

FOR LEASE



1750 SF - 6,320 SF

10050-10170 S. Eastern Ave. Henderson, NV 89052

MILES SANSONE
(702) 768 -1930
Leasing@SansoneCompanies.com

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





LEASING DETAILS

SPACE AVAILABLE 1,750 SF | 4,570 SF- 6,320 SF
 LEASE RATE \$3.00 PSF - \$4.00 PSF
 NNN \$0.62 PSF

- Smart and Final grocery store anchored with Chili’s, McDonalds, Wells Fargo
- 2 Traffic lights to property
- Affluent area with great demographics
- 3 Pylon signs on property
- Huge Open parking field

DEMOGRAPHICS

	1-mile	3-mile	5-mile
POPULATION			
2024 Population	19,775	154,945	315,670
HOUSEHOLDS			
2024 Households	8,268	61,978	128,393
INCOME			
2024 Average Household Income	\$96,156	\$106,360	\$106,813





CAFE **ZUPAS** **smashburger**

BJ's **TWIN PEAKS** **BECKSTEIN BROS. BAGELS**

THE ORIGINAL **Roll'd** ICE CREAM

P KIPPED A 24-hour Cool Dispensary Spot

PAUL MITCHELL the school

LIFETIME FITNESS **GVR**

Southfork

petco

THE HOME DEPOT **Sam's CLUB**

Walmart

LOWE'S

TRU JOINTS **Target**

Chick-fil-A

Krispy Kreme DOUGHNUTS

Cafe Rio MEXICAN GRILL

FIREHOUSE SUBS

Nike

EASTERN AVE.

ST. ROSE PKWY

Smart & Final.

Available 1,750 - 6,182 SF

WELLS FARGO



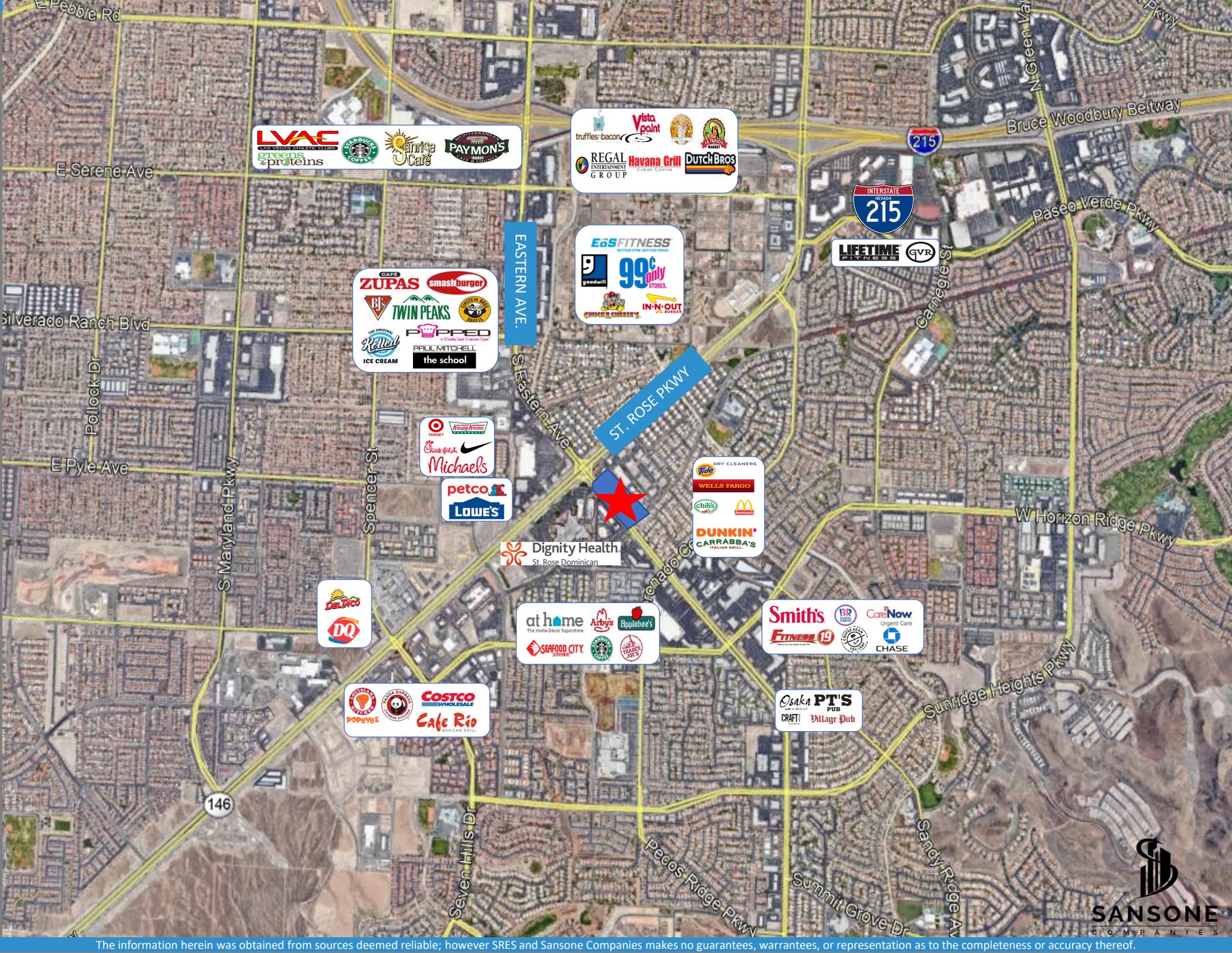
DUNKIN'



CARRABBA'S ITALIAN GRILL

 **Dignity Health.**
St. Rose Dominican

S Eastern Ave



Dignity Health
St. Rose Dominican

EASTERN AVE.

ST. ROSE PKWY





