

LEASE
FOR

6,320 SF AVAILABLE

10050-10170 S. Eastern Ave. Henderson, NV 89052

MILES SANSONE

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Corporate Address: 2580 St. Rose Pkwy. Ste. 125 Henderson, Nevada 89074

www.SansoneCompanies.com





LEASING DETAILS

| | |
|-----------------|------------|
| SPACE AVAILABLE | 6,320 SF |
| LEASE RATE | \$4.50 PSF |
| NNN | \$0.62 PSF |

- Smart and Final grocery store anchored with Chili's, McDonalds, Wells Fargo
- 2 Traffic lights to property
- Affluent area with great demographics
- 3 Pylon signs on property
- Huge Open parking field

DEMOGRAPHICS

| | 1-mile | 3-mile | 5-mile |
|-------------------------------|----------|-----------|-----------|
| POPULATION | | | |
| 2024 Population | 19,775 | 154,945 | 315,670 |
| HOUSEHOLDS | | | |
| 2024 Households | 8,268 | 61,978 | 128,393 |
| INCOME | | | |
| 2024 Average Household Income | \$96,156 | \$106,360 | \$106,813 |





EASTERN AVE.
ST. ROSE PKWY

Smart&Final.

Available
6,182 SF

WELLS FARGO



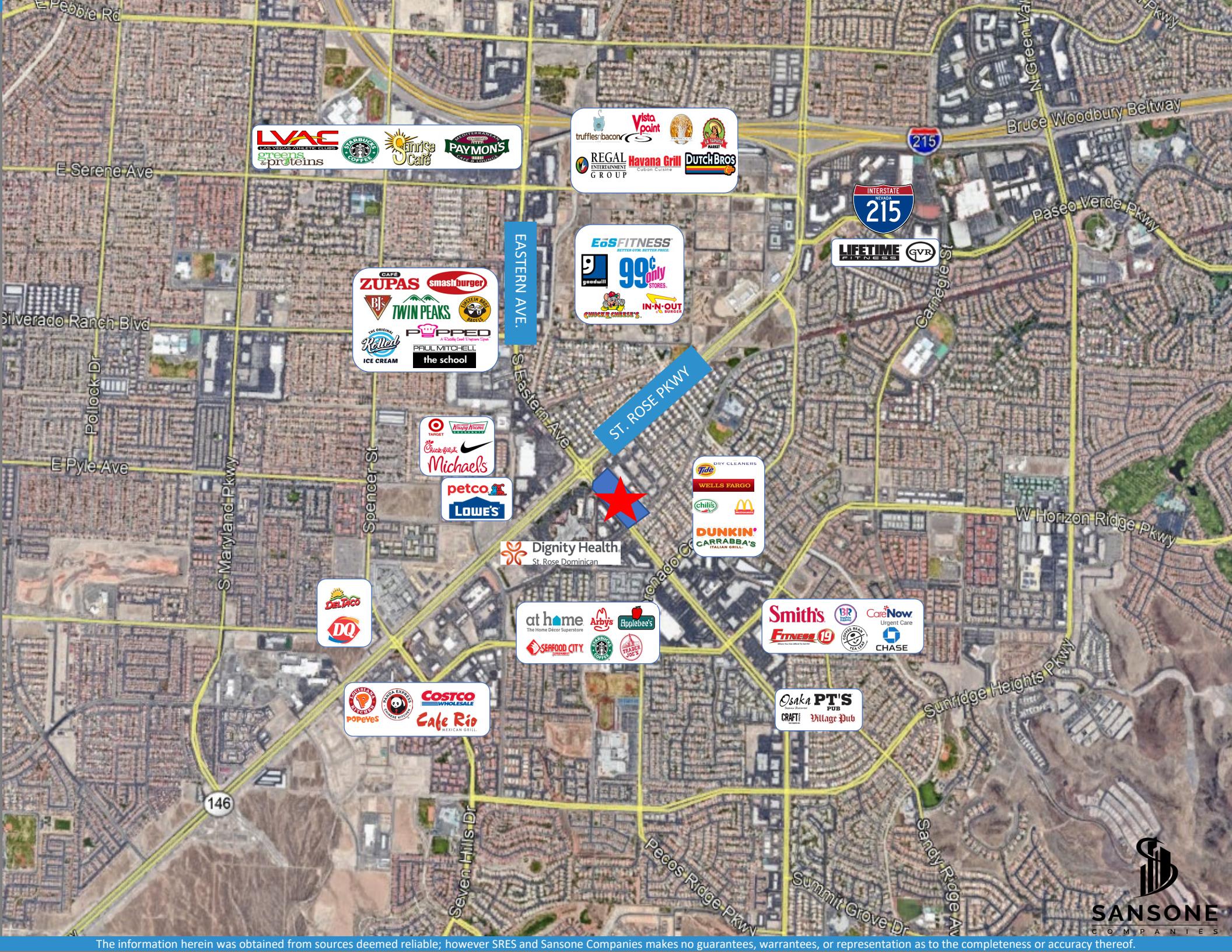
DUNKIN'

Tide DRY CLEANERS

CARRABBA'S
ITALIAN GRILL



Dignity Health.
St. Rose Dominican



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