

FOR LEASE



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	789 RSF
LEASE PRICE	\$1.85 PSF
NNN	\$0.69 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
2024 Population	15,914	165,173	315,117
HOUSEHOLDS	1-mile	3-mile	5-mile
2023 Households	6,236	66,302	127,506
INCOME	1-mile	3-mile	5-mile
2023 Average Household Income	\$94,547	\$104,619	\$105,582





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, KILBEN BROS, KILLED ICE CREAM, PAPPED, PAUL MITCHELL, and the school.

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

Logos for petco and Lowe's.

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

Logo for Dignity Health St. Rose Dominican.

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

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

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

Logo for SANSONE COMPANIES.

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