

Restaurant For Lease

Listed By:



STONEHILL MARKETPLACE

10075 S. Eastern Avenue, Henderson, NV 89052

**AVAILABLE
±2,353 SF**



S. Eastern Ave. || 48,000 VPD

TURN-KEY RESTAURANT WITH PATIO

STONEHILL MARKETPLACE

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LISTING SNAPSHOT

Lease Rate

Contact Broker

Space Available

±2,353 SF



PROPERTY HIGHLIGHTS

- Rare opportunity to lease a 2nd Generation End-Cap Restaurant with patio space with Eastern Ave. frontage
- Prime location in one of the busiest retail corridors in the valley situated at the signalized intersection of Eastern Ave. & St. Rose Pkwy. with traffic counts exceeding ±97,000 VPD
 - S. Eastern Ave. : ±48,000 VPD
 - St. Rose Pkwy. : ±49,000 VPD
- Adjacent to St. Rose Dominican Hospital with ±4,000 employees and approximately 326 beds
- Dense Trade area with the ability to service Henderson, Green Valley, Anthem, Seven Hills, and MacDonald Ranch
- Join national and regional co-tenants: Café Lola, EZ Pawn, PT's Tavern, ReMax Advantage, Siena Dental, & Cristina's Color Experts

Trade Area Demographics

	1-Mile	3-Mile	5-Mile
2024 Population	21,918	153,258	319,317
2024 Average Household Income	\$112,524	\$121,945	\$123,730
2024 Households	9,487	62,320	131,268

Leasing Experts

AREEBA MOTEN

Senior Associate
+ 1 702 727 3780
areeba.moten@colliers.com
License # NV-S.0194559

DEANA MARCELLO

Executive Vice President
+ 1 702 727 3779
deana.marcello@colliers.com
License # NV-S.174174

VICINITY MAP

The trade area consists of ±319,317 residents with an average household income of ±\$123,730 within a 5-mile radius.



