



For Lease

## South Park Plaza

5645 South Eastern Avenue, Las Vegas, NV 89119

### HILLARY STEINBERG

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**AVISON  
YOUNG**

# Property Highlights

5645 S. Eastern Avenue, Las Vegas, NV 89119

- ±800 SF available
- Retail space available
- Zoning: C-2 (General Commercial)
- Traffic counts on Eastern over ±31,500 vehicles per day; on Russell ±20,900 daily
- Easy access to Harry Reid International Airport
- 1/2 mile to Sunset Park; less than ±4.0 miles to Las Vegas Boulevard South at Tropicana Avenue
- Tenants include Sofia's Pizza, Loudd Pax and Painted Lady Tattoo Co.
- Parking ratio of 4.00/1,000 SF
- Asking Rate: \$1.50 PSF NNN
- \$0.46 PSF Estimated CAM's

## Demographics (2025 Estimates)

 Total Population	1-mile <b>13,845</b>	3-miles <b>138,924</b>	5-miles <b>403,577</b>
 Median HH Income	1-mile <b>\$63,427</b>	3-miles <b>\$66,065</b>	5-miles <b>\$69,837</b>
 Median Home Value	1-mile <b>\$386,305</b>	3-miles <b>\$419,435</b>	5-miles <b>\$406,226</b>
 Total Households	1-mile <b>5,880</b>	3-miles <b>60,613</b>	5-miles <b>171,902</b>
 Average Size Household	1-mile <b>2.4</b>	3-miles <b>2.4</b>	5-miles <b>2.4</b>

**For more  
information**

### HILLARY STEINBERG

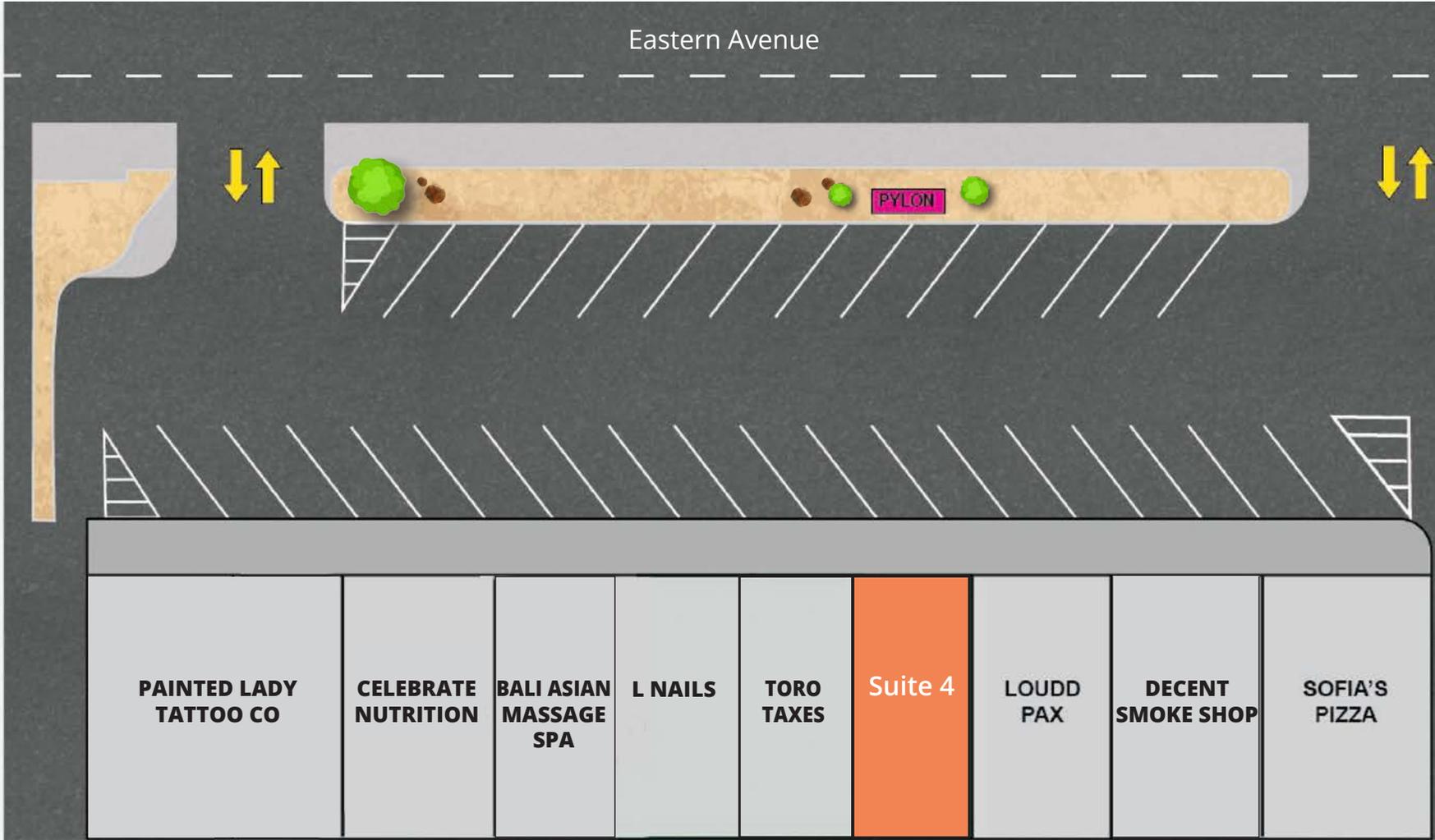
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# Site Plan

5645 S. Eastern Avenue, Las Vegas, NV 89119



4	±800	\$1.50 psf NNN	\$0.46 CAM	\$1,568.00
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