

Eastgate Plaza

510-530 & 560 MARKS STREET
HENDERSON, NV 89014



- **Announcing our newest anchor tenant: Cavender's Western Wear**
- 1,567 SF street-front pad space available
- Walmart anchored power center in the heart of the Galleria Mall trade area
- Join national tenants including Dollar Tree, Salon Boutique, Petland and Bath & Body Works
- Outparcel restaurants and retailers include In-N-Out, Wendy's, Red Lobster, Del Taco and Jared
- The property is located directly off the US-95 freeway with great visibility via a large pylon sign on the freeway
- Dominant Walmart store with thousands of daily shoppers entering the center- one of the top stores in the Las Vegas valley

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Procuring broker shall be entitled to a commission calculated in accordance with the rates approved by our principal only if such procuring broker executed a brokerage agreement acceptable to us and our principle and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

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Space Available: 1,567 - 2,949 SF

Lease Rates: \$2.50/SF - \$3.25/SF

NNN: \$0.47/SF

Zoning: CC (City of Henderson)

Cross Streets: SEC Sunset Rd. &
Marks St.

Demographics

Population

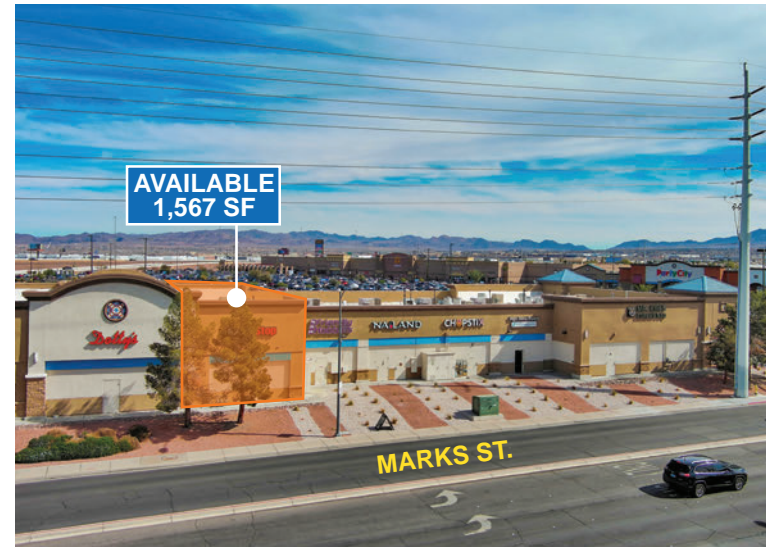
1 mile radius	9,610 people
3 mile radius	131,550 people

Daytime Employees

1 mile radius	12,729 people
3 mile radius	42,379 people

Annual HH Income

1 mile radius	\$100,406
3 mile radius	\$103,736



Mike Zobrist

Managing Director

t 702-405-1755

mike.zobrist@nrmk.com
S.70489

Lauren Tabeeek, CCIM

Managing Director

t 702-405-1707

lauren.tabeeek@nrmk.com
S.74477.LLC

Scott Price

Associate

t 702-405-1728

scott.price@nrmk.com
S.174018

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Site Plan

Bldg. & Suite	Tenant	SF	Asking Rate
510 - #100	AVAILABLE	2,949	\$2.50/SF
510 - #110	Firehouse Subs	2,465	
510 - #120	Petland	4,767	
510 - #130	Affordable Dentures	4,206	
510 - #140	Best Mattress	3,640	
520 - #100	Cavender's	20,530	
520 - #110	Salon Boutique	12,500	
520 - #120	Dollar Tree	20,000	
520 - #130	AVAILABLE	2,790	\$2.50/SF
530 - #100	Hand & Stone	2,889	
530 - #110	Bath & Body Works	2,623	
530 - #130	Vape Shop	1,684	
560 - A	Mr. Kim's Korean BBQ	3,995	
560 - B	Star Brite Dental	1,275	
560 - C	Chopstix Chinese	1,260	
560 - D	Nailand	1,219	
560 - E	Friendly Hobbies	1,294	
560 - F	AVAILABLE	1,567	\$3.25/SF
560 - G	Dotty's	3,352	
560 - H	Advance America	1,604	

