

Suite 110
1,618 SF

Suite 140
1,618 SF

Suite 150
1,618 SF



RETAIL SUITE AVAILABLE FOR LEASE - 1,618 SF

5300 SOUTH EASTERN AVENUE, LAS VEGAS, NEVADA



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The Barashy Group presents Suites 110, ~~140~~, and ~~150~~, three high-visibility retail suites for lease at Pioneer Square, a multi-tenant, retail strip center on the corner of Eastern and Hacienda.



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EXECUTIVE SUMMARY DETAILS

OPPORTUNITY HIGHLIGHTS

Pioneer Square is a high-visibility, high-traffic, retail strip center in East Las Vegas located 1mi from Harry Reid International Airport, with space for up to seven tenants. The Property is currently offering for lease three suites with varying floor plans between 1,521 to 1,618 SF, two of which are side-by-side and may be combined for a total of 3,084 SF of retail and office space.

OFFERING SUMMARY

- **High Visibility: Corner of Eastern and Hacienda**
- **High Traffic Counts: 31,000+ AATD**
- **Frontage on Eastern with Marquee**
- **Min Contiguous Area: 1,521 SF**
- **Max Contiguous Area: 3,084 SF**
- **Parking Ratio: 3.81/1,000 SF**
- **Year Built: 2007**

SPECIFICATIONS



BUILDING SPECIFICATIONS

ADDRESS:

5300 S Eastern Ave
Las Vegas, NV 89119

PARCEL:

162-25-310-001

SPECS	
Zoning	Local Business (C-1)
Jurisdiction	Clark County
Water	Las Vegas Valley Water District
Electric	NV Energy
Gas	Southwest Gas Corporation
Sanitary Sewer	Clark County Water Reclamation District
Foundation	Light, Reinforced Concrete
Structural Frame	WD Frame with Partitions
Windows	Standard windows; glass in aluminum frames
Roof Type/Cover	Flat; Tiled
HVAC	Central heating and cooling units
Exterior Walls	Stucco
Lighting	Conduit
Sprinkler	Fully-sprinklered
Parking	3.81/1,000 or 43 surface parking spots and 2 handicapped parking spots.
Stories	One (1)

SPECIFICATIONS

SUITE SPECIFICATIONS

SUITE: 110
SIZE: 1,618 SF

FIRE ALARM: Yes
SECURITY ALARM: Yes
SPRINKLERS: Yes
OFFICES: Two (2) with security doors and one-way glass.
BATHROOMS: One (1)

OTHER: Includes a TL30 (Jewelry-grade) Safe. Premises are secured by double doors.

SUITE: ~~140~~
SIZE: 1,563 SF

FIRE ALARM: Yes
SECURITY ALARM: Yes
SPRINKLERS: Yes
OFFICES: None
BATHROOMS: One (1)

OTHER: Comes with large storage room and utility sink. Premises are secured by double doors.



SUITE: ~~150~~
SIZE: 1,521 SF

FIRE ALARM: Yes
SECURITY ALARM: Yes
SPRINKLERS: Yes
OFFICES: Four (4)
BATHROOMS: One (1)

