

**Now Subleasing 5,016 sq feet**  
**Vista Paint @ Regal Plaza**



**8872 S. Eastern Ave., Suites 105-108, Las Vegas, NV 89074**

To Schedule a Tour, Please contact:

Benjamin J. Super

NV License B.34588

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[bensuper@superrealty.net](mailto:bensuper@superrealty.net)

# Overview

Address: 8872 S. Eastern Ave., Suites 105-108, Las Vegas, NV 89074

Overview: Regal Plaza is a family lifestyle destination center. As part of Colonnade Square at Pebble, it consists of 8 existing well-maintained and landscaped buildings totaling over 160,000 square feet of retail and office space situated on approx 14 acres.

Location: Regal Plaza is located in Paradise Township (Clark County) just off of the northeast corner of Eastern and Pebble near the I-215/Eastern interchange. Fronting Pebble, the Vista Paint retail store offers excellent visibility and superior access to Green Valley, Henderson and to all of Las Vegas.

Landlord: Eastern 8872 LLC

Sublessor: Vista Paint

Lease Expires: The Sublease term ends September 2029

Available: We currently have one suite available for sublease as follows:

8872 S. Eastern Ave., Suites 105-108 is approximately 5,016 rentable sq feet.

Vista Paint is currently operating at this location and will need time to relocate.

This Suite is built-out perfectly built-out for a new retail user. It has a wide open floor plan, large windows fronting the street and two existing restrooms.

Monthly Rent: **8872 S. Eastern Ave., Suites 105-108** (5,016 Sq feet) \$12,730.00 per month including CAMs  
\$2.54 per sq foot per month.

Tenant is responsible for interior repairs, maintenance and utility charges.

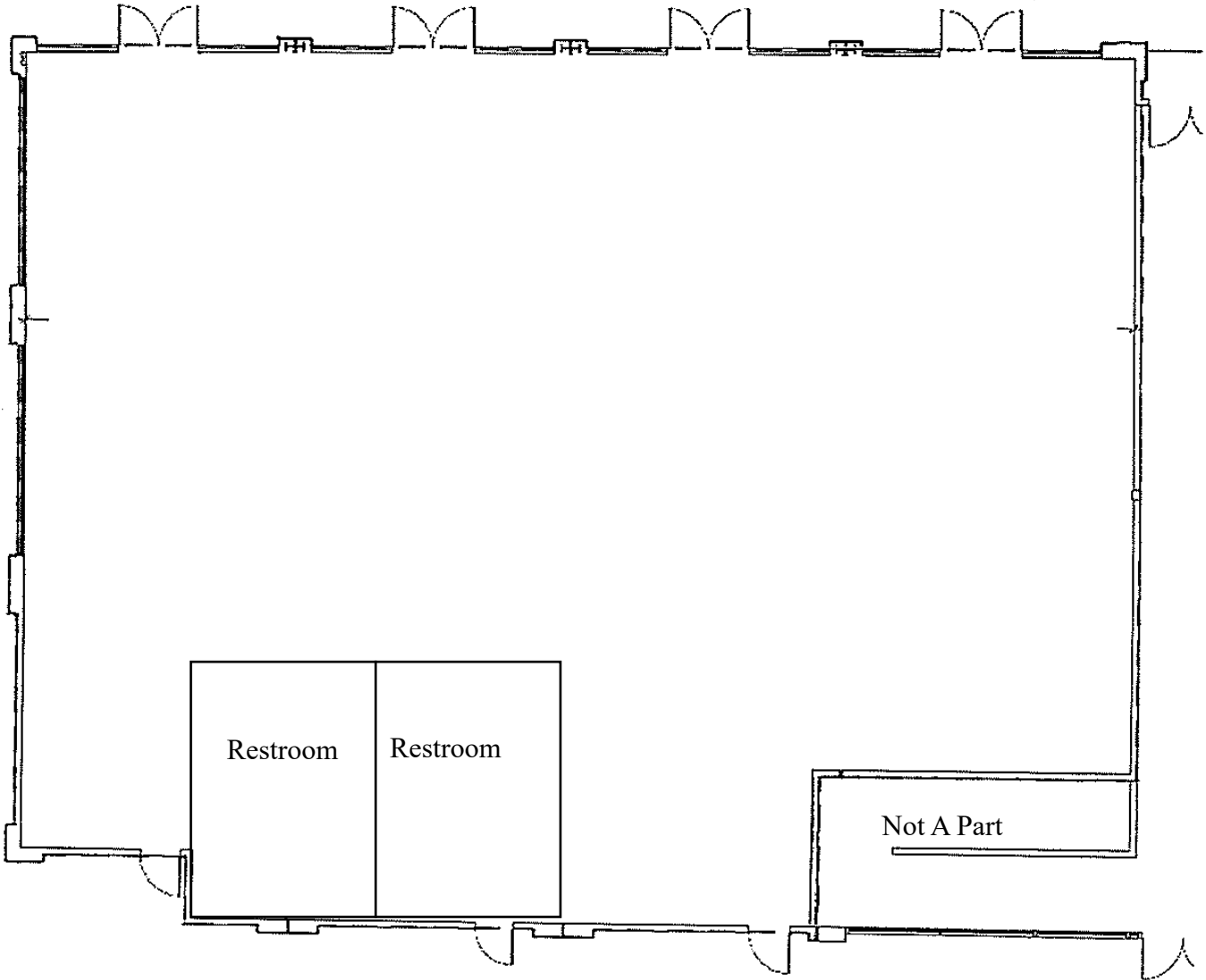
CAM's: The Common Area Maintenance Charges (CAM's) are currently \$\_\_\_\_\_ per square foot per month and will be reconciled annually. These include water, sewer and common area trash fees.