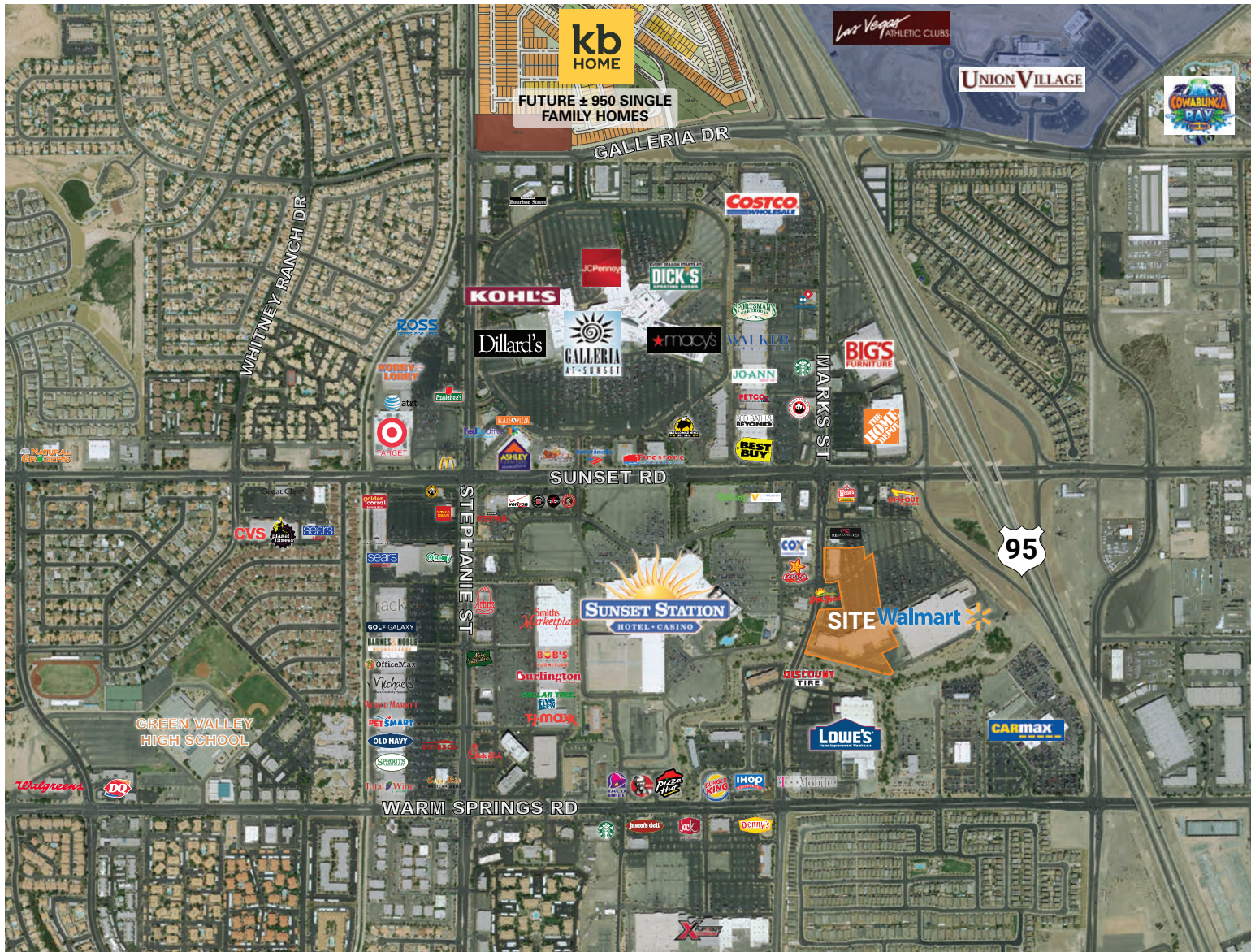


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Aerial



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