

# RUSSELL CROSSINGS

5651 S GRAND CANYON DRIVE | FOR LEASE



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8708 SPANISH RIDGE AVE | SUITE 115, LAS VEGAS, NV 89148

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**\$3.25 PSF NNN**

lease rate



**±1,200 - 2,625 SF**

space available

## PROPERTY HIGHLIGHTS

- Former restaurant space with grease interceptor available
- Inline retail space available
- Strong area demographics with dense population
- Close proximity to CC-215 freeway
- Ample parking & signalized intersections
- APN: 163-30-418-005



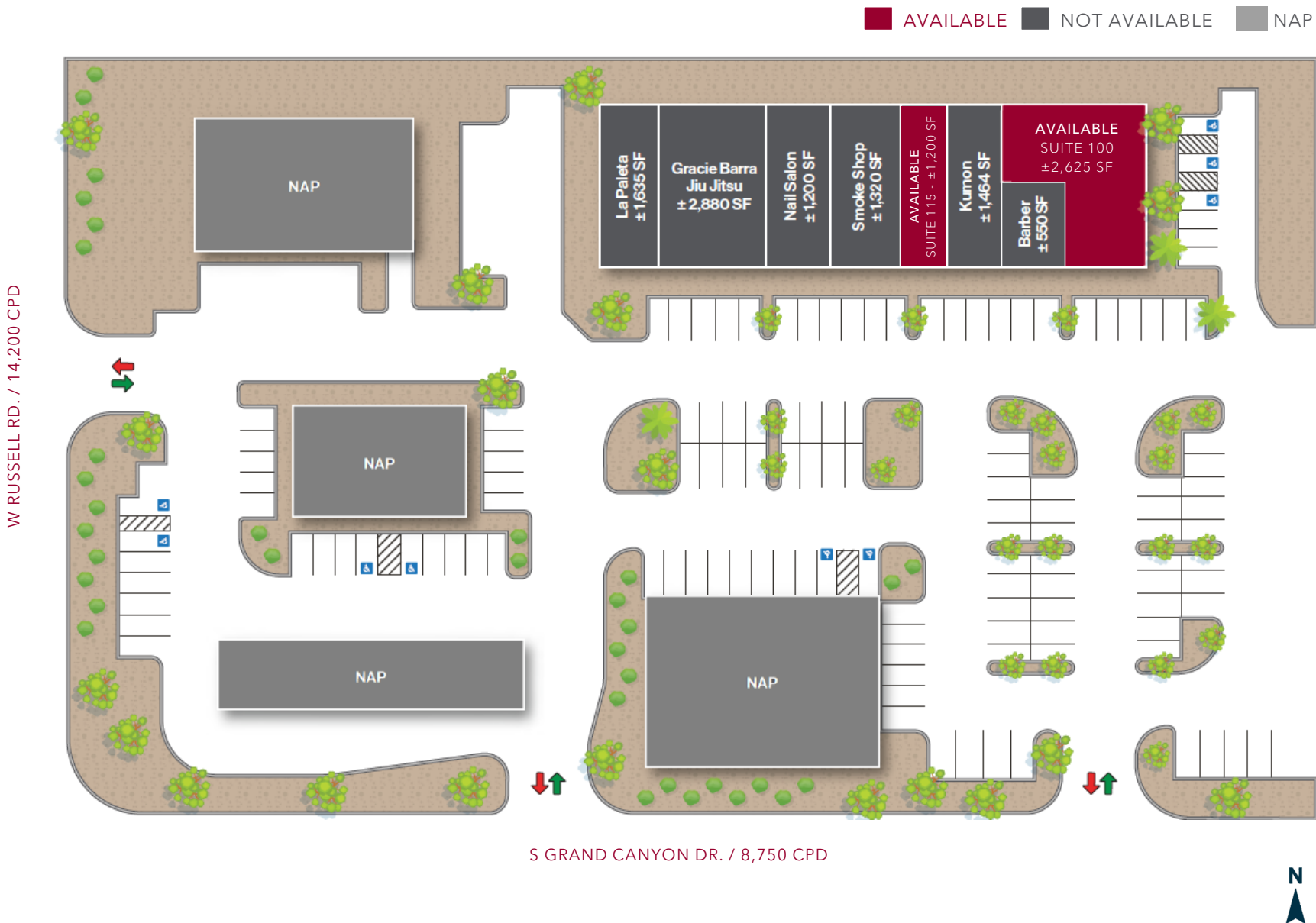
## DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
2024 POPULATION	28,112	127,899	302,478
2024 AVERAGE HOUSEHOLD INCOME	\$119,626	\$117,513	\$115,881
2024 TOTAL HOUSEHOLDS	10,727	51,223	119,806



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**LEE & ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

FOR MORE INFORMATION, PLEASE REACH OUT TO OUR TEAM.

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