Features: Quiet professional family lifestyle destination center  
Well maintained and managed  
Fully Sprinklered  
Broker cooperation encouraged.

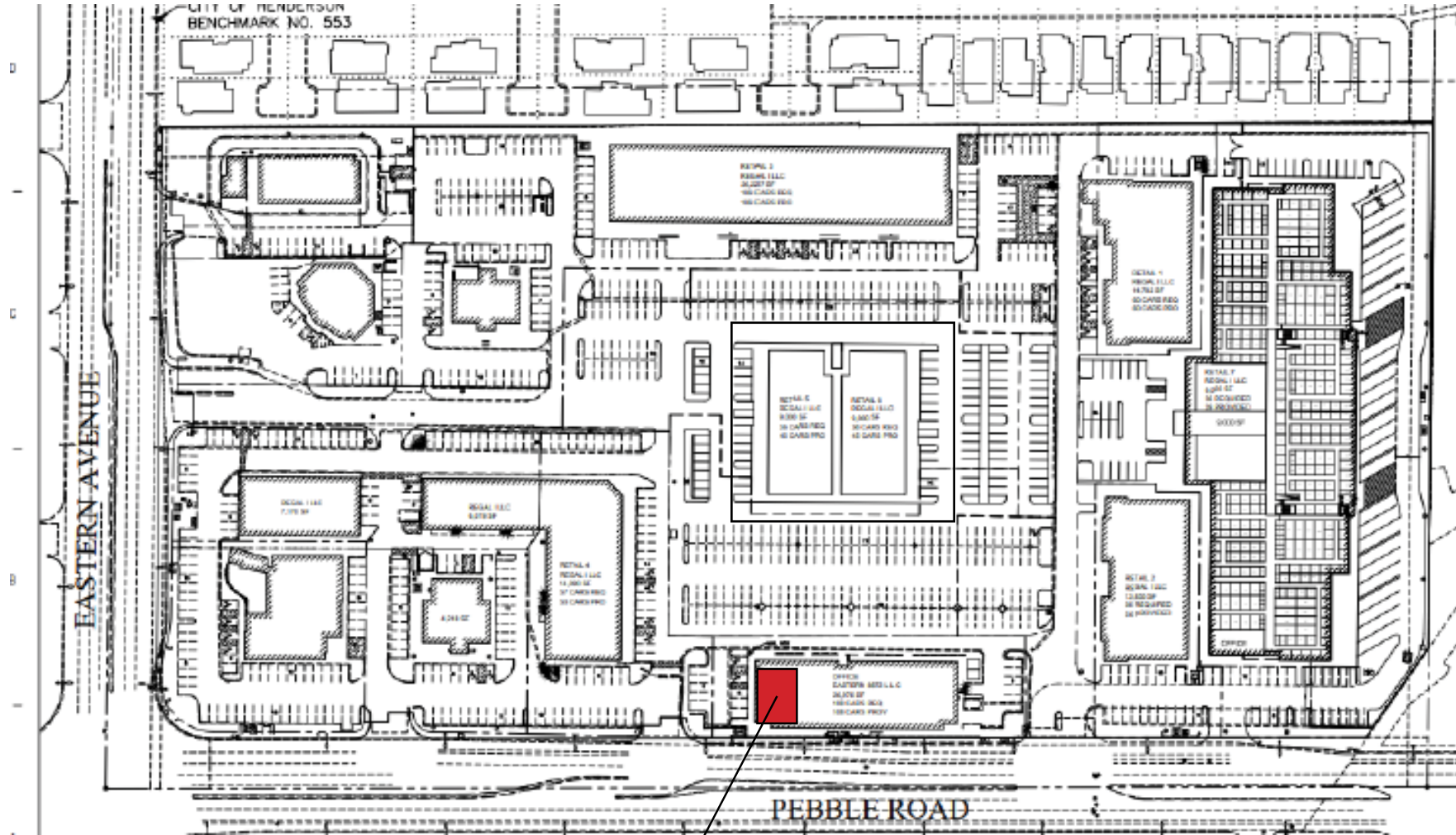
Neighbors: Neighboring business include the Las Vegas Athletic Center, Moon Valley Nursery, 7-11, Ihop, Dutch Bros Coffee, Dream Suites, Havana Cuban Grill, Barx Parx, Tapas Bar and Grill, Sushi & Joy, Kingdom Church, My Left Foot and Prosecco Italian Restaurant.

Property: 8872 S. Eastern Ave is situated on 0.72 acres;  
APN: 177-13-423-026  
Built in 2008; Zoned Commercial General (CG)  
Masterplanned Corridor Mixed-Use (CM)  
Located in Clark County, Nevada 89118

# Floorplan



# Site Plan:



Vista Paint  
Store  
Location

# Aerial View



# Parcel Map

This map is for assessment use only and does NOT represent a survey. No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

USE THIS SCALE (FEET) WHEN MAP REDUCED FROM 11X17 ORIGINAL

**MAP LEGEND**

- PARCEL BOUNDARY
- SUB BOUNDARY
- PMLD BOUNDARY
- ROAD EASEMENT
- MATCH / LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- HISTORIC PMLD BOUNDARY
- SECTION LINE
- CONDOMINIUM UNIT
- AIR SPACE PCL
- RIGHT OF WAY PCL
- SUB-SURFACE PCL
- ROAD PARCEL NUMBER
- PARCEL NUMBER
- 1.00 ACREAGE
- 202 PARCEL SUB/SEQ NUMBER
- PB 24-45 PLAT RECORDING NUMBER
- BLOCK NUMBER
- LOT NUMBER
- 6.5 GOV. LOT NUMBER

