

FOR LEASE



**MOUNTAIN WEST**  
COMMERCIAL REAL ESTATE

**JAKKE FARLEY, CCIM**

jfarley@mwcre.com  
direct 702.340.0907  
BS.2802

[View Profile](#)

**AVEN HOUSTON**

ahouston@mwcre.com  
direct 702.374.0220  
S.195271

[View Profile](#)

## PROPERTY DETAILS

8889 SOUTH EASTERN AVENUE, LAS VEGAS, NV 89123

- \$2.25/SF/Month Plus \$0.55 NNN
- Second Generation Space
- 1,030 SF Available
- Join Mad House Coffee, Sirius Pet Styling, Algobertos Mexican Restaurant and More!
- Pylon Signage Available Facing Busy Eastern Avenue (27,400 ADT)
- Thriving Greenvalley Ranch Trade Area

## 2024 DEMOS



### EST. POPULATION

1 MILE » 17,133  
3 MILE » 173,018  
5 MILE » 316,764



### EST. HOUSEHOLDS

1 MILE » 6,933  
3 MILE » 71,277  
5 MILE » 131,372



### EST. AVERAGE HH INCOME

1 MILE » \$105,855  
3 MILE » \$117,377  
5 MILE » \$120,038

**FULL SERVICE  
COMMERCIAL REAL ESTATE**

241 West Charleston Blvd, Ste 103  
Las Vegas, NV 89102  
Office 702.374.0211  
[www.mwcre.com](http://www.mwcre.com)

**SITE**



**MOUNTAIN WEST**  
COMMERCIAL REAL ESTATE

**JAKKE FARLEY, CCIM**

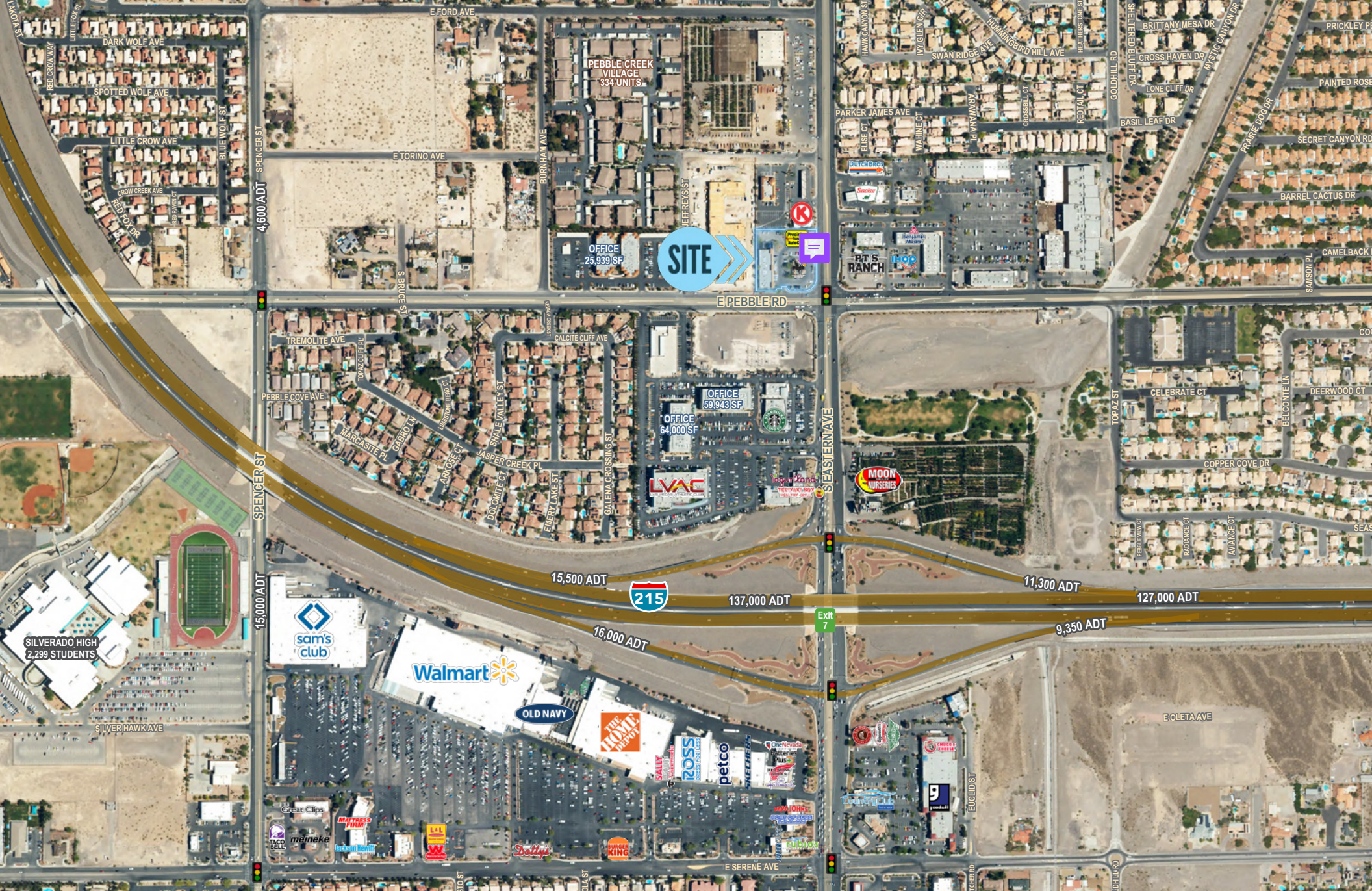
[jfarley@mwcre.com](mailto:jfarley@mwcre.com)  
direct 702.340.0907  
BS.2802  
[View Profile](#)

**AVEN HOUSTON**

[ahouston@mwcre.com](mailto:ahouston@mwcre.com)  
direct 702.374.0220  
S.195271  
[View Profile](#)



**FULL SERVICE**  
**COMMERCIAL REAL ESTATE**  
241 West Charleston Blvd, Ste 103  
Las Vegas, NV 89102  
Office 702.374.0211  
[www.mwcre.com](http://www.mwcre.com)



**JAKKE FARLEY, CCIM**

jfarley@mwcre.com  
 direct 702.340.0907  
 BS.2802  
[View Profile](#)

**AVEN HOUSTON**

ahouston@mwcre.com  
 direct 702.374.0220  
 S.195271  
[View Profile](#)

**FULL SERVICE  
 COMMERCIAL REAL ESTATE**

241 West Charleston Blvd, Suite 103  
 Las Vegas, NV 89102  
 Office 702.374.0211  
[www.mwcre.com](http://www.mwcre.com)



**MOUNTAIN WEST**  
COMMERCIAL REAL ESTATE

**JAKKE FARLEY, CCIM**

jfarley@mwcre.com  
direct 702.340.0907  
BS.2802  
[View Profile](#)

**AVEN HOUSTON**

ahouston@mwcre.com  
direct 702.374.0220  
S.195271  
[View Profile](#)

**FULL SERVICE  
COMMERCIAL REAL ESTATE**

241 West Charleston Blvd, Suite 103  
Las Vegas, NV 89102  
Office 702.374.0211  
[www.mwcre.com](http://www.mwcre.com)