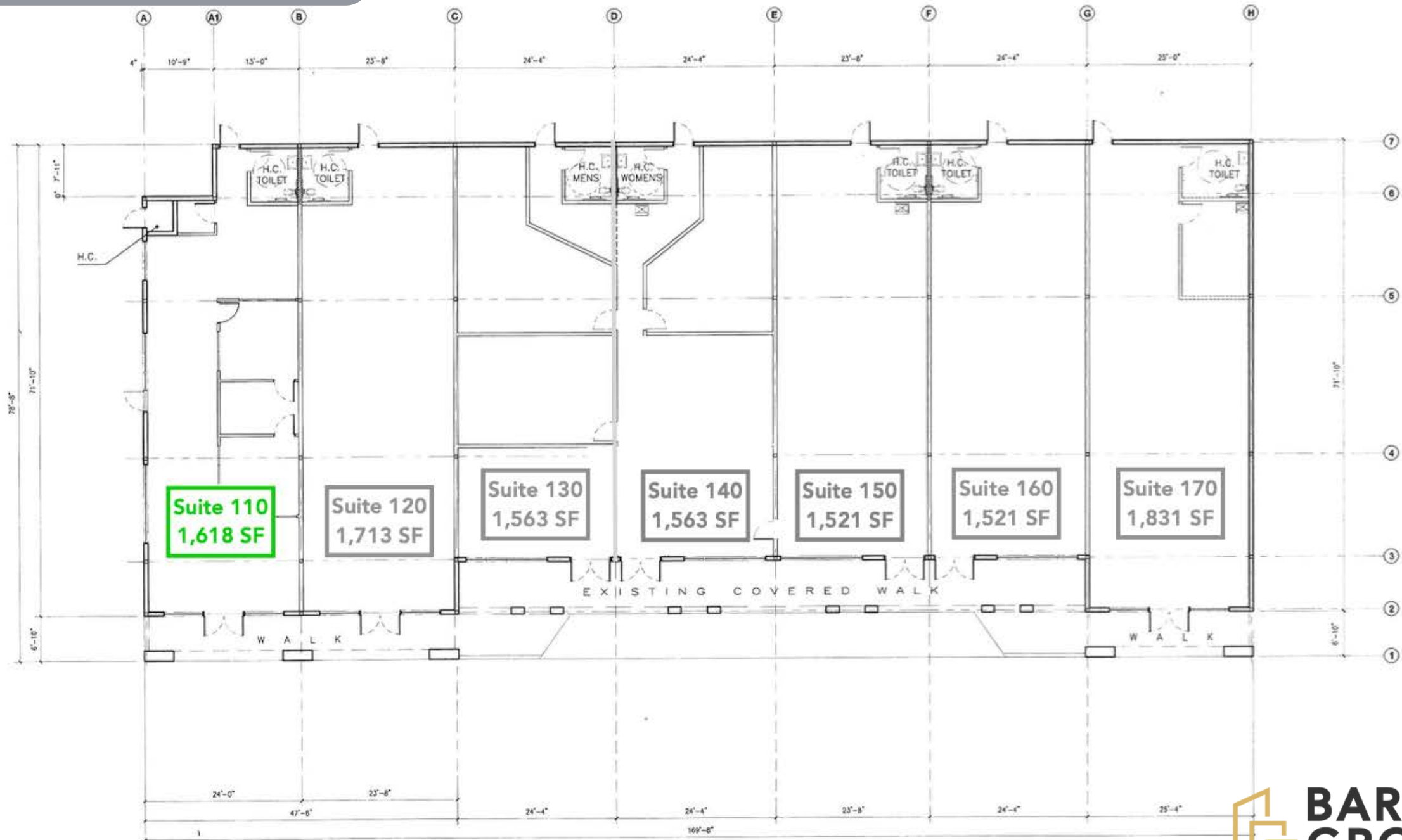
OTHER: Includes wash sink outside of the Bathroom and Cat5 ethernet ports. Premises are secured by double doors.



SUITE 110



FLOOR PLAN



*Floor Plan is not guaranteed to be accurate, as changes have been made over time.

REGIONAL MAP



Las Vegas Strip



Harry Reid
International Airport

Sunset Park

Henderson

RETAIL MAP

Tropicana East Shopping Center

Walmart + Sams Club

Village East Plaza Shopping Mall

Hacienda

Eastern Ave

BUILDING TENANTS

PIONEER SQUARE SPACES

Suite 110: **AVAILABLE**

Suite 120: Distinctive Smiles Dentistry

Suite 130: Alternate Reality Comics

Suite 140: **LEASED**

Suite 150: **LEASED**

Suite 160: House of Cars

Suite 170: Rogue Toys



*Your Nexus of Entertainment
& Enlightenment!*



FINANCIAL OVERVIEW



OFFERING SUMMARY

BASE RENT

\$1.35/SF/Mo + NNN

NNN FEE

\$0.49/SF/Mo

TERM

3-5+ Years



SUITE 110: 1,618 SF

Rent: \$2,184.30/Mo NNN

NNN: \$792.82/Mo

~~SUITE 140: 1,563 SF~~

Rent: \$2,110.05/Mo NNN

NNN: \$792.82/Mo

~~SUITE 150: 1,521 SF~~

Rent: \$2,053.35/Mo NNN

NNN: \$745.29/Mo

DEMOGRAPHICS

BG 1, Tract 28.24, Clark, NV

Block Group in: [Paradise, NV, Clark County, NV, Nevada, United States](#)

