

FOR LEASE

Available
May 2026



Executive Office Suites Available

9480 S. Eastern Ave. Henderson, NV 89123

MILES SANSONE

702-768-1930

Email: Leasing@SansoneCompanies.com

Corporate Address: 2580 St. Rose Pkwy. Ste. 125 Henderson, Nevada 89074
www.SansoneCompanies.com



9480 S. Eastern Ave.
Henderson, NV 89123

PROPERTY DETAILS



LEASING DETAILS

| | |
|------------------|-------------|
| AVAILABLE SPACES | 837 RSF |
| LEASE PRICE | \$ 1.75/PSF |
| NNN | \$0.59/PSF |

PROPERTY HIGHLIGHTS

- 1-5 room offices with large individual offices and spacious suites close to 215 freeway.
- Excellent synergy with restaurants below.
- Common area conference rooms, break room
- Covered Parking and Pylon Signage available.

DEMOGRAPHICS

| POPULATION | 1-mile | 3-mile | 5-mile |
|-------------------------------|----------|-----------|-----------|
| 2024 Population | 13,895 | 163,664 | 315,441 |
| HOUSEHOLDS | 1-mile | 3-mile | 5-mile |
| 2024 Households | 5,372 | 65,556 | 127,777 |
| INCOME | 1-mile | 3-mile | 5-mile |
| 2024 Average Household Income | \$98,225 | \$104,856 | \$105,119 |



