

FOR LEASE



9555

GREEN CLEANERS

GREEN CLEANERS

ALTERATION CENTER

TITLEMAX TITLE LOANS

MODERN NAILS

Enterprise

FRONTIER

Executive Office Suites Available

9555 S. Eastern Ave. Las Vegas, NV 89123

Miles Sansone
Leasing@SansoneCompanies.com
702-768-1930

Corporate Address: 2580 St. Rose Pkwy. Ste. 125 Henderson, Nevada 89074
www.SansoneCompanies.com



9555 S. Eastern Ave.
Las Vegas, NV 89123



LEASING DETAILS

SPACE AVAILABLE 772 RSF - 2,206 RSF
 LEASE PRICE \$1.85 PSF- \$2.05 PSF
 NNN \$0.61 PSF

PROPERTY HIGHLIGHTS

- Covered Parking and Pylon Signage available.
- Busiest Street in Henderson 100,000 cars /day
- Excellent Tenant Mix
- Property Accessibility
- Excellent synergy with restaurants below
- Adjacent to elevators and bathrooms

DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2023 Population	15,579	163,149	305,013
HOUSEHOLDS	1-mile	3-mile	5-mile
2023 Households	5,943	64,156	120,548
INCOME	1-mile	3-mile	5-mile
2023 Average Household Income	\$91,690	\$101,681	\$103,175





HARRY REID
INTERNATIONAL
LAS VEGAS

EASTERN AVE



SITE

LAS VEGAS BLVD

ST ROSE PKWY



a s c a y a



VIA INSPIRADA



RICHMAR PLAZA

The information herein was obtained from sources deemed reliable; however Sansone Companies & SRES makes no guarantees, warranties, or representation as to the completeness or accuracy thereof.



ST ROSE PKWY

EASTERN AVE

SITE

Logos for THE HOME DEPOT, Sams CLUB, Walmart, and BURGER KING.

Logos for goodwill, 99c ONLY STORES, CHUCK & CHEESE'S, and IN-N-OUT BURGER.

Logos for ZUPAS, smashburger, BJs, TWIN PEAKS, Kellen ICE CREAM, Popped, and the school.

Logos for Target, Krispy Kreme, Chick-fil-e, and Michaels.

Logos for petco and Lowe's.

Logo for Dignity Health St. Rose Dominican.

Logos for Tide DRY CLEANERS, WELLS FARGO, chili's, McDonald's, BAR DUNKIN', and CARRABBA'S ITALIAN GRILL.

Logos for at home, Arby's, Applebee's, SEAFOOD CITY, STARBUCKS COFFEE, and TRADER JOE'S.

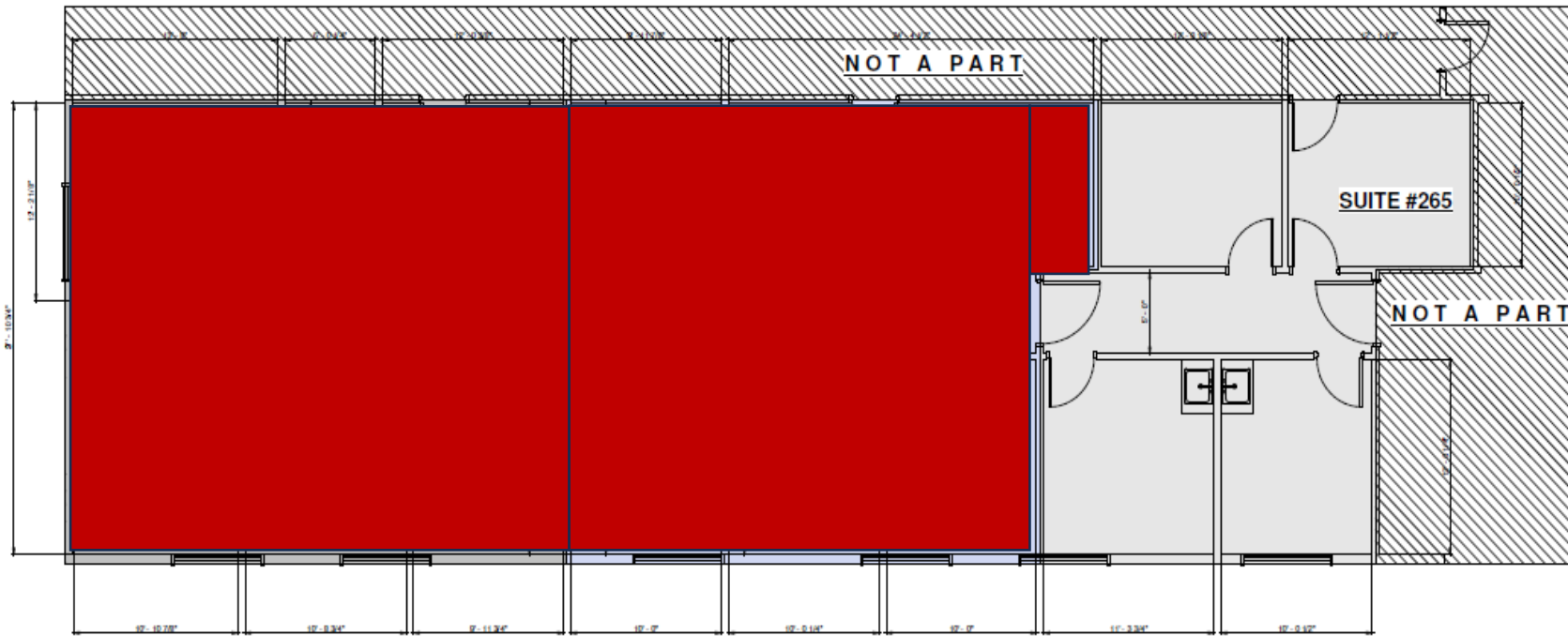
Logos for Smith's, FITNESS 19, CareNow Urgent Care, and CHASE.

Logos for POPEYES, PANDA EXPRESS CHINESE KITCHEN, and COSTCO WHOLESALE Cafe Rio MEXICAN GRILL.

Logo for SANSONE COMPANIES.

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Suite #265 772RSF

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OFFICE SITE PLAN – Suite # 240 - 2,206 RSF

