



SUBJECT



FOR SUBLEASE

11251 S Eastern Ave., Suite 160–180

±3,585 SF High-End Personal Fitness Studio

Located within Eastern Ridge Plaza

Gabriel Skerlich

Mobile: +1 702 279 2209

Direct: +1 702 836 3708

gabriel.skerlich@colliers.com

License # NV-S.0183825

Property Overview

Located within Eastern Ridge Plaza in Henderson, NV, Suite 160-180 is a fully built-out, high-end space currently operating as a personal fitness studio, featuring modern finishes, abundant natural light, and a highly functional layout. The property benefits from convenient parking and strong visibility within a well-maintained neighborhood center. Ideal for a variety of uses, the space is well-suited for boutique fitness, health and wellness, retail, or experiential concepts seeking to serve an affluent, established Henderson trade area. Please do not disturb the existing tenant.

±3,585 Total SF Available



2-7 Year Sublease Term



9.74/1,000 SF Parking Ratio



Henderson Submarket



High-End Personal Fitness Studio



Well-Positioned Henderson Location

Positioned at the gateway to Anthem and Seven Hills, Eastern Ridge Plaza offers exceptional visibility and accessibility within one of Henderson's most affluent and established trade areas. The immediate one-mile radius boasts an average household income of \$166,726, providing a strong, high-quality customer base ideal for a wide range of retail, service, wellness, and experiential concepts. Tenants benefit from close proximity to a curated mix of premier dining and retail destinations, including The Stove, The Cheesecake Factory, Sonrisa Grill, and Rachel's Kitchen, as well as the upscale shopping, dining, and lifestyle amenities at The District at Green Valley Ranch - driving consistent traffic and reinforcing the area's appeal as a destination for health, wellness, and experience-driven users.

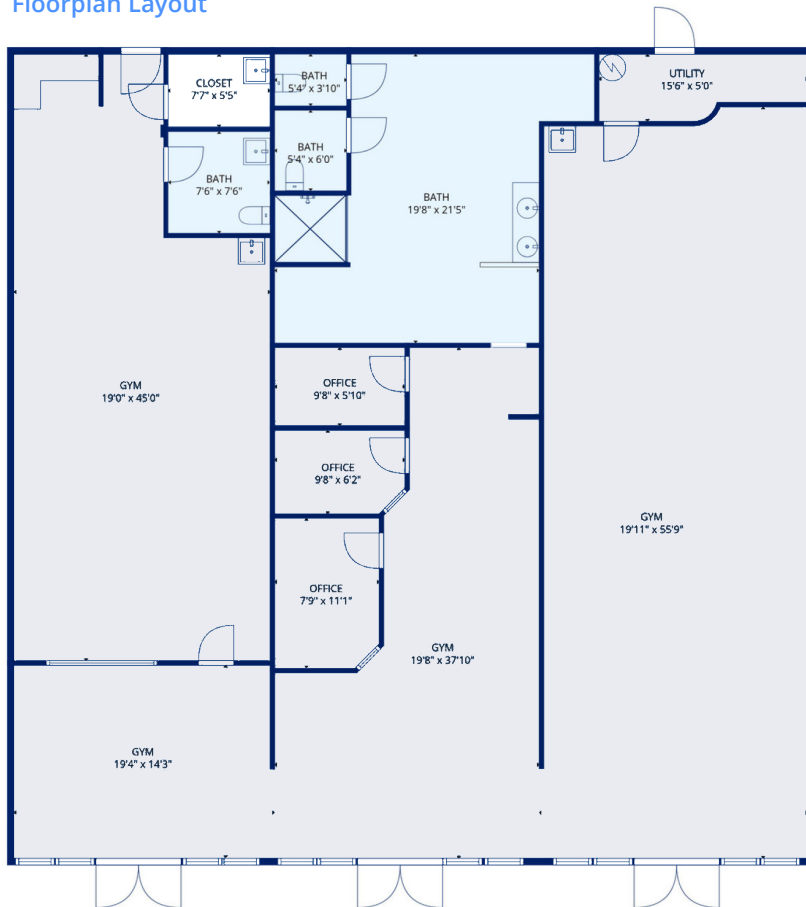


\$2.02 SF/month NNN
\$0.58 PSF/mo. CAMs

Suite 160-180

For illustration purposes only. Not to scale.

Floorplan Layout



3-D Space Layout



[CONTACT ME](#)

Location Map

Prominent positioning within the heart of the Henderson Corridor, servicing ±317,458 residents with an average household income of \$136,440 within a 5-mile radius.

▲ For illustration purposes only. Not to scale.



Property Images



\$2.02 PSF, Mo. NNN
Sublease Rate



Available
Immediately



CONTACT ME

Gabriel Skerlich | Direct: +1 702 836 3708 | Mobile: +1 702 279 2209 | gabriel.skerlich@colliers.com | License # NV-S.0183825

Property Images



\$2.02 PSF, Mo. NNN
Sublease Rate



Available
Immediately



[CONTACT ME](#)

Gabriel Skerlich | Direct: +1 702 836 3708 | Mobile: +1 702 279 2209 | gabriel.skerlich@colliers.com | License # NV-S.0183825

ABOUT COLLIERS

\$5.6B Annual revenue

70 Countries we operate in

2B Square feet managed

44,000 Lease/Sale transactions

\$108B Assets under management

24,000 Professionals

CONTACT ME

Gabriel Skerlich

Mobile: +1 702 279 2209

Direct: +1 702 836 3708

gabriel.skerlich@colliers.com

License # NV-S.0183825



Colliers is a global diversified professional services and investment management company operating through three industry leading businesses: Commercial Real Estate, Engineering, and Investment Management. With greater than a 30-year track record of consistent growth and strong recurring cash flows, we scale complementary, high-value businesses that provide essential services across the full asset lifecycle. Our unique partnership philosophy empowers exceptional leaders, preserves our entrepreneurial culture, and ensures meaningful inside ownership — driving strong alignment and sustained value creation for our shareholders. With \$5.6 billion in annual revenues, 24,000 professionals, and \$108 billion in assets under management, Colliers is committed to accelerating the success of our clients, investors, and people worldwide. Learn more at corporate.colliers.com.

©2026 Colliers. The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers Nevada, LLC has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange or execution of legal documents.