

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



# **Property Highlights**

### 6883 South Eastern Avenue, Las Vegas, NV 89119

- 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)

A A	1-mile	3-miles	5-miles
Total Population	9,019	126,248	402,141
. <u>.</u>	1-mile	3-miles	5-miles
Median HH Income	\$65,223	\$73,873	\$68.418
(iii	1-mile	3-miles	5-miles
Median Home Value	\$377,784	\$380,407	\$371,259
郃	1-mile	3-miles	5-miles
Total Households	4,055	53,392	169,382
— ∰	1-mile	3-miles	5-miles
Average Size Household	2.2	2.4	2.4

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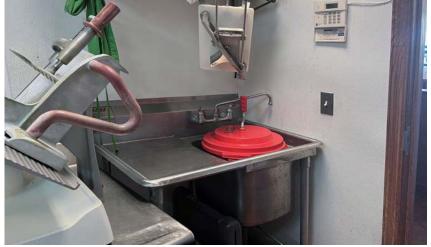
# Site Plan

## 6883 South Eastern Avenue, Las Vegas, NV 89119

Tenant	Suite	Sq. Ft.	Rate
AVAILABLE (Restaurant space)	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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### **CORINA TOWLE**

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

### avisonyoung.com

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