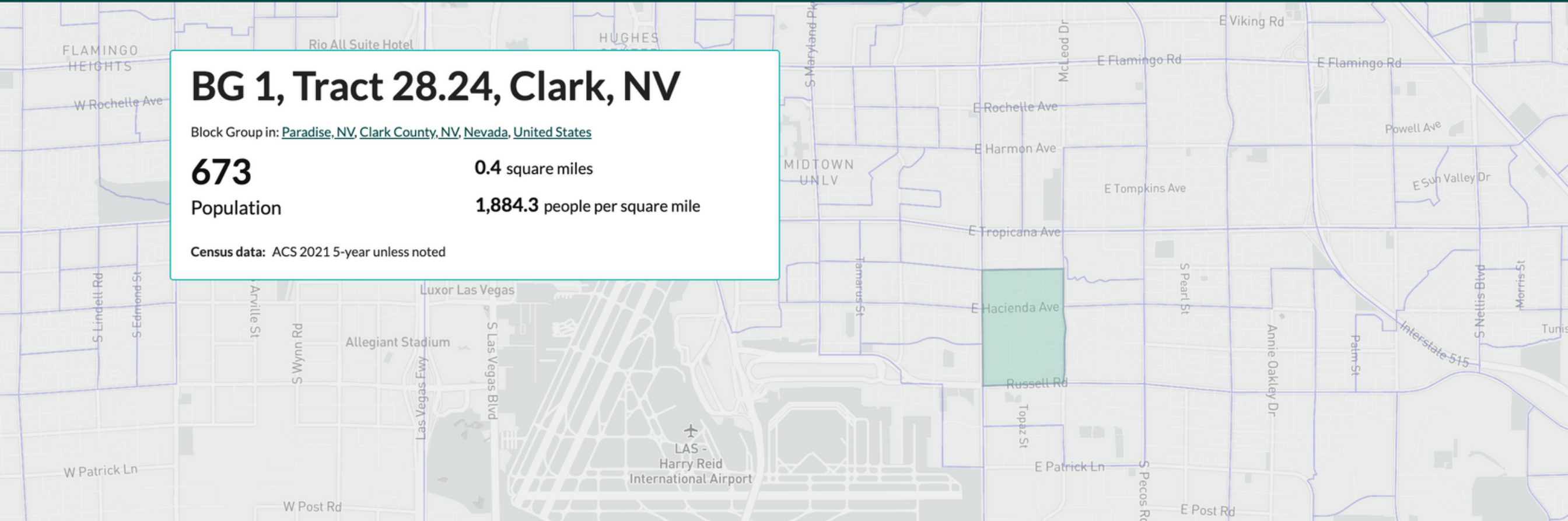
673

Population

0.4 square miles

1,884.3 people per square mile

Census data: ACS 2021 5-year unless noted



Social

† Margin of error is at least 10 percent of the total value. Take care with this statistic.

