

# 2675-2685 S EASTERN AVE

S-SWC Sahara Ave & Eastern Ave  
Las Vegas, NV 89169



## LEASING CONTACT



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9121 W Russell Rd

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roicre.com

# 2675-2685 S Eastern Ave is located within a Cardenas anchored shopping center

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## ±1,400 SF AVAILABLE

- End cap multi-tenant pad
- Space has these existing features:  
underground grease interceptor, three  
compartment sink and multiple floor drains
- Pad has excellent visibility along  
Eastern Ave
- Up to 75,000 combined daily traffic count  
at the intersection



SHOPPING CENTER  
RETAILERS



# SITE PLAN

2675-2685 S Eastern Ave  
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## 2675 S Eastern Ave

| Suite      | Tenant                     |
|------------|----------------------------|
| 100        | Discount Dollar Store      |
| 200        | Smoke Shop                 |
| 300        | Barbershop                 |
| <b>400</b> | <b>±1,400 SF AVAILABLE</b> |

## 2685 S Eastern Ave

| Suite | Tenant              |
|-------|---------------------|
| 100   | T-Mobile            |
| 200   | Nail Salon          |
| 300   | Domino's Pizza      |
| 400   | Roberto's Taco Shop |

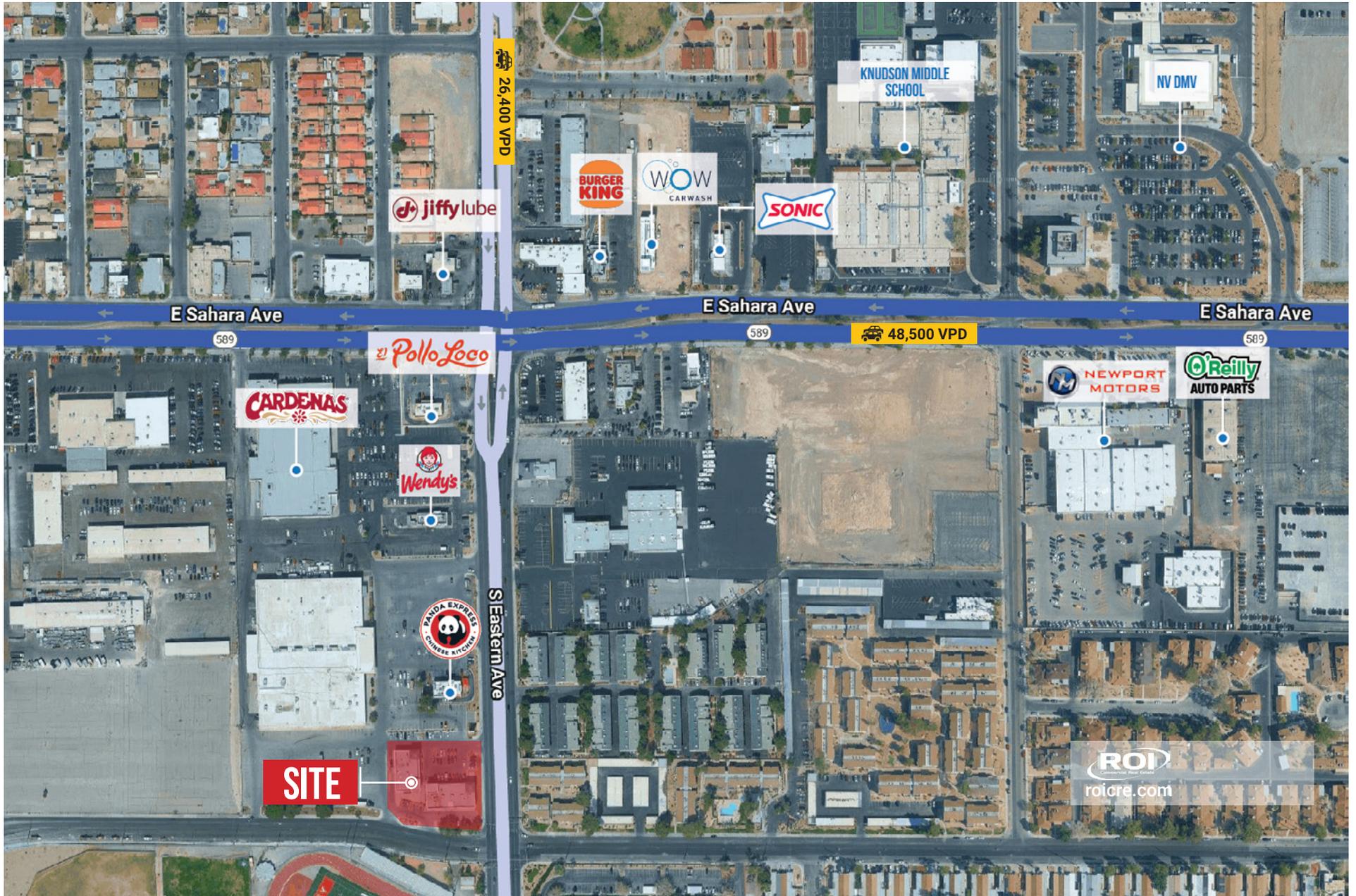
# PROPERTY PHOTOS

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# DETAILED AERIAL

2675-2685 S Eastern Ave  
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# AREA DEMOGRAPHICS



## POPULATION

| 1 Mile | 3 Miles | 5 Miles |
|--------|---------|---------|
| 27,426 | 213,848 | 546,495 |



## AVERAGE HOUSEHOLD INCOME

| 1 Mile   | 3 Miles  | 5 Miles  |
|----------|----------|----------|
| \$70,298 | \$73,043 | \$76,970 |



## TRAFFIC COUNTS

| Sahara Ave | Eastern Ave |
|------------|-------------|
| 48,500 VPD | 30,000 VPD  |

Sources:  
SitesUSA 2025  
TRINA, NV DOT 2024

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**2675-2685**  
**S Eastern Ave**



[www.roicre.com](http://www.roicre.com)

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# CALL US FOR MORE INFO

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