Daytime Population

292,846



Median Age

42.1

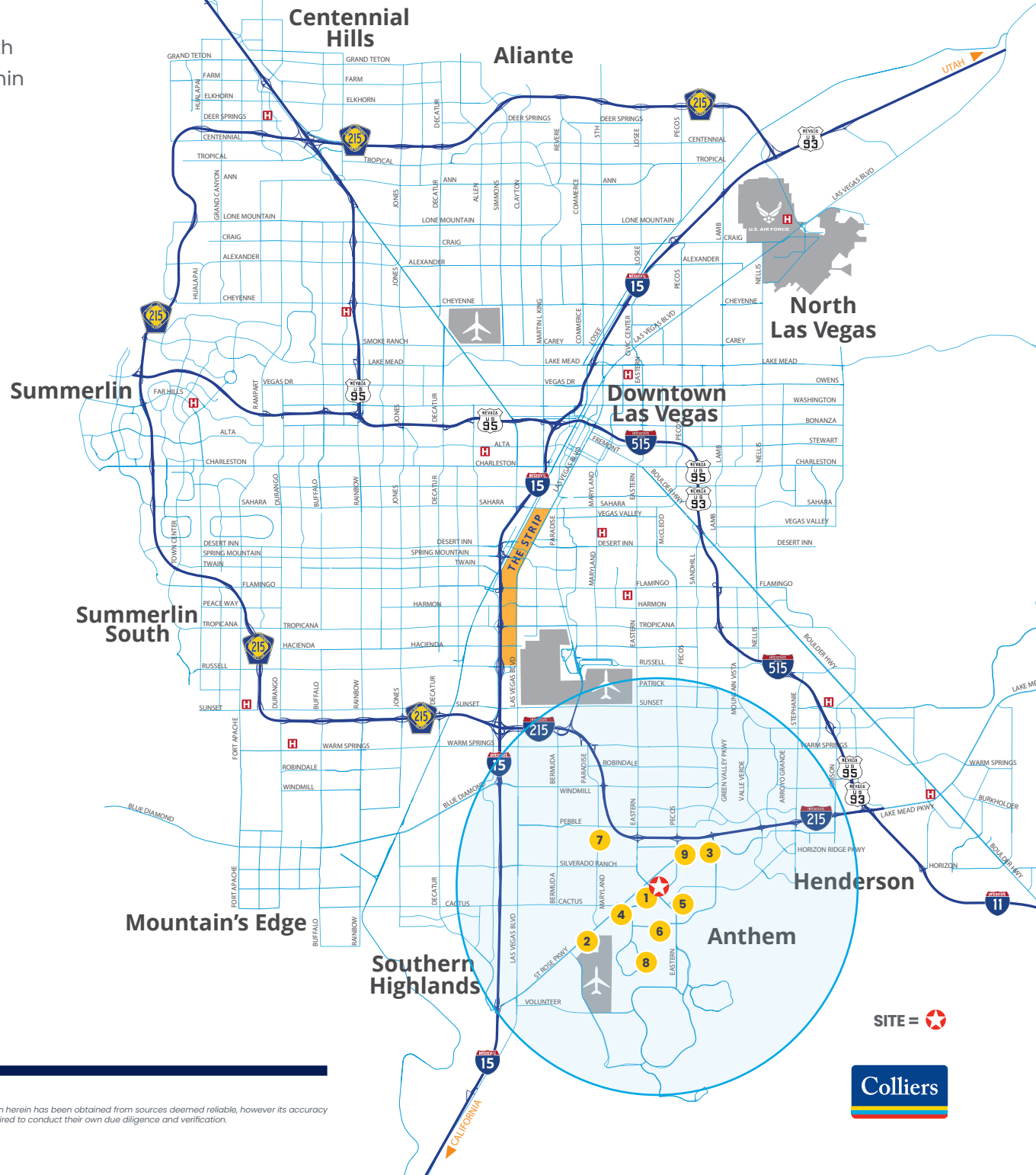


Medium Home Value

\$476,667

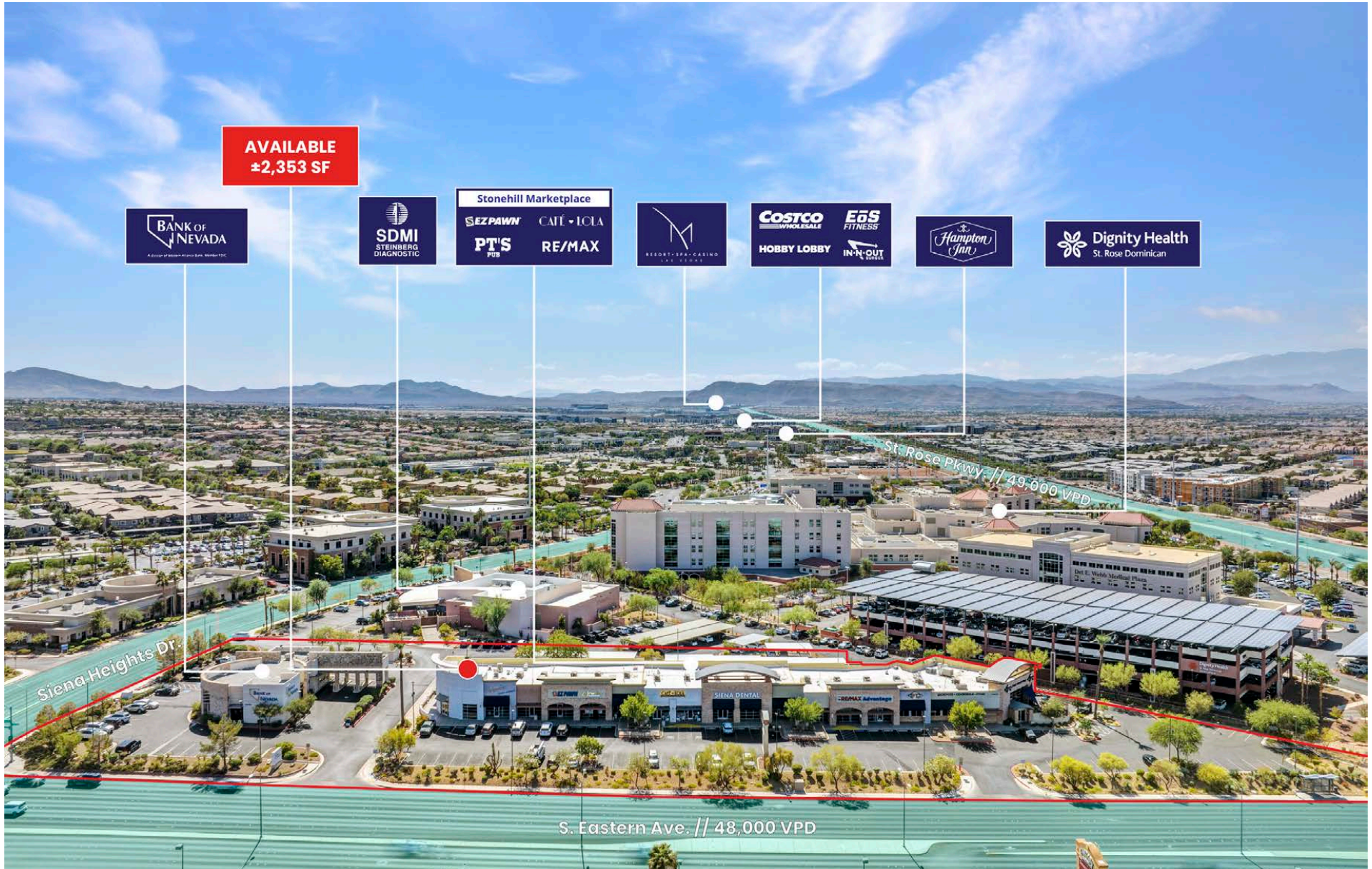
Nearby Amenities ±5-Mile Radius

- 1 St. Rose Hospital Siena Campus (326 beds) - 1.1 miles
- 2 West Henderson Hospital (150 beds) - 3.0 miles
- 3 Green Valley Ranch Resort (500 rooms) - 2.2 miles
- 4 Hampton Inn (133 rooms) - 6.0 miles
- 5 Homewood Suites (145 rooms) - 0.7 miles
- 6 Coronado High School (3,365 students) - 1.0 miles
- 7 Silverado High School (2,299) - 2.2 miles
- 8 Rio Secco Golf Club (240 AC) - 2.8 miles
- 9 The District - 2.5 miles