Educational attainment

92.4% ±2.2%

(535 ±148.4)

High school grad or higher

about 10 percent higher than the rate in Paradise: 85.2% 115,823 (±0.7% / ±2,813.9)

about 10 percent higher than the rate in Clark County: 86.4% 1,322,855 (±0.6% / ±8,919)

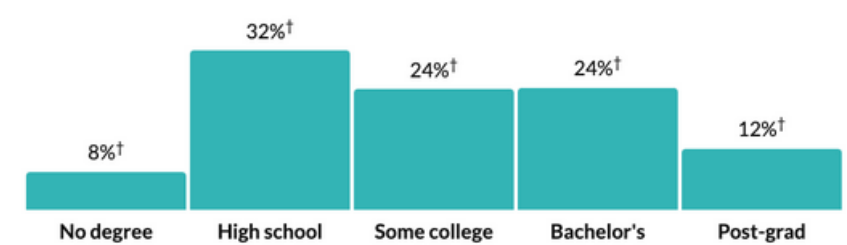
36.6%

Bachelor's degree or higher

about 1.5 times the rate in Paradise: 23.1%

about 1.4 times the rate in Clark County: 25.8%

Population by highest level of education



* Universe: Population 25 years and over

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DEMOGRAPHICS

Families

† Margin of error is at least 10 percent of the total value. Take care with this statistic.

Households

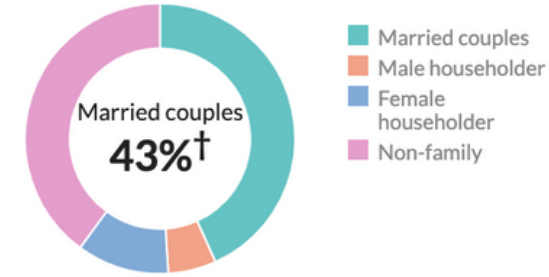
269 ±66
Number of households

Paradise: 76,993 ±1,551
Clark County: 816,296 ±2,377

2.5
Persons per household

about the same as the figure in Paradise: 2.4
about 90 percent of the figure in Clark County: 2.7

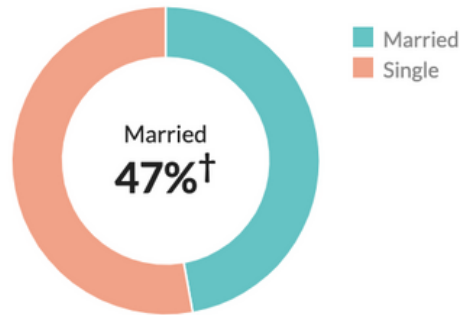
Population by household type



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† Margin of error is at least 10 percent of the total value. Take care with this statistic.

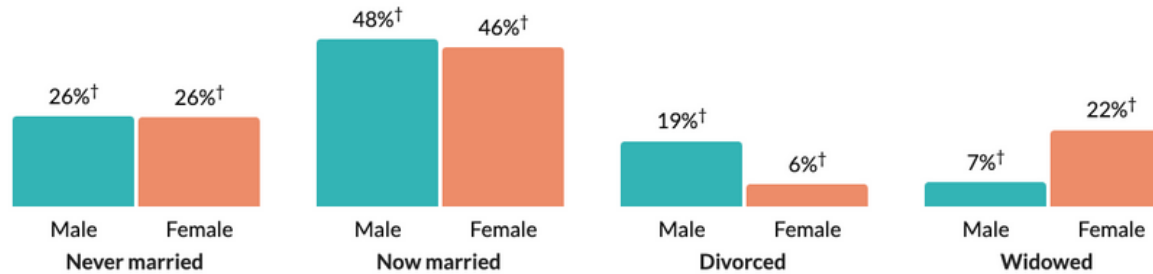
Marital status



* Universe: Population 15 years and over

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Marital status, by sex



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Economics

† Margin of error is at least 10 percent of the total value. Take care with this statistic.

Income

\$42,410 ±\$16,621
Per capita income

about 1.4 times the amount in Paradise: \$30,110 ±\$1,230

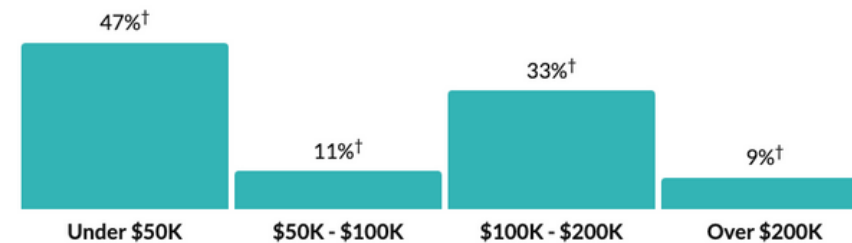
about 25 percent higher than the amount in Clark County: \$33,461 ±\$323

\$61,458
Median household income

about 25 percent higher than the amount in Paradise: \$50,085

a little less than the amount in Clark County: \$64,210

Household income



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DEMOGRAPHICS

Housing

† Margin of error is at least 10 percent of the total value. Take care with this statistic.