**ASSESSOR'S PARCELS - CLARK COUNTY, NV.**  
**Briana Johnson - Assessor**

BOOK T22S R61E  
 163 162 161 16  
 176 177 178 17  
 192 191 190 18


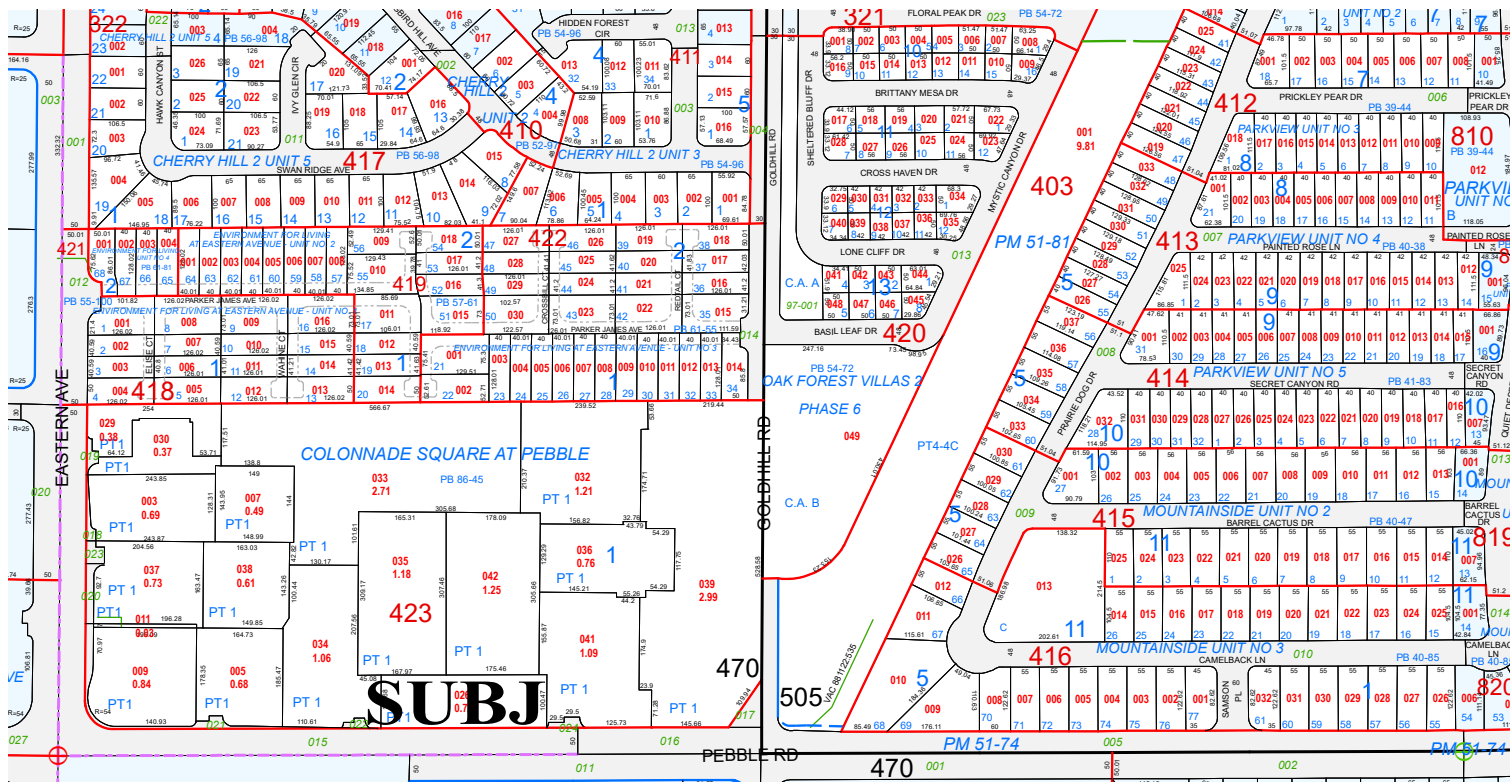
SEC 13

RANGE S 2 SW 4

TOWNSHIP 177-13-4

Scale: 1" = 200'

