

FOR LEASE

6,182 SF AVAILABLE

10050-10170 S. Eastern Ave. Henderson, NV 89052

MILES SANSONE
(702) 768 -1930
Leasing@SansoneCompanies.com

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





LEASING DETAILS

SPACE AVAILABLE	6,182 SF
LEASE RATE	\$4.50 PSF
NNN	\$0.55 PSF

- Smart and Final grocery store anchored with Chili's, McDonalds, Wells Fargo
- 2 Traffic lights to property
- Affluent area with great demographics
- 3 Pylon signs on property
- Huge Open parking field

DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2024 Population	19,775	154,945	315,670
HOUSEHOLDS	1-mile	3-mile	5-mile
2024 Households	8,268	61,978	128,393
INCOME	1-mile	3-mile	5-mile
2024 Average Household Income	\$96,156	\$106,360	\$106,813





EASTERN AVE.

ST. ROSE PKWY

Smart & Final.

Available
6,182 SF

WELLS FARGO



DUNKIN'



DRY CLEANERS

CARRABBA'S
ITALIAN GRILL

 **Dignity Health®**
St. Rose Dominican

S Eastern Ave





