

LEASE

LEASE RATE \$4.50 SF/Month

CAMS \$.59 SF/Month

NO KEY FEE



RESTAURANT SPACE

2645 Saint Rose Pkwy Henderson, NV 89052

Ron Opfer
(702) 768-7238
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Jerry Steklachick
(702) 518-2526
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COLDWELL BANKER
COMMERCIAL
PREMIER

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RESTAURANT SPACE

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RESTAURANT SPACE

Step into a turn-key restaurant opportunity designed for effortless activation. This fully built-out space has everything in place—just bring your equipment and your culinary vision. The layout features a welcoming dining room, a defined bar area, and a private dining room perfect for events or intimate gatherings. The expansive back-of-house includes a 16-foot hood, grease interceptor, and a walk-in cooler and freezer, giving chefs the infrastructure they need from day one. Guests will love the large patio and sliding window system that opens fully to create an indoor/outdoor bar experience—ideal for maximizing ambiance, visibility, and revenue. A rare opportunity to launch quickly in a space designed for efficiency, flow, and guest appeal. **NO KEY**

Lease Rate:	\$4.75 SF/Month (NNN)
Available SF:	3,255 SF
NNN Fees	\$.59/SF/Month
	NO KEY FEE

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,855	65,578	132,709
Total Population	14,319	162,009	321,409
Average HH Income	\$133,440	\$121,050	\$118,274

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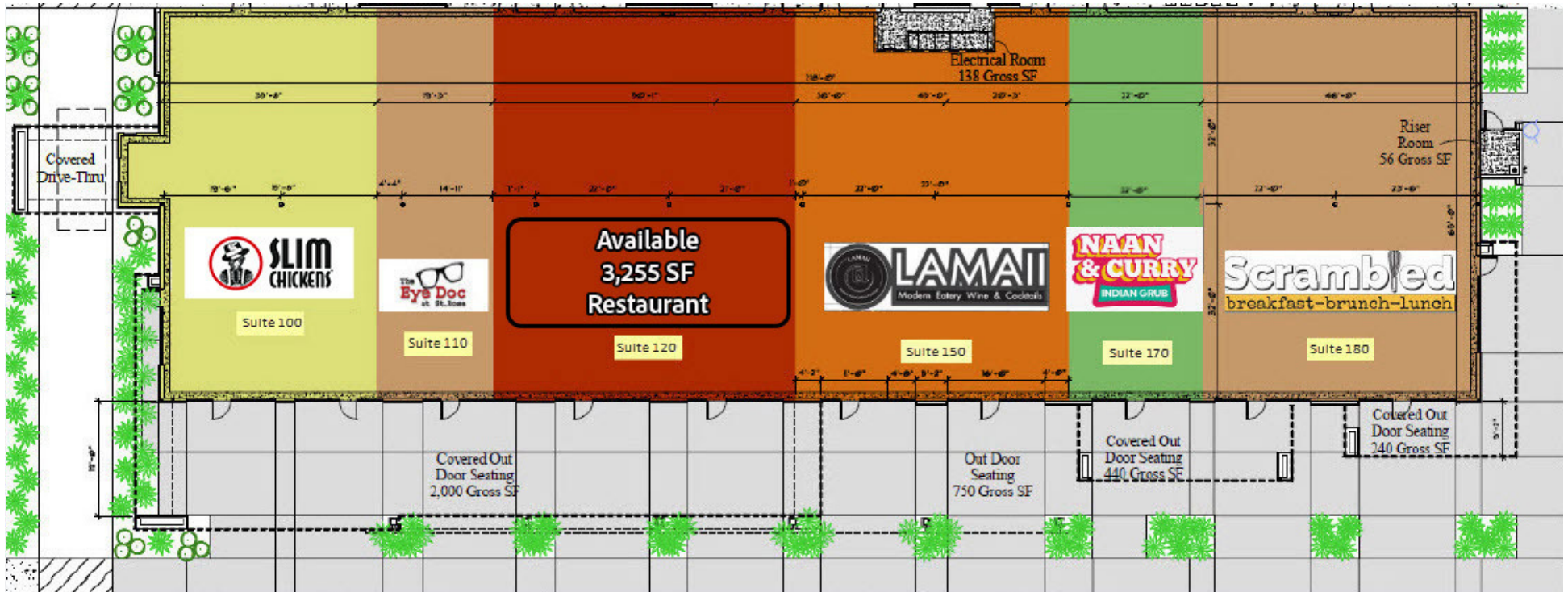