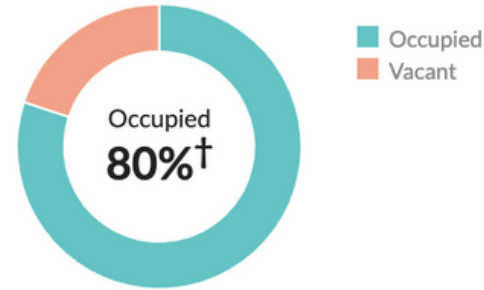
Units & Occupancy

336 ±72
Number of housing units

Paradise: 96,216 ±1,401

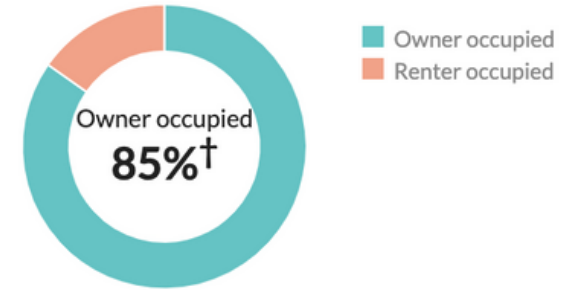
Clark County: 910,667 ±574

Occupied vs. Vacant



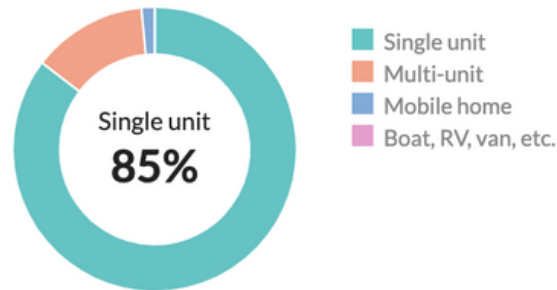
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Ownership of occupied units



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Types of structure



[Show data / Embed](#)

Year moved in, by percentage of population



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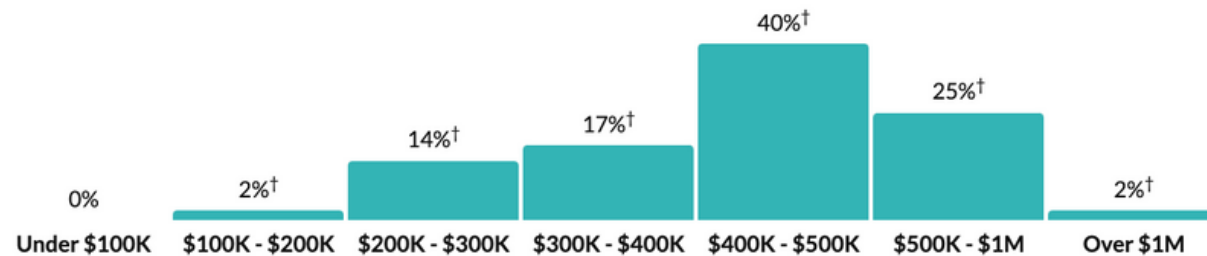
Value

