

FOR LEASE



1,358 - 2,909 sf Retail

10845 S. Eastern Ave. Las Vegas, NV 89123

DEVON SANSONE

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 **SANSONE**
INVESTMENTS
Real Estate • Development • Management

10845 S. Eastern Ave.
Las Vegas, NV 89123

LEASING DETAILS

Space Available:
**1,358 & 1,551 SF CAN BE
COMBINED TO 2,909**

Lease Price::
\$2.75/SF

NNN:
\$0.44 PSF



PROPERTY HIGHLIGHTS

- End Cap retail
- Excellent demographics; over 80,000 vehicles per day
- Excellent synergy with like tenants
- Traffic Light access with easy ingress/egress
- Pylon signage available

POPULATION	1-mile	3-mile	5-mile
2019 Population	19,322	103,518	261,714
HOUSEHOLDS	1-mile	3-mile	5-mile
2019 Households	7,535	41,184	102,493
INCOME	1-mile	3-mile	5-mile
2019 Average Household Income	\$73,946	\$76,564	\$73,516

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