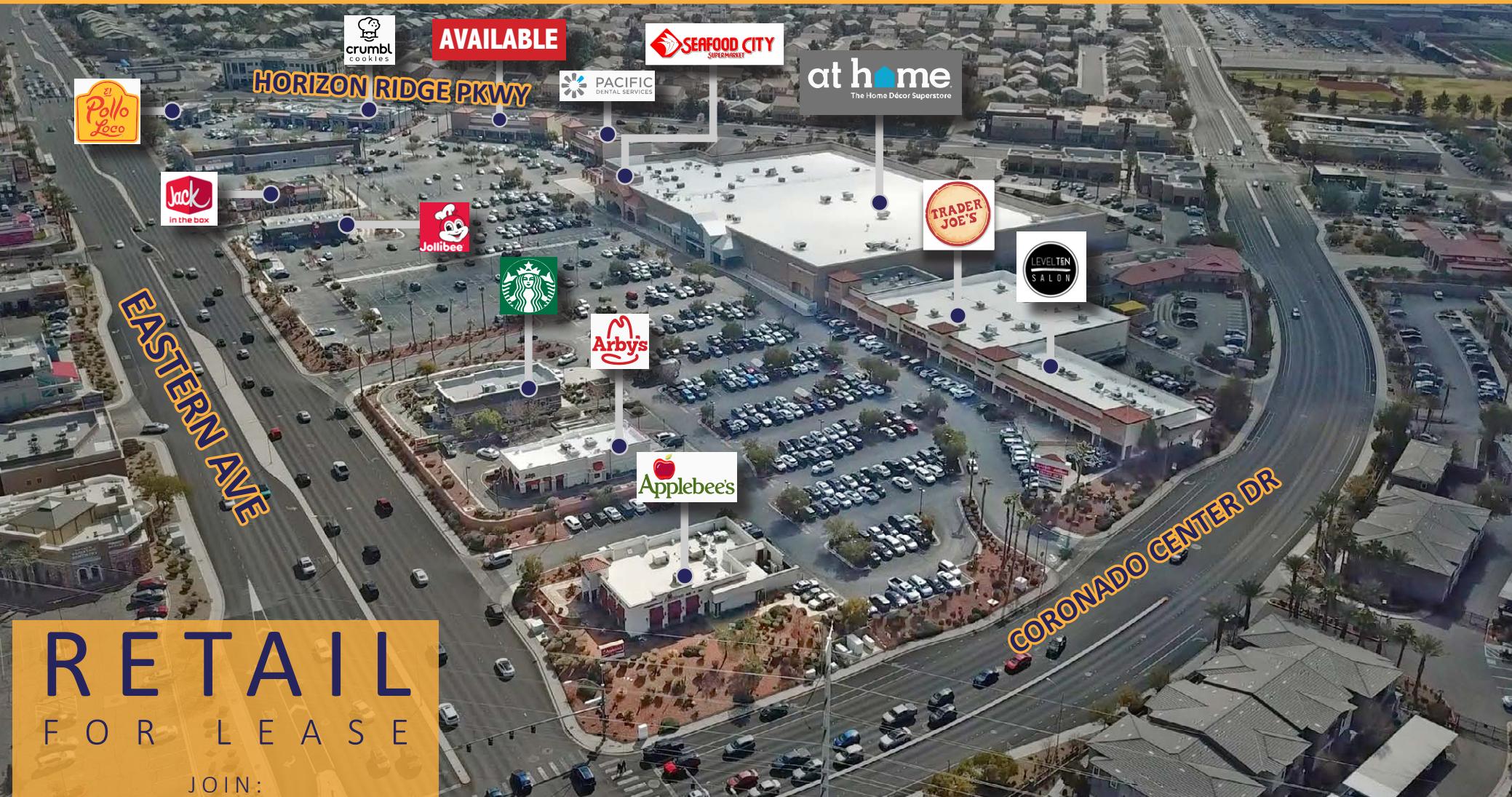


# EASTERN COMMONS

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



**RETAIL**  
FOR LEASE

JOIN:



