

FOR LEASE



+/- 3,198 SF Drive Thru

2205 E Richmar Ave Las Vegas, NV 89123

Miles Sansone

Phone: (702) 321-8241

Email: Leasing@SansoneCompanies.com

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

www.SansoneCompanies.com



2205 E. RICHMAR AVE
Las Vegas, NV 89123

PROPERTY DETAILS



LEASING DETAILS

- Space Available

3,198 SF
- Lease Rate

\$5.75 PSF
- NNN

\$0.90 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



The information herein was obtained from sources deemed reliable; however SRES & Sansone Companies makes no guarantees, warranties, or representation as to the completeness or accuracy thereof.

WELCOME
TO Fabulous
LAS VEGAS
NEVADA

HARRY REID
INTERNATIONAL
LAS VEGAS



SITE

LAS VEGAS BLVD

ST ROSE PKWY



a s c a y a



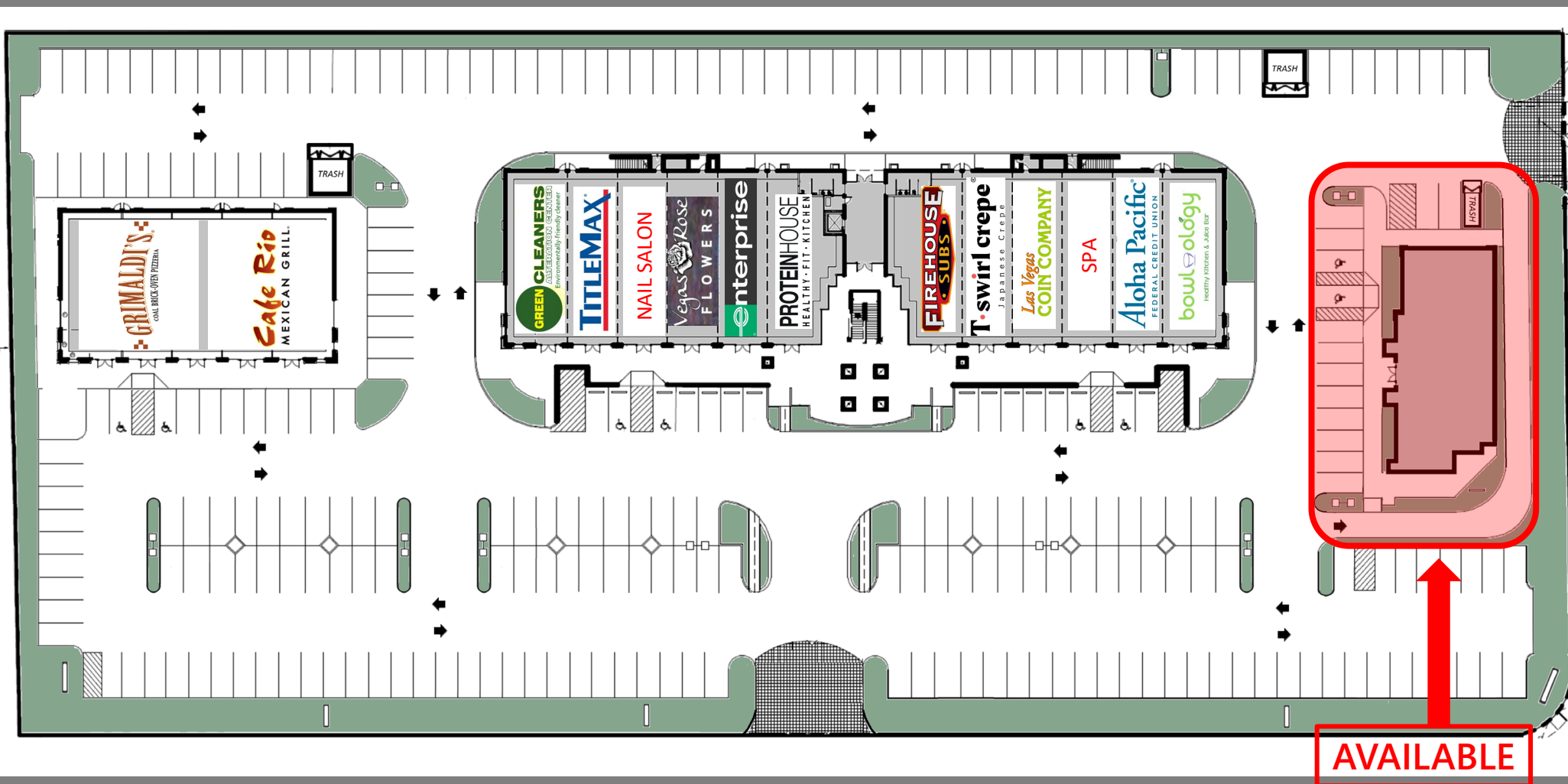
VIA INSPIRADA



RICHMAR PLAZA

The information herein was obtained from sources deemed reliable; however Sansone Companies & SRES makes no guarantees, warranties, or representation as to the completeness or accuracy thereof.





EASTERN AVE.



