

EASTERN COMMONS

NWC Horizon Ridge & Eastern Ave
10305-10585 S Eastern Ave | Henderson, NV



RETAIL FOR LEASE

JOIN:

at home
The Home Décor Superstore



Jeanene McClenahan-Maxson

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LICENSE# BS.0146680.LLC

Cory Argubright

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LICENSE# S.0179995

DUNBAR
commercial

XTEAM
RETAIL ADVISORS

LAST UPDATED: 8/9/2024

Dunbar Commercial, LLC | 120 South Green Valley Pkwy | Suite 274 | Henderson, NV 89012 | 702.740.0040 | www.dunbarcommercial.com

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✓ SUMMARY

- ✓ Size: 1,200 SF
- ✓ Lease Rate: \$45 PSF
- ✓ NNNs: Contact Broker
- ✓ Availability: Immediate

🗨 FEATURES

- 🗨 Anchored by Trader Joe's, Seafood City, and At Home
- 🗨 Located on Horizon Ridge & Eastern Ave adjacent to the 5,000 acre Anthem residential MPC
- 🗨 St. Rose Dominican Hospital located immediately north
- 🗨 68,800 VPD at intersection



CLICK FOR VIDEO WALKTHROUGH

A0A La Tropezienne	1,656 SF	B0H Trader Joe's Grocer	13,500 SF	E0D Milan Laser	1,800 SF
A0C Bibim Kitchen	1,800 SF	C0A Spicy Tuna	3,975 SF	E0F Available	1,200 SF
A0E America First National Bank	1,200 SF	D0A Pacific Dental	2,950 SF	E0H All Smiles Dental	2,348 SF
A0F Q Nails	1,200 SF	D0D Star Eyebrows	1,500 SF	K0A At Home / Seafood City	
A0G Supercuts	1,200 SF	D0F Pizza Hut	1,500 SF	R02 Applebee's	4,738 SF
A0H Herbally Grounded	1,800 SF	D0G Club Pilates	1,490 SF	R04 Starbucks	2,194 SF
B0A Level Ten Salon	4,100 SF	E0A Gaati Thai Kitchen	1,800 SF	R06 U.S. Bank	1,015 SF
B0D Nicole Beauty & Wigs	4,340 SF	E0C Code Central	1,200 SF	R07 Jack in the Box	2,856 SF

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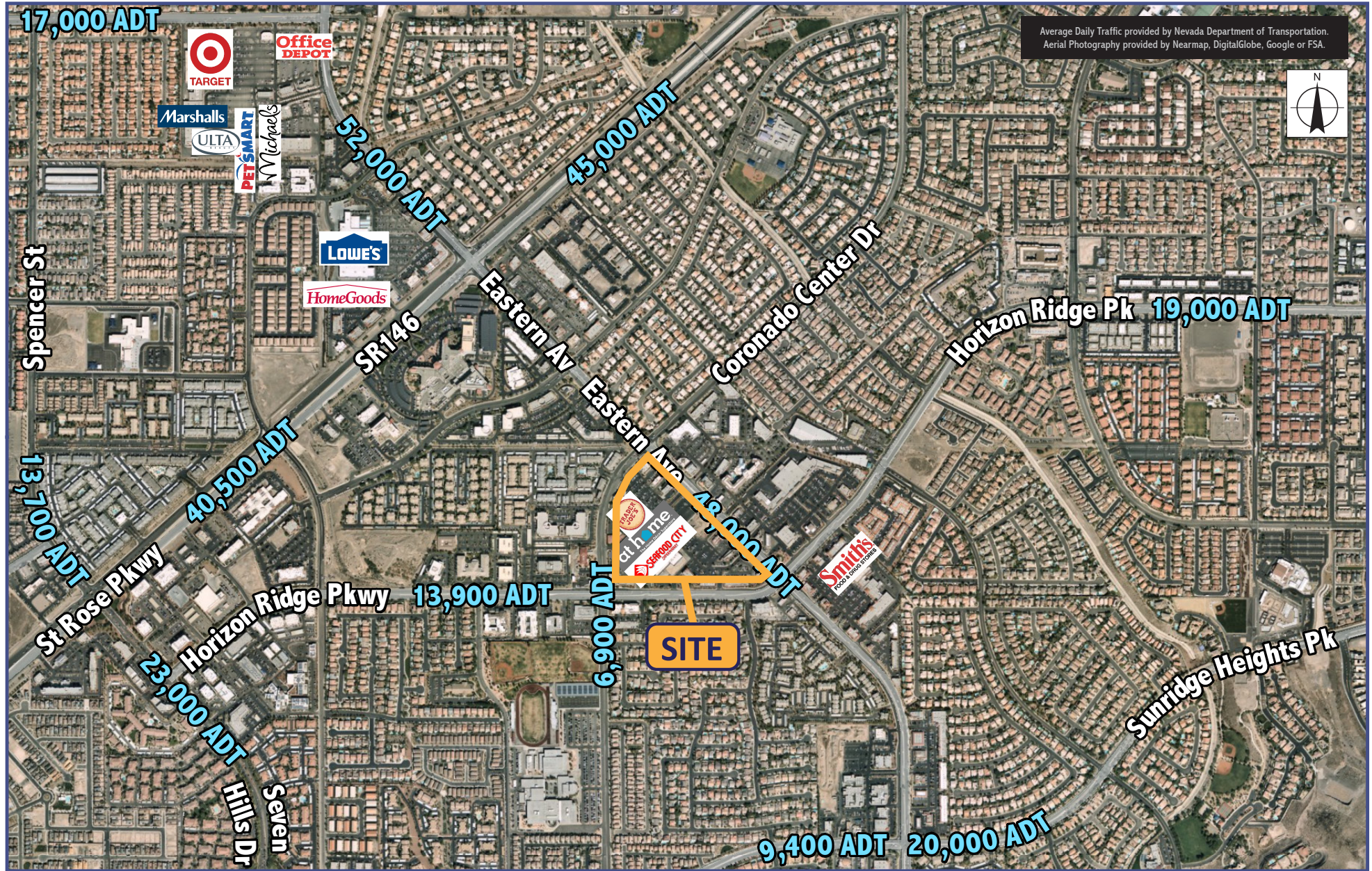
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3 MILE DEMOGRAPHICS