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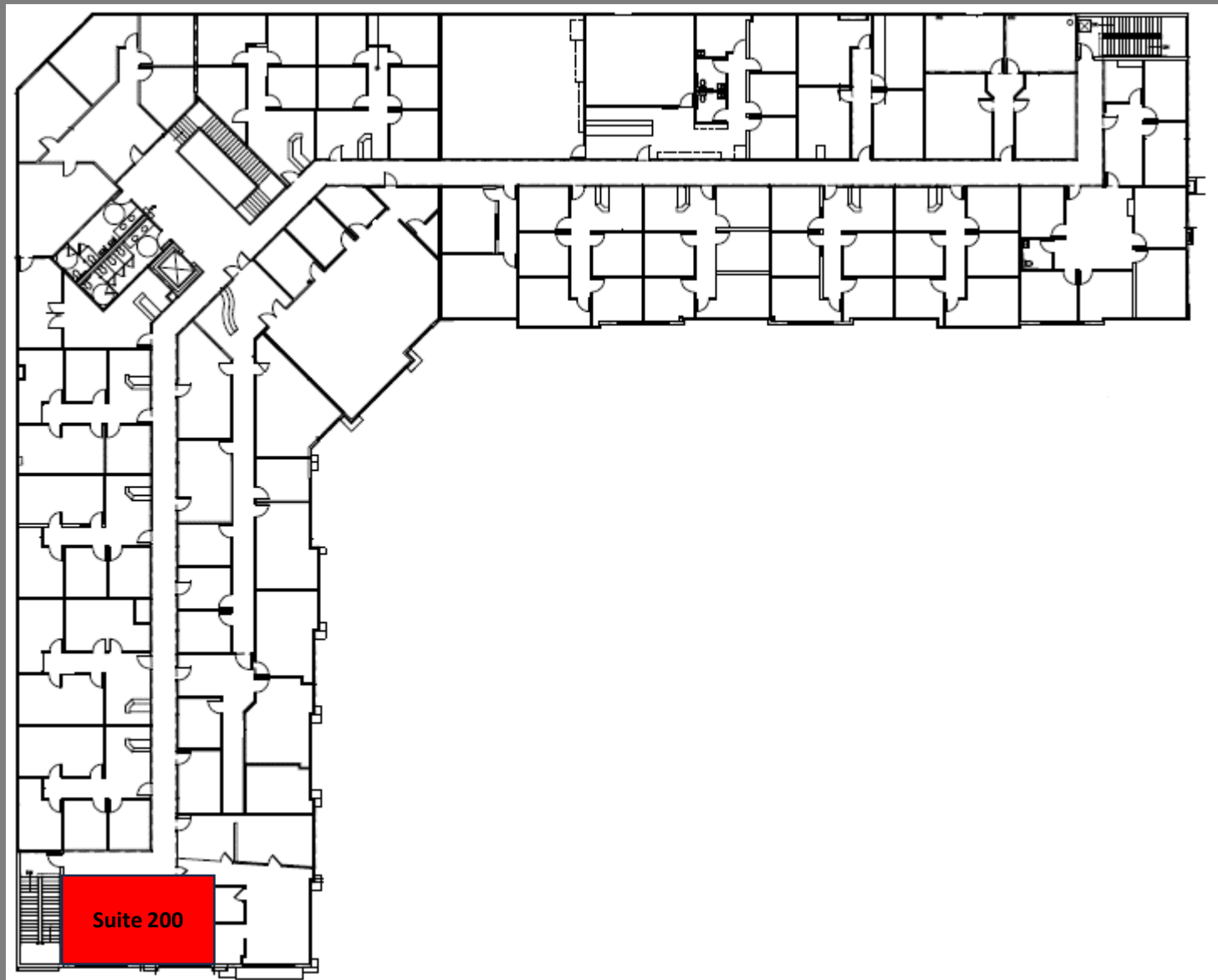
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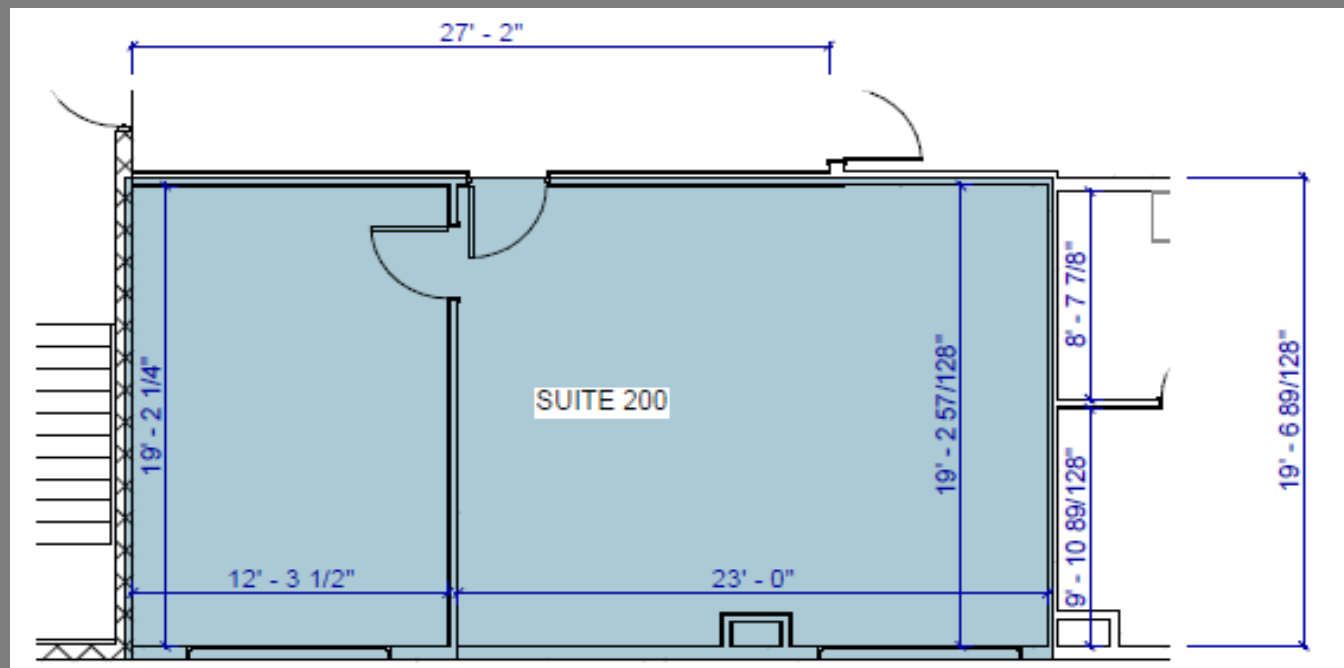




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2nd Floor Office Floor Plan





9480 S. Eastern Ave.
Las Vegas, NV 89123

Property Photos– SUITE # 200

