

For Sublease

S. Eastern Ave. & Sunridge Heights Pkwy.



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Henderson, NV 89052

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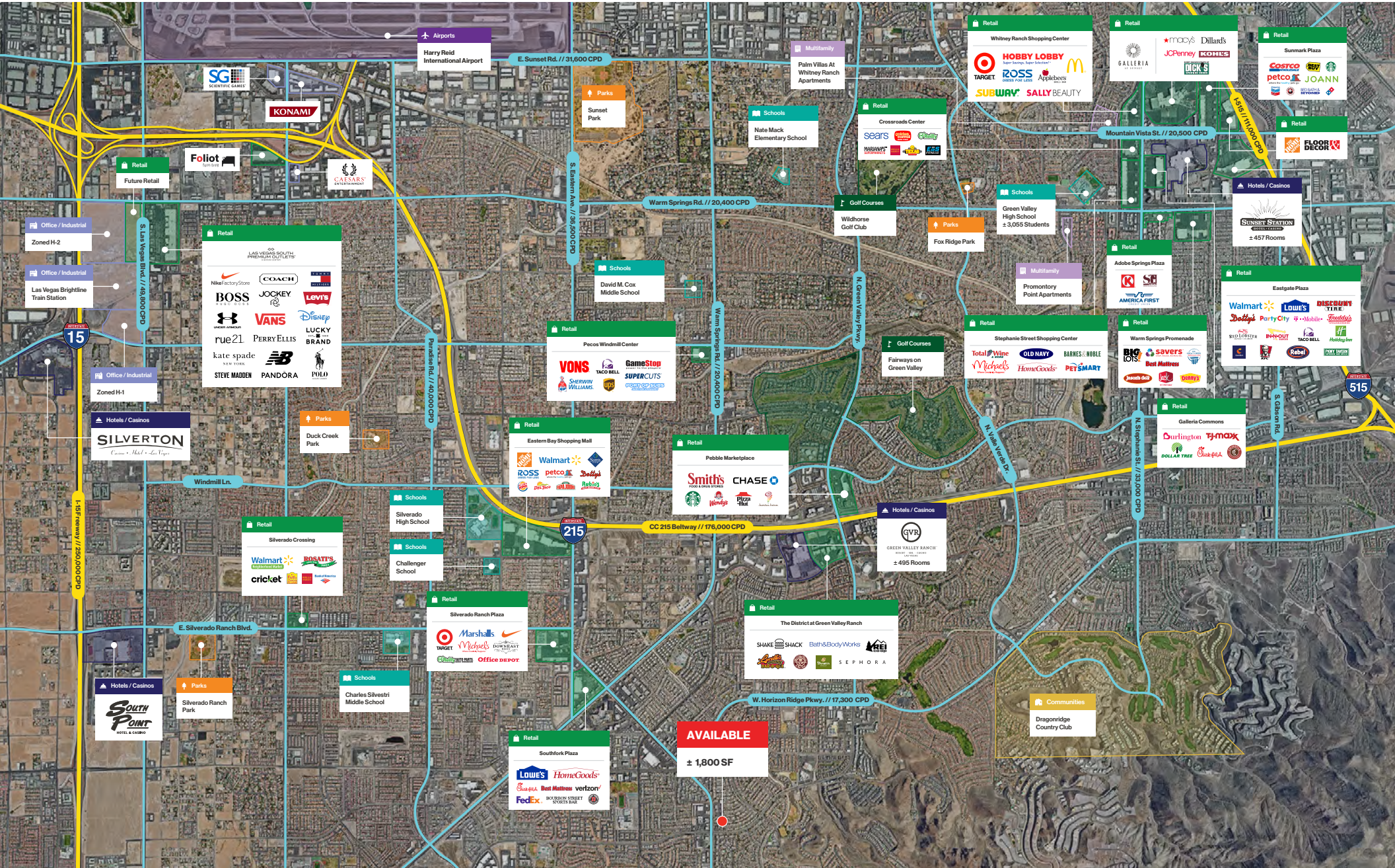
Property Highlights

- Sublease Available ± 1,800 SF
- 2nd-generation restaurant space
- Situated in a high-traffic retail center on S. Eastern Ave.
- Sublease opportunity offers below-market rent for a 2nd-generation restaurant space
- Aesthetic neutral interior with custom built-in seating on perimeter of space
- Located next to affluent Blue Heron Homes, Anthem Country Club, and Seven Hills Communities
- Master lease expires February 28, 2028
 - Now – November 30, 2024 - \$3,151.80 Per Month (\$1.75 PSF)
 - December 1, 2024 - November 30, 2025 - \$3,246.35 Per Month (\$1.80 PSF)
 - December 1, 2025 - November 30, 2026 - \$3,343.74 Per Month (\$1.86 PSF)
 - December 1, 2026 - November 30, 2027 - \$3,444.05 Per Month (\$1.91 PSF)
 - December 1, 2027 - February 28, 2028 - \$3,547.37 Per Month (\$1.97 PSF)

Demographics

| | 1-mile | 3-mile | 5-mile |
|-------------------------------|-----------|-----------|-----------|
| 2024 Population | 16,714 | 121,551 | 309,997 |
| 2024 Average Household Income | \$144,743 | \$131,287 | \$126,666 |
| 2024 Total Households | 6,583 | 49,791 | 127,022 |







Retail

Eastern Hills Center

DOLLAR GENERAL

meineke car care center **GNC** LIVE WELL

Retail

Pebble Marketplace

Smith's FOOD & DRUG STORES **CHASE**

Starbucks **Wendys** **Pizza Hut** Jamba Juice

Retail

Shell **Green Valley Grocery**

AVAILABLE

± 1,800 SF

Las Vegas Strip

S. Eastern Ave. / 136,500 Cppd

Sunridge Heights Pkwy.

Property Photos



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For inquiries please reach out to our team.

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