

FOR LEASE



+/- 1,269 SF & +/- 3,198 SF Drive Thru

9555 S Eastern Ave & 2205 E Richmar Ave Las Vegas, NV 89123

Miles Sansone

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

www.SansoneCompanies.com





LEASING DETAILS

Space Available	1,269 SF / 3,198 SF
Lease Rate	\$3.25 PSF / \$5.75 PSF
NNN	\$0.88 PSF

- Fronting Eastern Ave. with over 100,000 Cars/day
- Excellent Tenant Mix
- Traffic Light Accessible
- Strong retail corridor with growing population
- Covered Parking and Pylon Signage available

DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2024 Population	15,914	165,173	315,117
HOUSEHOLDS	1-mile	3-mile	5-mile
2024 Households	6,236	66,302	127,506
INCOME	1-mile	3-mile	5-mile
2024 Average Household Income	94,547	104,619	\$105,582





HARRY REID
INTERNATIONAL
LAS VEGAS



SITE

LAS VEGAS BLVD

ST ROSE PKWY



a s c a y a



VIA INSPIRADA



RICHMAR PLAZA

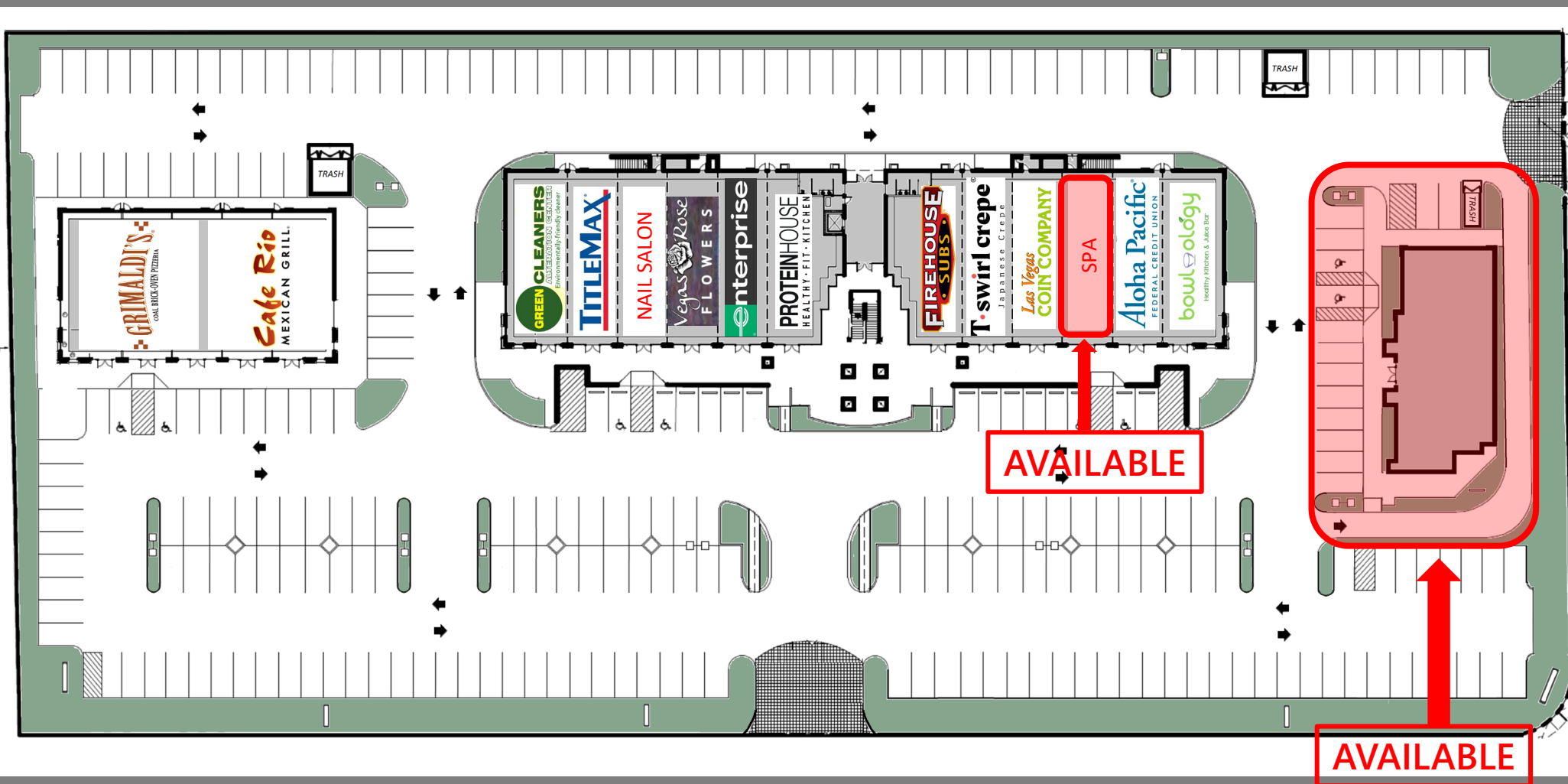
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RICHMAR PLAZA

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EASTERN AVE.



9555 S. Eastern Ave.
Las Vegas, NV 89123

FLOOR PLAN – SUITE # 145 – 1,269 SF