2023
Population



137,972

2023 Average
Household Income



\$120,804

2023
Households

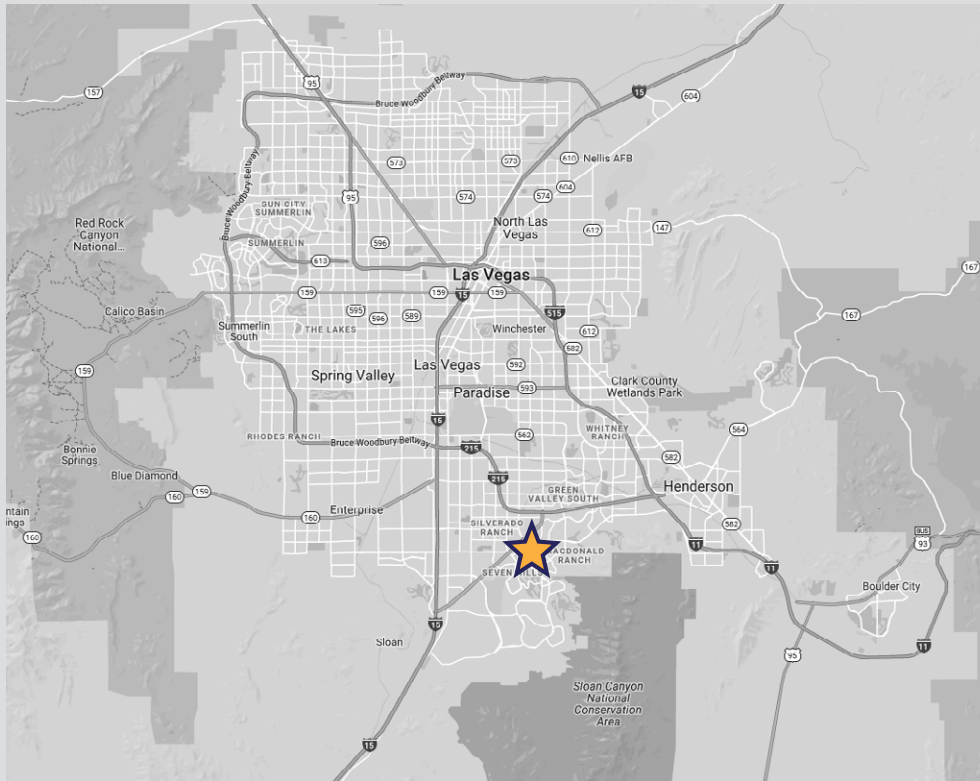


56,289

5-Year Projected
Population Growth



3.2%



DEMOGRAPHIC REPORT

Latitude: 35.99920
Longitude: -115.10460

	1 mile	3 miles	5 miles
Census 2020 Summary			
Population	18,501	132,344	299,264
Households	7,426	53,422	122,340
Average Household Size	2.49	2.47	2.44
2023 Summary			
Population	18,850	137,972	315,957
Households	7,618	56,289	129,692
Families	4,580	35,561	81,758
Average Household Size	2.47	2.44	2.43
Owner Occupied Housing Units	3,761	34,079	79,536
Renter Occupied Housing Units	3,857	22,210	50,156
Median Age	38.2	40.6	40.9
Median Household Income	\$84,221	\$81,650	\$82,881
Average Household Income	\$127,980	\$120,804	\$118,581
2028 Summary			
Population	19,360	142,378	329,191
Households	7,934	58,823	136,534
Families	4,767	37,145	86,242
Average Household Size	2.44	2.41	2.41
Owner Occupied Housing Units	4,044	36,188	84,389
Renter Occupied Housing Units	3,890	22,635	52,145
Median Age	38.6	40.7	41.0
Median Household Income	\$103,286	\$95,982	\$97,842
Average Household Income	\$149,236	\$139,815	\$137,940
Trends: 2023-2028 Annual Rate			
Population	0.54%	0.63%	0.82%
Households	0.82%	0.88%	1.03%
Families	0.80%	0.88%	1.07%
Owner Households	1.46%	1.21%	1.19%
Median Household Income	4.17%	3.29%	3.37%

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