Rev: 8/19/2024

TAX DIST 505,470

# Assessor's Information



The MAPS and DATA are provided without warranty of any kind, expressed or implied.  
 Date Created: 01/17/2025

## Property Information

**Parcel:** 17713423026  
**Owner Name(s):** EASTERN 8872 L L C  
**Site Address:** 8872 S EASTERN AVE  
**Jurisdiction:** Clark County - 89123  
**Zoning Classification:** Commercial General (CG)  
**Planned Landuse:** Corridor Mixed-Use (CM)

## Misc Information

**Subdivision Name:** COLONNADE SQUARE AT PEBBLE  
**Lot Block:** Lot:1 Block:1  
**Sale Date:** 11/2012  
**Sale Price:** \$1,800,000  
**Recorded Doc Number:** 20121130 00003200  
**Flight Date:** 2024-10-17

**Construction Year:** 2008  
**T-R-S:** 22-61-13  
**Census tract:** 5319  
**Estimated Lot Size:** 0.72

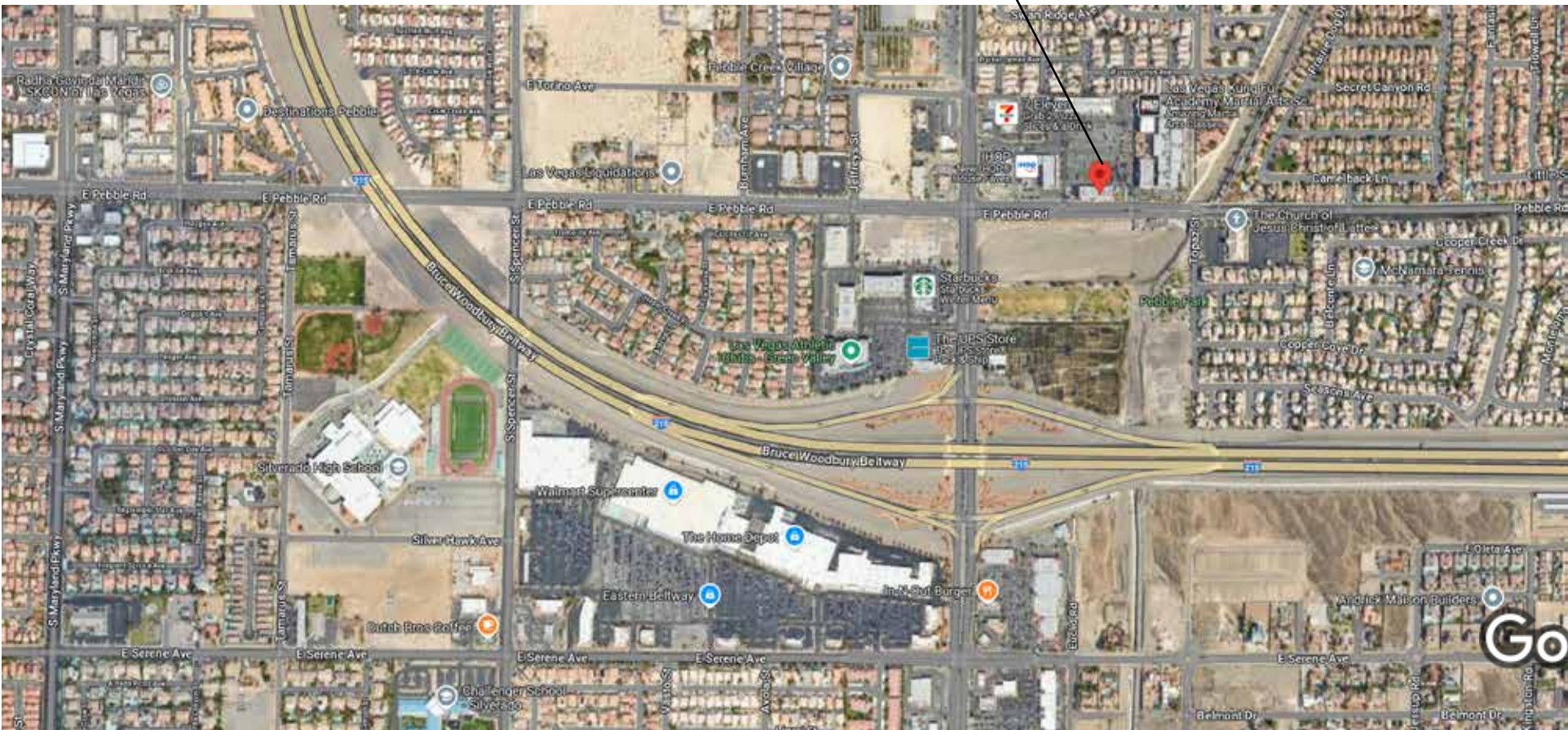
## Elected Officials

**Commission:** A - Michael Naft (D)  
**US Senate:** Jacky Rosen, Catherine Cortez-Masto  
**State Senate:** 12 - Julie Ann Pazina (D)  
**School District:** G - Linda P. Cavazos  
**Board of Education:** 3 - Danielle Ford

**City Ward:**  
**US Congress:** 3 - Susie Lee (D)  
**State Assembly:** 21 - Elaine Marzola (D)  
**University Regent:** 3 - Byron Brooks  
**Minor Civil Division:** Las Vegas

