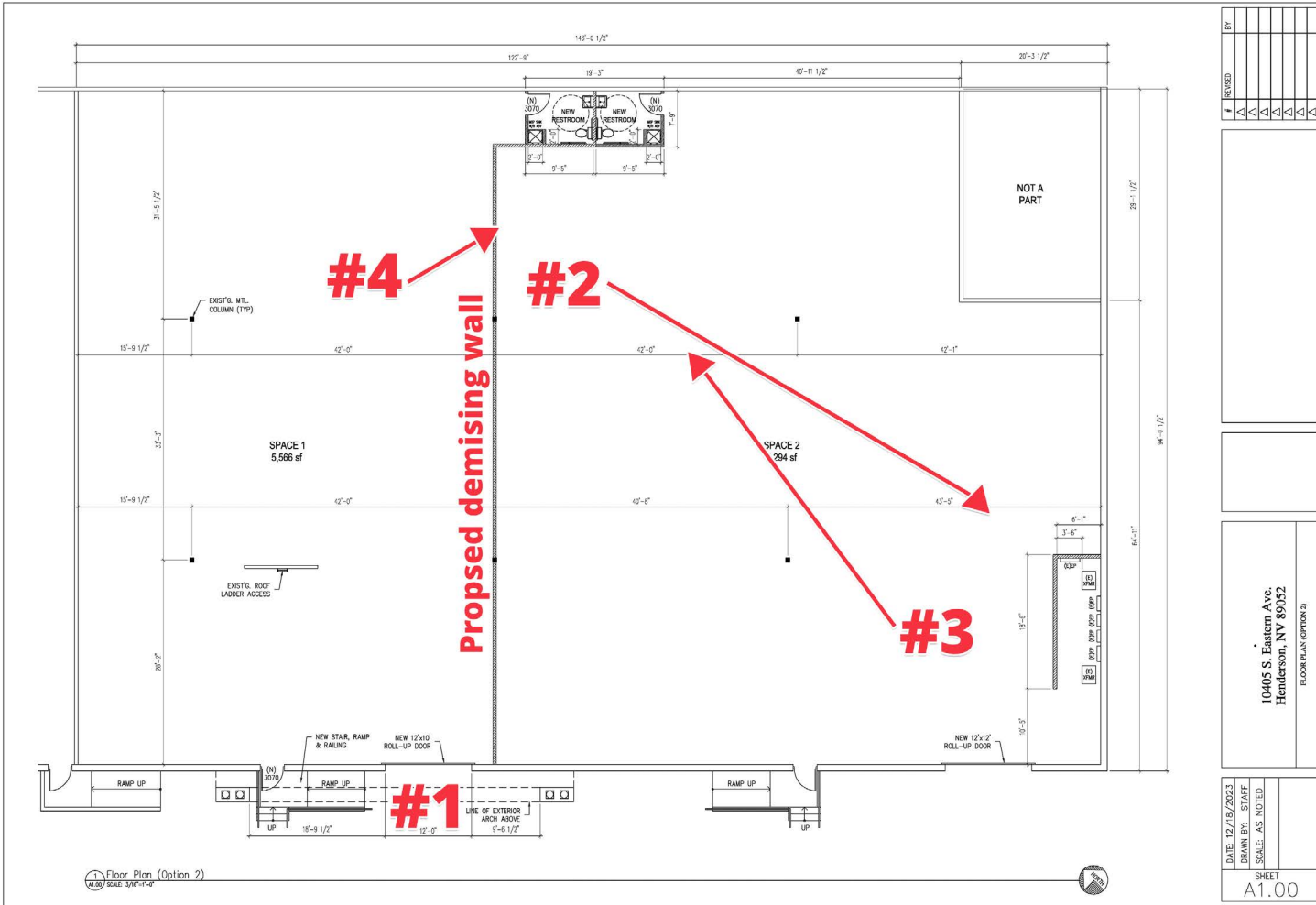
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Eastern Commons

W Horizon Ridge Pkwy & S Eastern Ave | Henderson, NV 89052



#	REVISION	BY

10405 S. Eastern Ave.
Henderson, NV 89052

FLOOR PLAN (OPTION 2)