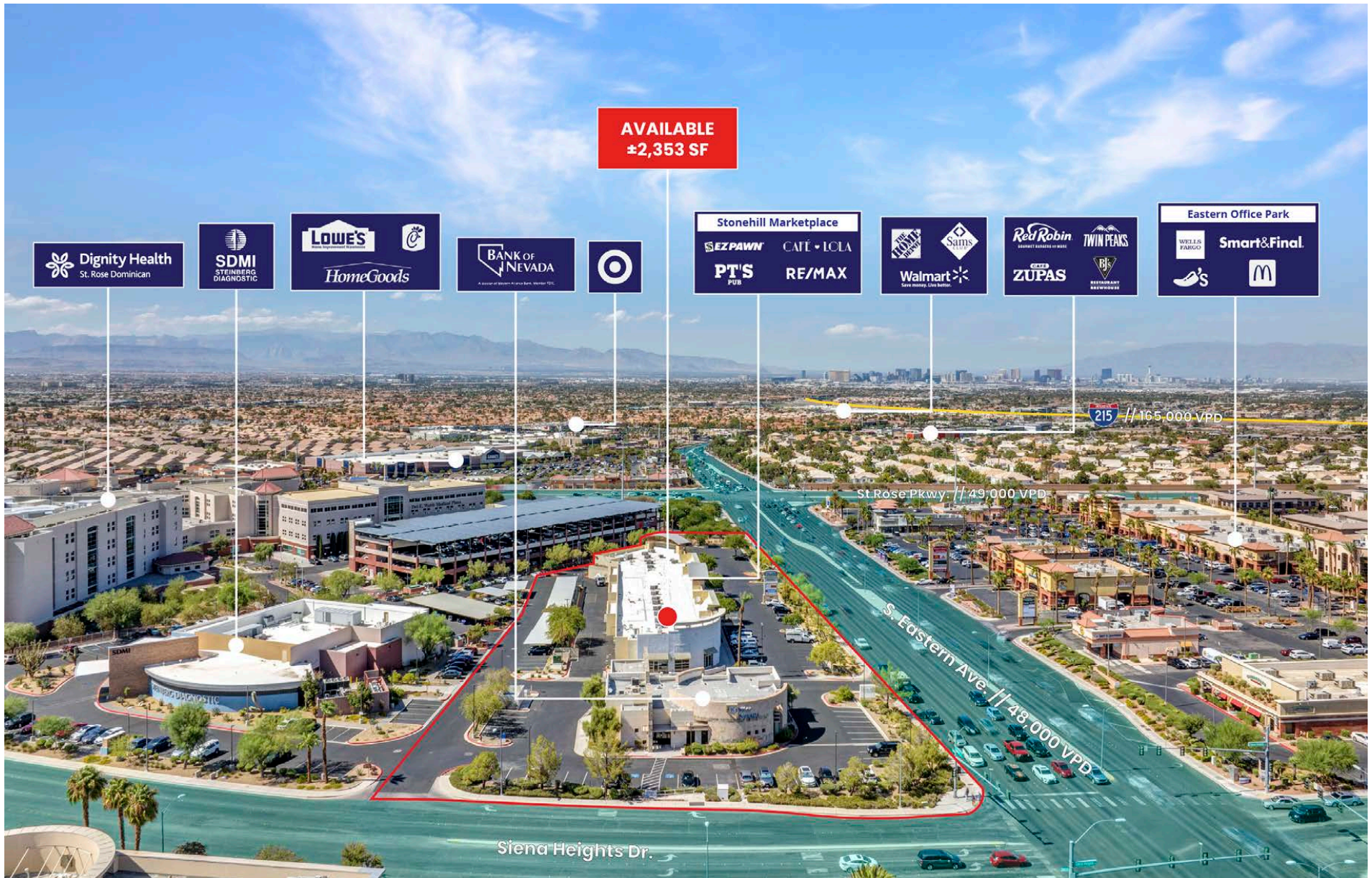
STONEHILL MARKETPLACE

WEST FACING AERIAL



STONEHILL MARKETPLACE

NORTH FACING AERIAL



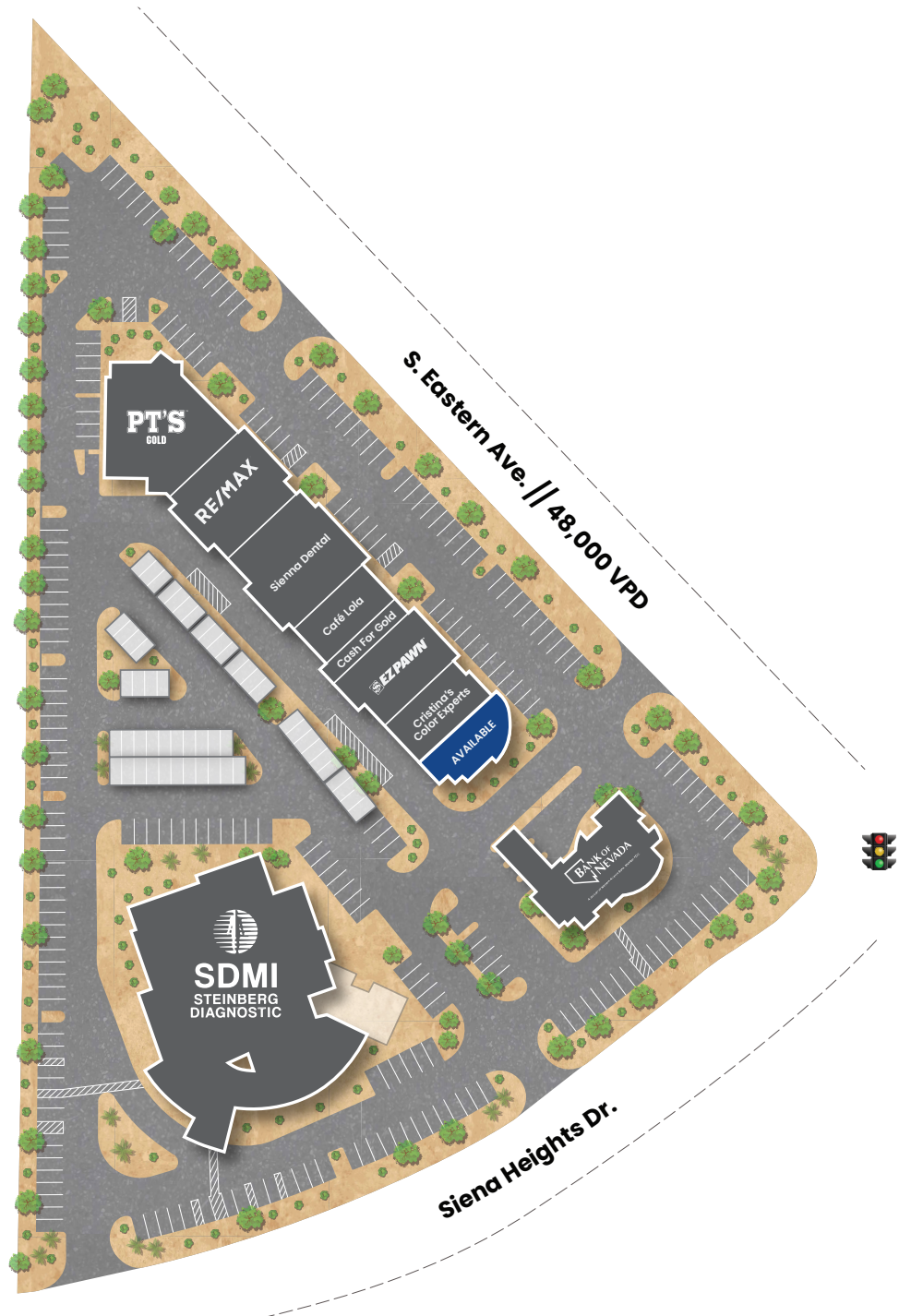
SITE PLAN

Availabilities

Suite	Tenant	SF
101 - 102	PT's Pub	
103 - 106	ReMax	
107 - 108	Siena Dental	
109 - 110	Cafe Lola	
111 - 114	EZ Pawn	
115	Cristina's Color Experts	
116	Available	±2,353


 = Available
 = Not Apart Of

PLANS & AERIALS



STONEHILL MARKETPLACE

PROPERTY PHOTOS



PLANS & AERIALS

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Malan + Marcello Investment Team

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