

RETAIL AND 2ND GEN DRIVE-THRU  
AVAILABLE FOR LEASE

Walmart 

6005

5715 - 6035 S EASTERN AVENUE,  
LAS VEGAS, NV 89119

MCCARRAN  
MARKETPLACE

CBRE

# PROPERTY HIGHLIGHTS

## PROPERTY DETAILS

**TOTAL RETAIL SPACE:** ±560,000 SF

**SPACES AVAILABLE:** ±1,185 - 3,203 SF

**RENT:** INQUIRE WITH BROKER

**ZONING:** C-2

## OPPORTUNITY BENEFITS

- Second generation freestanding drive-thru restaurant available
- ±560,000 SF Walmart & Lowe's anchored power center & national tenant mix
- Strong cross shopping between discount, service, food and convenience retail
- Second generation shop spaces with street frontage available
- Positioned minutes from Las Vegas Strip, Harry Reid International Airport, and major employment nodes



# AMONGST GOOD COMPANY

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H&R BLOCK



FOUNDED BY FIREMEN



# SITE PLAN



# SITE PLAN



BUILDING	UNIT	TENANT	SF
6005		Walmart	217,736
5915	101	Petsmart	20,087
	102	Office Depot	20,000
	103	Ross Dress for Less	30,174
	104	AVAILABLE	3,203
	105-106	Dollar Tree	11,200
6081	150	Panera Bread	5,210
	151	Little Caesars Pizza	1,657
6035		Bank of America	4,698
5975		Del Taco	2,260
5955		Farmer Boys	3,000
5905	101-102	Optic Gallery	3,662
	103	H&R Block	1,280
	104-105	China Dragon/Hawaiian BBQ	2,560
	106	National Guard	1,280
	107	Gadget Repair	1,280
	108	Jamba Juice	2,364
	109	Firehouse Subs	2,364
	110	Dulce Michoacan	1,280
	111	Runway Nail Lounge	1,280
	112-113	Eastern Hills Dental	2,560
	114	AVAILABLE	1,208
	115	Sally Beauty Supply	1,792
	116	AT&T	1,870
PAD A3		Lease Pending	0.67 Ac

VIRTUAL TOUR

[CLICK FOR VIRTUAL TOUR](#)

# SITE PLAN



BUILDING	UNIT	TENANT	SF
5825		Lowe's	169,793
5835	100	U.S. Military Offices	2,983
	102-103	U.S. Military Offices	3,200
	104	AVAILABLE	1,620
	105	Partell Pharmacy	1,580
	106	Partell Pharmacy	6,348
5795		AVAILABLE (2nd Gen Restaurant w/ Drive Thru)	3,198
5775	101	Verizon Wireless	1,920
	102	AVAILABLE	1,185
	103	AVAILABLE	1,200
	104	Partell Pharmacy	1,710
	106	FedEx Oce	2,670
5715	101	Starbucks	1,920
	102	Port of Subs	1,200
	103	Vegas Hair Salon	1,200
	104	Hana Ramen	1,200
	105	Chipotle Mexican Grill	1,920
PAD B2		Tesla Supercharger	0.70 Ac

VIRTUAL TOUR

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# AMENITIES





# AREA DEMOGRAPHICS

## POPULATION

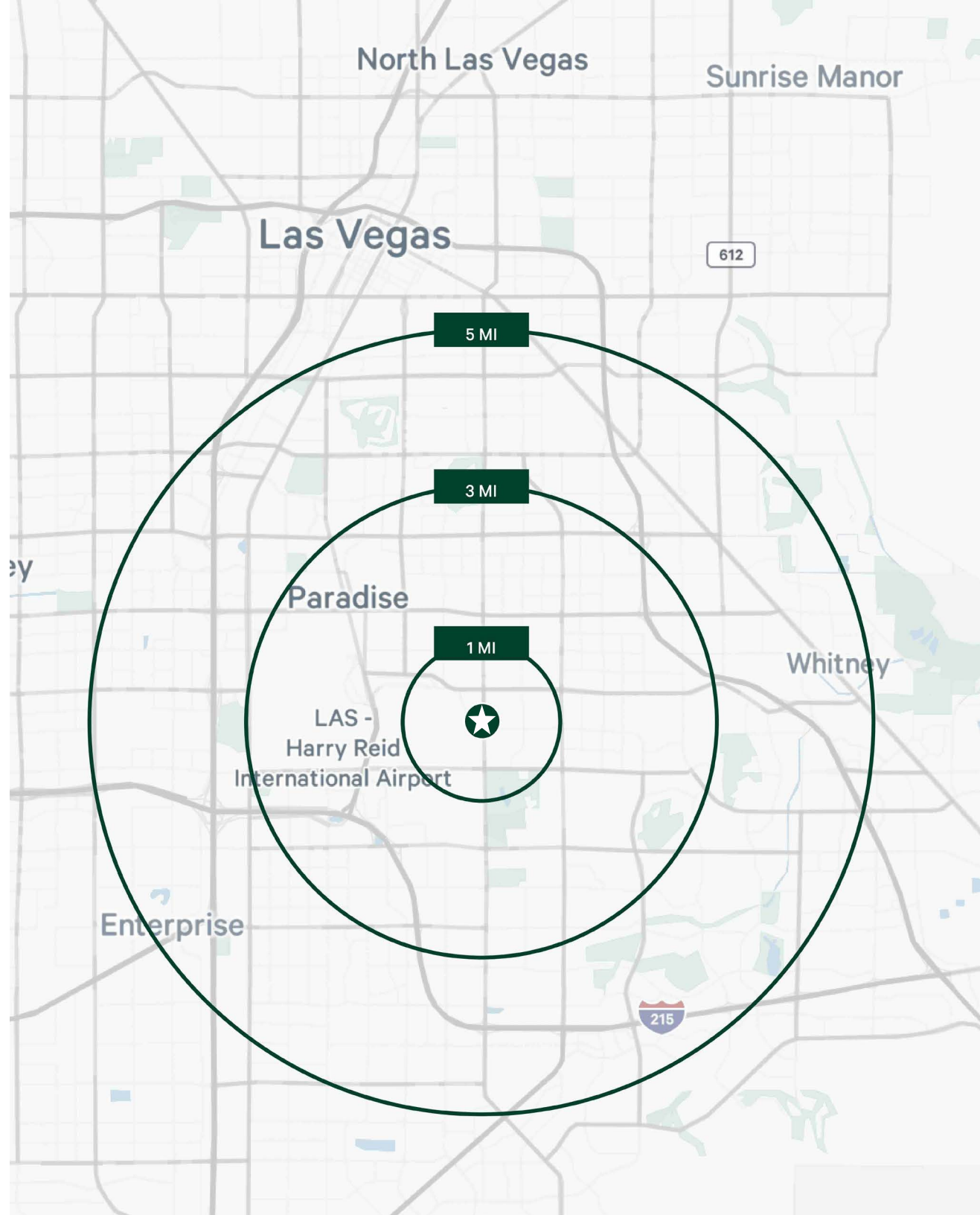
1 mile	9,106
3 miles	131,119
5 miles	394,305

## AVG HH INCOME

1 mile	\$69,998
3 miles	\$67,305
5 miles	\$71,982

## # OF HOUSEHOLDS

1 mile	3,568
3 miles	54,346
5 miles	158,785



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# MCCARRAN MARKETPLACE

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