# Map of Las Vegas

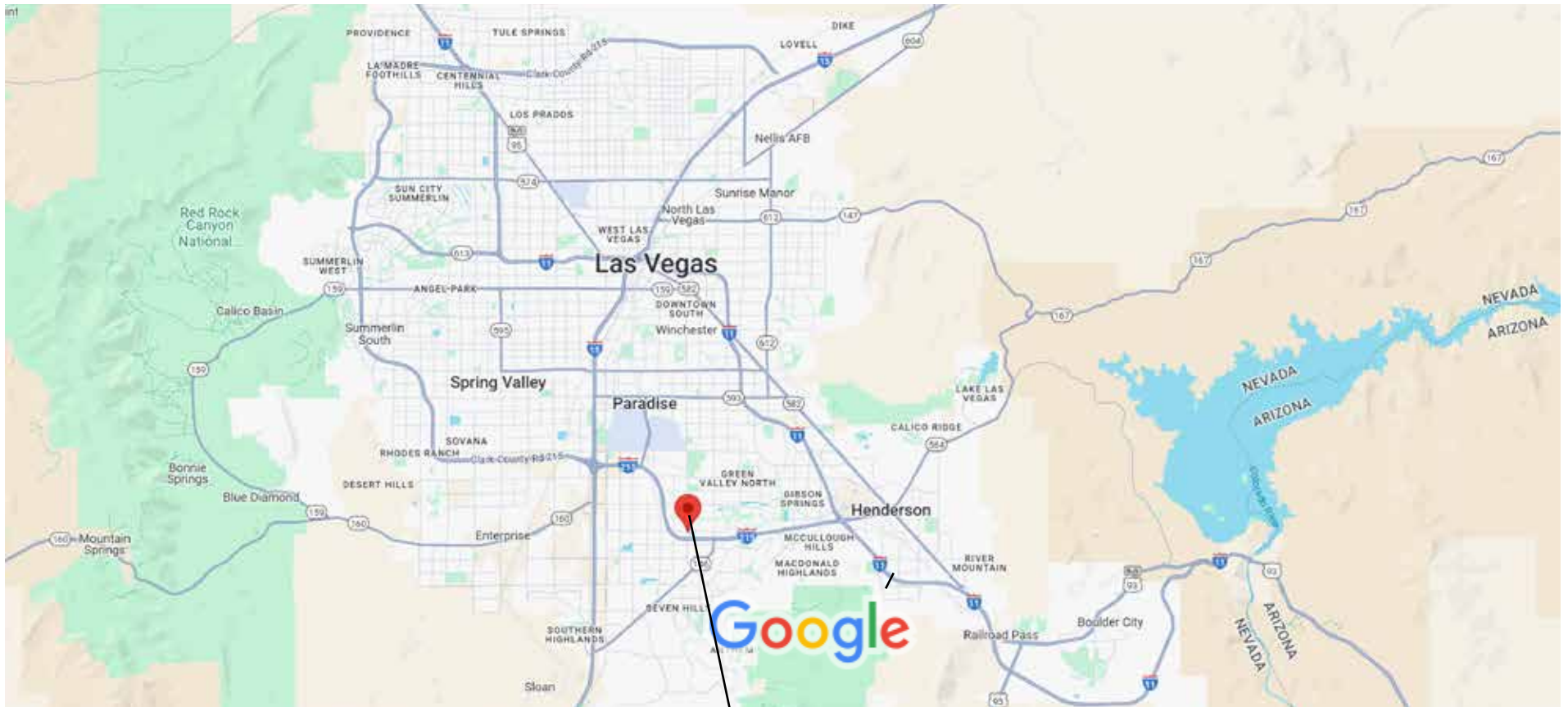
8872 S Eastern Ave



Imagery ©2025 Airbus, Maxar Technologies, Map data ©2025 Google 500 ft

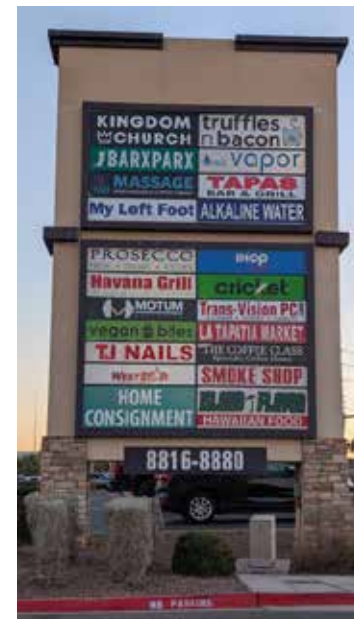


# Map of Las Vegas



**SUBJ**

# Photos: Vista Paint Retail Store



Offered for Lease By: Super Realty; Benjamin J Super, Broker; (702) 737-0390

[bensuper@superrealty.net](mailto:bensuper@superrealty.net)

# Photos Continued...





# Traffic Count Report

8872 S Eastern Ave, Las Vegas, NV 89123

Building Type: **General Retail**  
 Secondary: **Storefront Retail/Office**  
 GLA: **22,768 SF**  
 Year Built: **2008**  
 Total Available: **5,016 SF**  
 % Leased: **100%**  
 Rent/SF/Mo: **Negotiable**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	E Pebble Rd	S Eastern Ave	0.12 W	2022	10,741	MPSI	.03
2	E Pebble Rd	S Eastern Ave	0.12 W	2016	12,000	AADT	.03
3	S Eastern Ave	E Pebble Rd	0.08 N	2022	32,720	MPSI	.17
4	S Eastern Ave	E Pebble Rd	0.08 N	2020	33,556	MPSI	.17
5	S Eastern Ave	E Pebble Rd	0.08 N	2018	32,370	MPSI	.17
6	E Pebble Rd	Jeffreys St	0.01 W	2020	15,679	MPSI	.26
7	E Pebble Rd	Jeffreys St	0.01 W	2022	15,392	MPSI	.26
8	E Pebble Rd	Jeffreys St	0.01 W	2018	16,923	MPSI	.26
9	Topaz St	Seasons Ave	0.08 NE	2019	12,700	AADT	.28
10	E Oleta Ave	Topaz St	0.11 SE	2019	13,600	AADT	.32



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1/20/2025

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Excellent Visibility and Location

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Famiy lifestyle destination center

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Fully Sprinklered Retail Suite

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