**Jeanene McClenahan-Maxson**

702.740.0046

702.343.0904

jeanene@dunbarcommercial.com

LICENSE# BS.0146680.LLC

**Cory Argubright**

702.740.0048

702.325.7990

cory@dunbarcommercial.com

LICENSE# S.0179995



## 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

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CLICK FOR VIDEO  
WALKTHROUGH

A0A La Tropezzienne	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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17,000 ADT



Office DEPOT

Marshalls



52,000 ADT



HomeGoods

45,000 ADT

Spencer St

13,700 ADT

40,500 ADT

St Rose Pkwy

23,000 ADT

Horizon Ridge Pkwy

Hills Seven

SR146

Eastern Av

Eastern Ave

Eastern Ave

Eastern Ave

6,900 ADT

SITE

9,400 ADT 20,000 ADT

Horizon Ridge Pk 19,000 ADT

Average Daily Traffic provided by Nevada Department of Transportation.  
Aerial Photography provided by Nearmap, DigitalGlobe, Google or FSA.



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# 3 MILE DEMOGRAPHICS

2023  
Population



137,972

2023 Average  
Household Income



\$120,804

2023  
Households

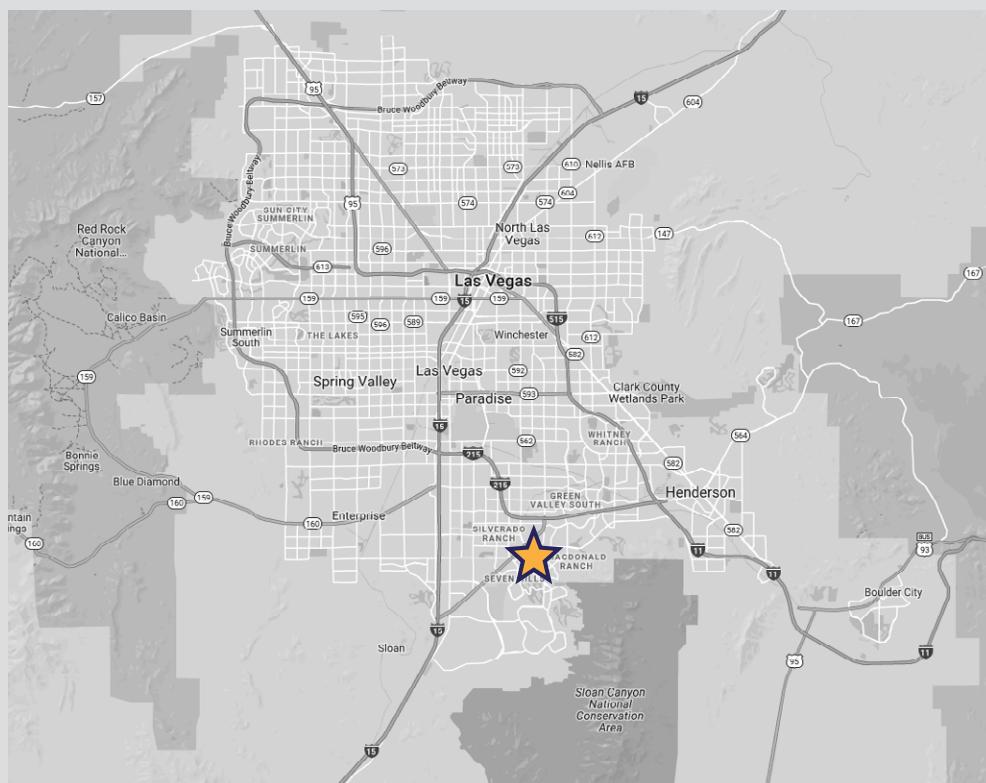


56,289

5-Year Projected  
Population Growth



3.2%



## DEMOGRAPHIC REPORT

Latitude: 35.99920  
Longitude: -115.10460

	1 mile	3 miles	5 miles
<b>Census 2020 Summary</b>			
Population	18,501	132,344	299,264
Households	7,426	53,422	122,340
Average Household Size	2.49	2.47	2.44
<b>2023 Summary</b>			
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
<b>2028 Summary</b>			
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
<b>Trends: 2023-2028 Annual Rate</b>			
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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