



For Lease

Palm Court

6883 South Eastern Avenue, Las Vegas, NV 89119

HILLARY STEINBERG

o: 702 780 6761 c: 702 460 3542
hillary.steinberg@avisonyoung.com
NV Lic. #S.0174223

CORINA TOWLE

o: 702 637 7711 c: 702 321 9734
corina.towle@avisonyoung.com
NV Lic. #S.0187978






**AVISON
YOUNG**

Property Highlights

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- Suite 100: ±2,213 SF space available
- Sandwich shop with two restrooms, walk-in and some restaurant fixtures
- End cap unit with plenty of parking
- On Eastern Avenue between East Warm Springs Road and West Sunset Road
- High traffic counts
- Easy access to 215 Beltway Freeway
- The property is located directly across the street from Sunset Park, one half mile east of Harry Reid International Airport
- Asking Rate: \$2.75 PSF NNN
- \$0.54 PSF Estimated CAM's

Demographics (2023 Estimates with 2028 Projections)

 Total Population	1-mile 9,019	3-miles 126,248	5-miles 402,141
 Median HH Income	1-mile \$65,223	3-miles \$73,873	5-miles \$68,418
 Median Home Value	1-mile \$377,784	3-miles \$380,407	5-miles \$371,259
 Total Households	1-mile 4,055	3-miles 53,392	5-miles 169,382
 Average Size Household	1-mile 2.2	3-miles 2.4	5-miles 2.4

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Site Plan

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Tenant	Suite	Sq. Ft.	Rate
AVAILABLE <i>(Restaurant space)</i>	100	2,213	\$2.75 psf NNN
Taqueria Mexican Grill	200	2,008	
Sacred Center Tattoo	300	2,435	
Cash 1, LLC	400	1,451	



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10845 Griffith Peak Drive, Suite 100
 Las Vegas, NV 89135
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