DATE: 12/19/2023
DRAWN BY: STAFF
SCALE: AS NOTED
SHEET
A1.00



Roll-up door

Eastern Commons

W Horizon Ridge Pkwy & S Eastern Ave | Henderson, NV 89052

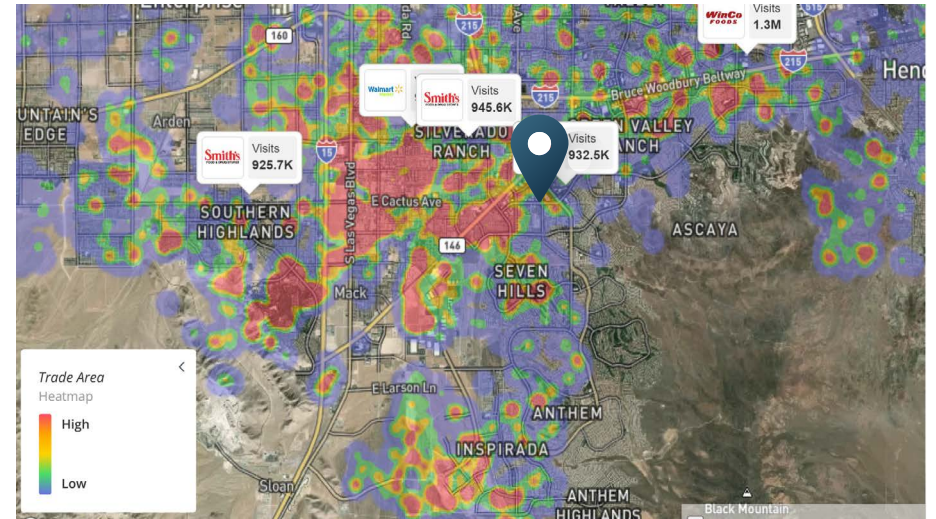


DEMOGRAPHIC HIGHLIGHTS

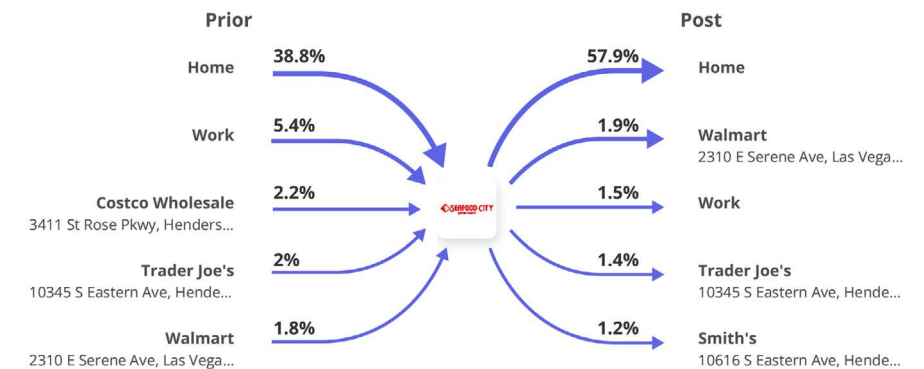
Population	1 Mile	3 Miles	5 Miles
2022 Estimated Population	21,500	141,346	313,541
2027 Projected Population	22,288	147,471	327,565
Projected Annual Growth 2022 to 2027	0.72%	0.85%	0.88%
Daytime Population			
2022 Daytime Population	25,347	126,777	266,300
Workers	15,167	54,899	109,146
Residents	10,180	71,878	157,154
Income			
2022 Est. Average Household Income	\$117,755	\$123,882	\$120,743
2022 Est. Median Household Income	\$84,597	\$88,941	\$87,695
Households & Growth			
2022 Estimated Households	9,215	57,152	128,068
2027 Projected Households	9,602	59,750	133,972
Projected Annual Growth 2021 to 2027	0.83%	0.89%	0.91%
Race & Ethnicity			
2022 Est. White	56%	57%	56%
2022 Est. Black or African American	8%	7%	7%
2022 Est. Asian or Pacific Islander	15%	15%	15%
2022 Est. American Indian or Native Alaskan	1%	1%	1%
2022 Est. Other Races	6%	6%	7%
2022 Est. Hispanic	18%	18%	19%

MOBILE DATA & FOOT TRAFFIC INSIGHTS

Trade Area



Customer Journey



> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.



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