\$442,400
Median value of owner-occupied housing units

about 1.5 times the amount in Paradise: \$282,600

about 1.4 times the amount in Clark County: \$308,800

Value of owner-occupied housing units



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DEMOGRAPHICS

Demographics

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Age

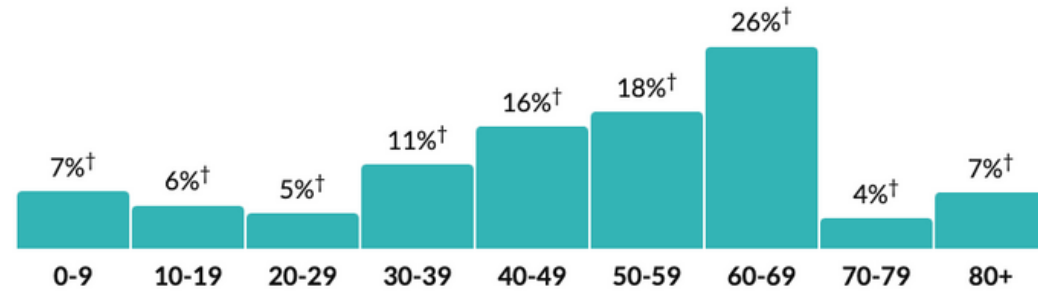
53.7 ±7.1

Median age

about 1.4 times the figure in Paradise:
38.5 ±0.8

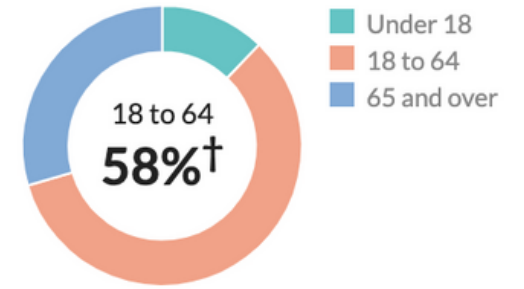
about 1.4 times the figure in Clark
County: 37.6 ±0.2

Population by age range



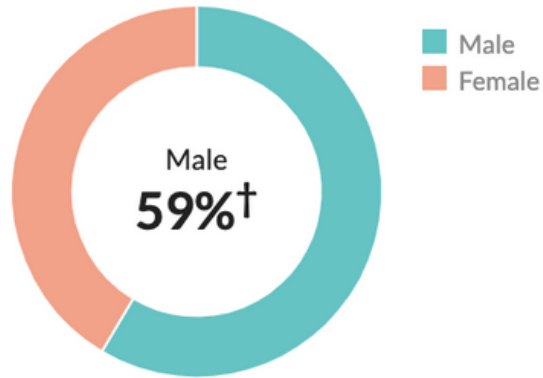
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Population by age category



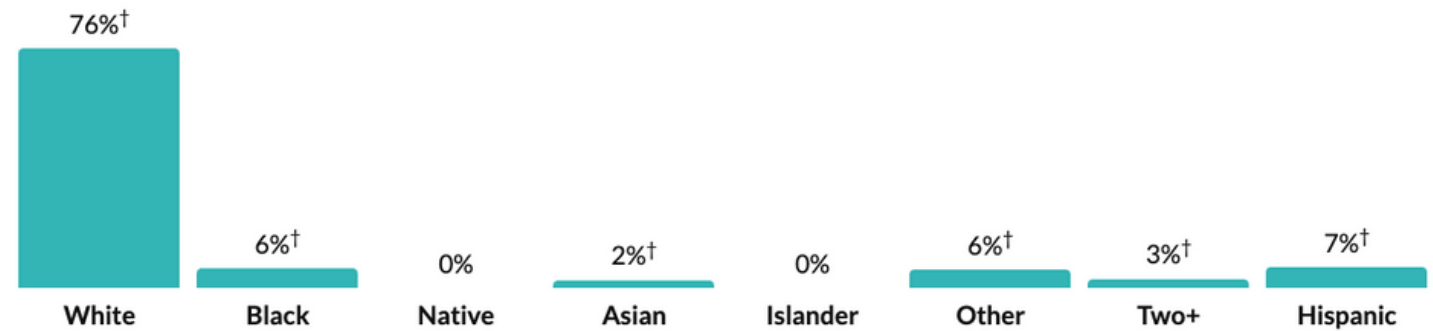
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Sex



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Race & Ethnicity



* Hispanic includes respondents of any race. Other categories are non-Hispanic.

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