

# 2675-2685 S EASTERN AVE

S-SWC Sahara Ave & Eastern Ave  
Las Vegas, NV 89169



## LEASING CONTACT

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# 2675-2685 S Eastern Ave is located within a Cardenas anchored shopping center

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**±1,400 SF AVAILABLE**  
DO NOT DISTURB

- End cap multi-tenant pad
- Space has excellent visibility along Eastern Ave
- Up to 75,000 combined daily traffic count at the intersection

SHOPPING CENTER  
RETAILERS



# SITE PLAN

**2675-2685 S Eastern Ave**  
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Suite	Tenant
<b>2675 S Eastern Ave</b>	
100	Discount Dollar Store
200	Smoke Shop
300	Barbershop
<b>400</b>	<b>AVAILABLE - DO NOT DISTURB</b>

Suite	Tenant
<b>2685 S Eastern Ave</b>	
100	T-Mobile
200	Nail Salon
300	Domino's Pizza
400	Roberto's Taco Shop

# AREA DEMOGRAPHICS



## POPULATION

1 Mile	3 Miles	5 Miles
27,426	213,848	546,495



## AVERAGE HOUSEHOLD INCOME

1 Mile	3 Miles	5 Miles
\$70,298	\$73,043	\$76,970

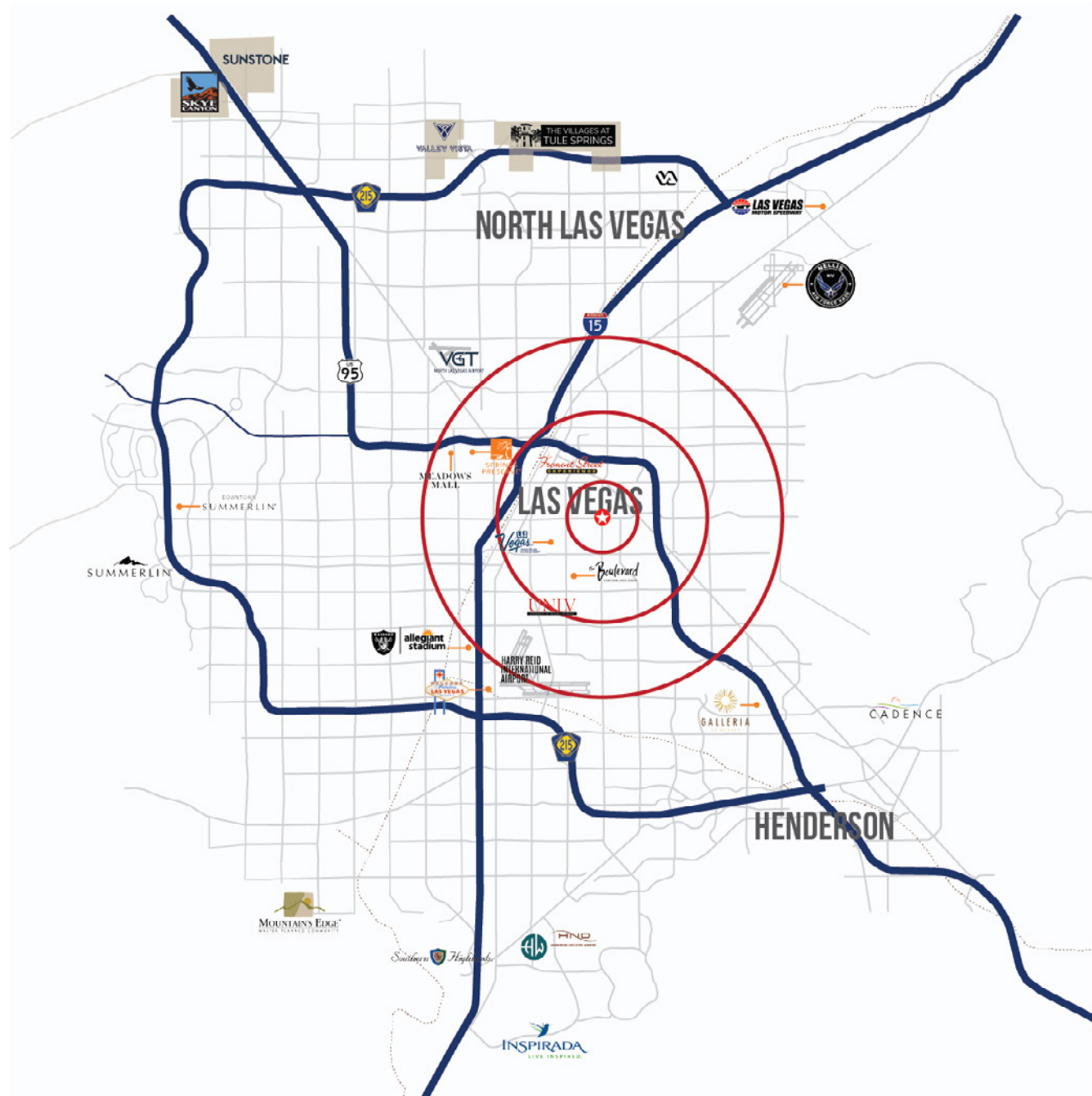


## TRAFFIC COUNTS

Sahara Ave	Eastern Ave
48,500 VPD	26,400 VPD

Sources:  
SitesUSA 2025  
TRINA, NV DOT 2023

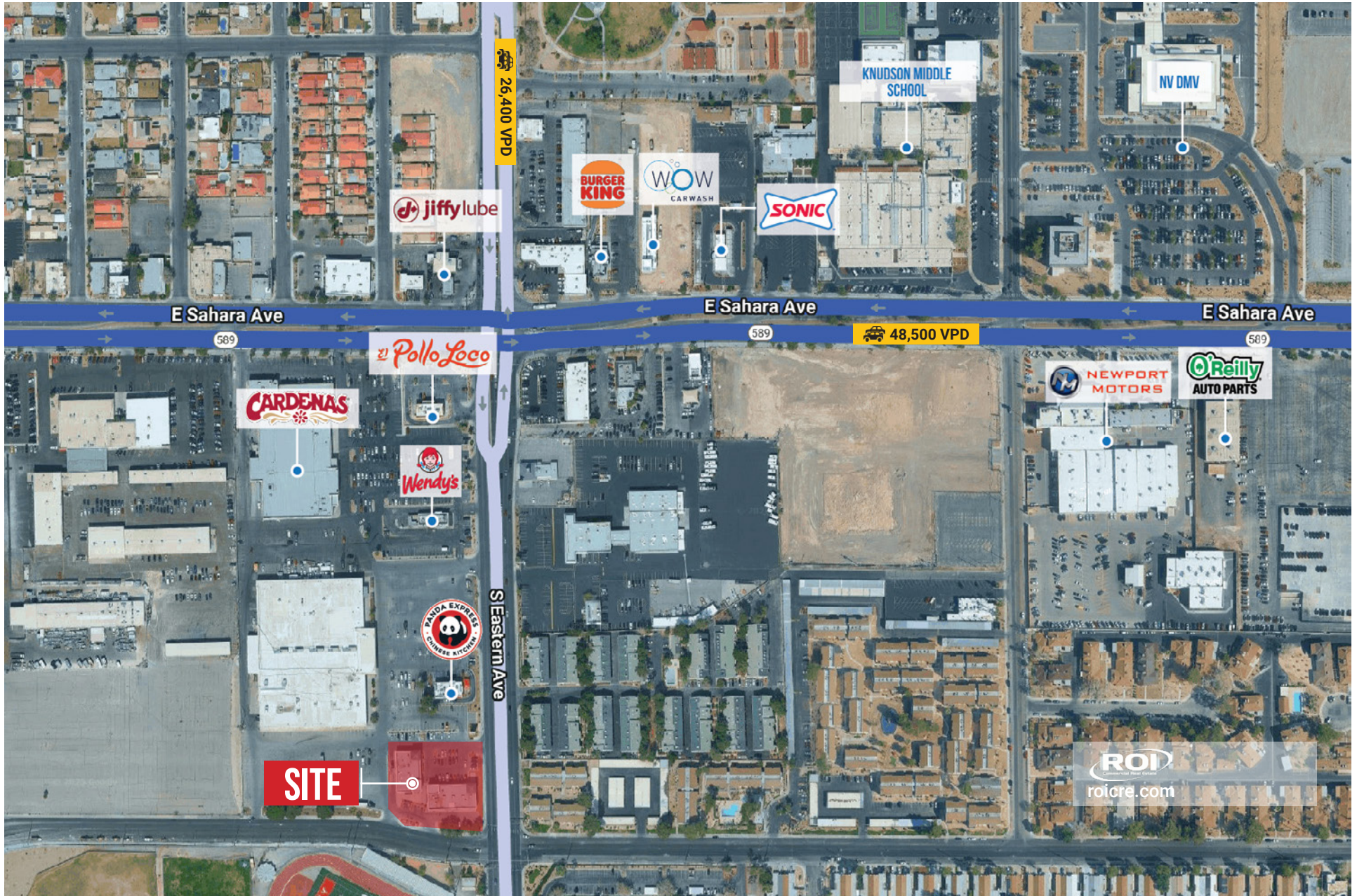
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# DETAILED AERIAL

2675-2685 S Eastern Ave  
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S Eastern Ave**



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# CALL US FOR MORE INFO

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