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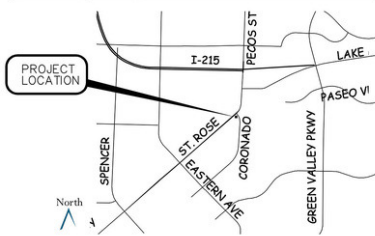


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Vicinity Map:



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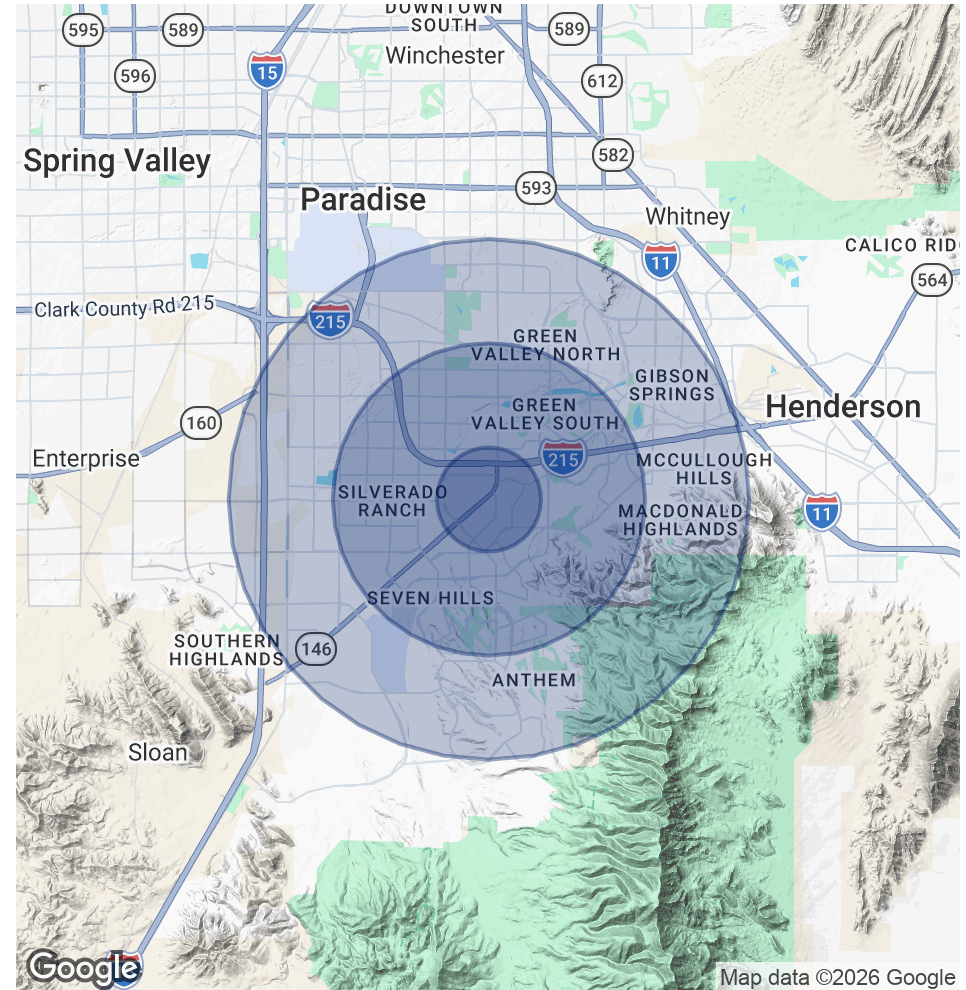
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,319	162,009	321,409
Average Age	42	42	43
Average Age (Male)	42	41	42
Average Age (Female)	43	43	44
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,855	65,578	132,709
# of Persons per HH	2.4	2.5	2.4
Average HH Income	\$133,440	\$121,050	\$118,274
Average House Value	\$628,689	\$543,695	\$552,202

2020 American Community Survey (ACS)



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