

For Sublease

S. Eastern Ave
& Siena Heights Dr



1,295 SF Retail

10271 S Eastern Ave Ste 116, Henderson NV 89052

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 **SANSONE**
INVESTMENTS

Real Estate • Development • Management

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LEASING DETAILS

Space Available:
1,295 SF

Lease Price:
\$3.45 PSF NNN

Lease Expiration
April 30, 2027



PROPERTY HIGHLIGHTS

- Strong local demographics
- 2nd-generation restaurant space (hood + grease trap) in prime Southwest submarket
- Excellent synergy with strong retail corridor.
- Signage available
- Located walking distance of St. Rose Dominican Hospital
- Master lease expires April 30, 2027
 - Now - April 30, 2025 - \$4,465 per month (\$3.45 PSF)
 - May 1, 2025 - April 30, 2026 - \$4,599 per month (\$3.55 PSF)
 - May 1, 2026 - April 30, 2027 - \$4,737 per month (\$3.66 PSF)
 - Additional 5 year option
- Fully built-out restaurant space in excellent condition.

DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2024 Population	21,026	143,138	302,900

HOUSEHOLDS	1-mile	3-mile	5-mile
2024 Households	8,574	58,677	130,021

INCOME	1-mile	3-mile	5-mile
2024 Average Household Income	\$104,089	\$107,208	\$107,186

