



# E RUSSELL RD & I-515 LEASING OPPORTUNITY

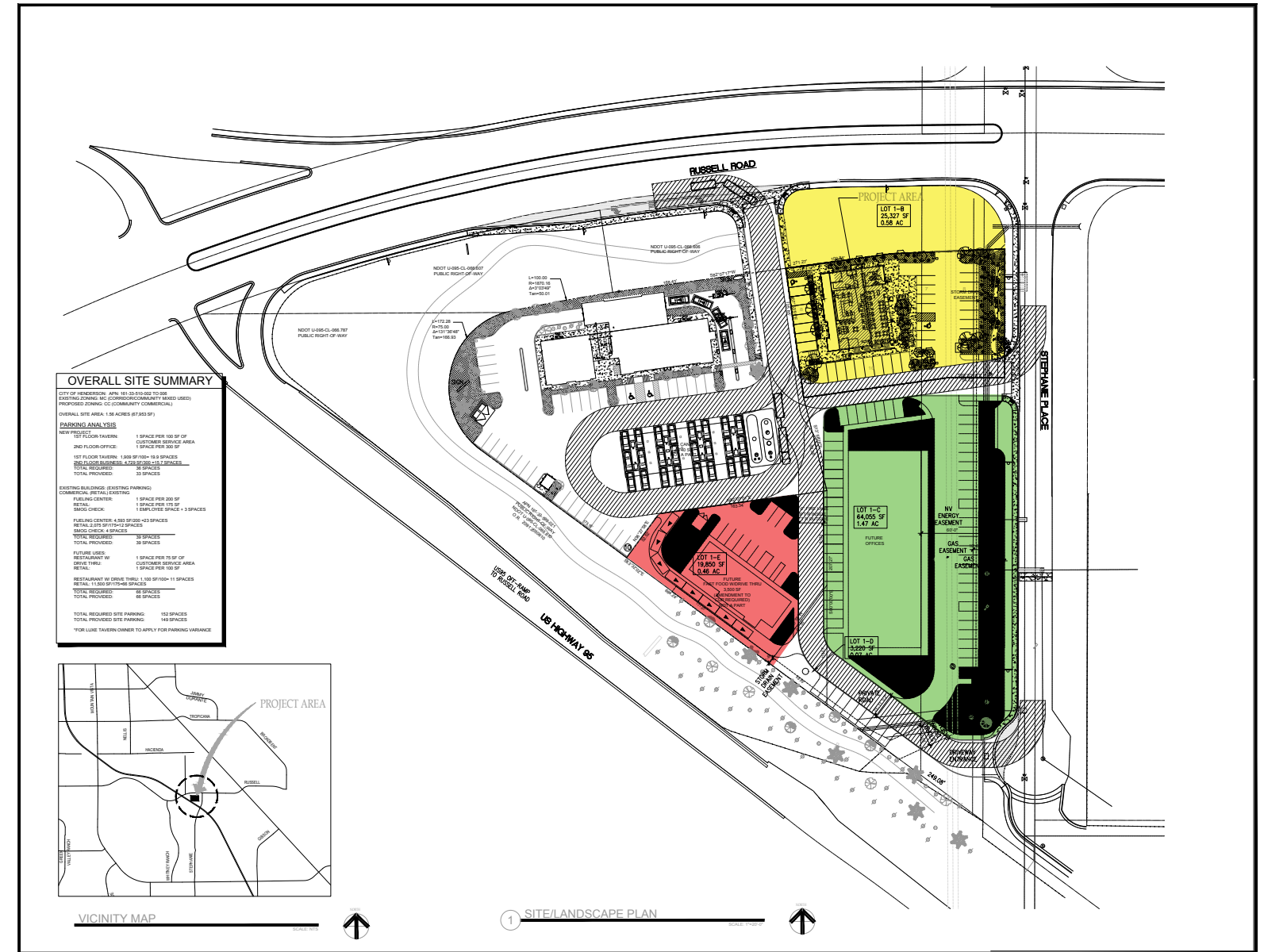
5759, 5769, 5799 E Russell Rd | Henderson, NV 89011

## PROPERTY HIGHLIGHTS

- ✔ Extremely Busy & Proven Site | Arco AM/PM sees ±1,200 customers per day
- ✔ Well Located Arco AM/PM Anchored Property Located in the Desirable Henderson Submarket
- ✔ 655 ft of Frontage on I-515 | Located at Freeway On/Off ramp at E Russell Rd, for I-515 (134,000 VPD)
- ✔ Excellent Visibility and Exposure for National Tenant | 210 Ft of Frontage on E Russell Rd (23,221 VPD)
- ✔ Daytime Population within 3-Miles more than 125,256 People
- ✔ Located 1.3 Miles from the Galleria Mall and Sunset Station Casino

### PROPERTY SPECS

	5799 E RUSSELL RD	5769 E RUSSELL RD	5759 E RUSSELL RD
<b>PROPOSED USE</b>	Tavern	Multi-Tenant Retail	Quick Serve Restaurant
<b>RENTABLE AREA (ESTIMATED)</b>	+/-4,000 SF	+/-10,000 SF	+/-1,100 SF
<b>LOT SIZE</b>	0.56	1.47	0.46
<b>RENT</b>	Inquire with Broker	Inquire with Broker	Inquire with Broker
<b>ZONING</b>	CC	CC	CC



# PROPERTY FACTS

<b>ACCESS</b>	Ingress / Egress on E Russell Rd
<b>TRAFFIC COUNTS</b>	E Russell Rd & Stephanie St: 23,221 VPD (2020) Off-Ramp Russell and I-515: 9,550 (2019) I-515: 134,000 VPD (2020)
<b>PARCEL NUMBER</b>	16133510003   Acres: .56 AC 16133510004   Acres: 1.47 AC 16133510005   Acres: .46 AC AC
<b>ZONING</b>	CC



DEMOGRAPHICS			
	1-MILE	3-MILES	5-MILES
<b>TOTAL POPULATION (2020)</b>	16,796	142,516	352,651
<b>TOTAL HOUSEHOLDS (2020)</b>	6,641	54,965	136,227
<b>AVERAGE HOUSEHOLD INCOME (2020)</b>	\$66,801	\$72,064	\$75,486

# PRESENTED BY

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