

**FOR LEASE**



**Executive Office Suites Available**

9555 S. Eastern Ave. Las Vegas, NV 89123

Miles Sansone  
Leasing@SansoneCompanies.com  
702-768-1930

Corporate Address: 2580 St. Rose Pkwy. Ste. 125 Henderson, Nevada 89074  
[www.SansoneCompanies.com](http://www.SansoneCompanies.com)





9555 S. Eastern Ave.  
Las Vegas, NV 89123



**LEASING DETAILS**

SPACE AVAILABLE	772 RSF – 2,918 RSF
LEASE PRICE	\$1.85 PSF- \$2.05 PSF
NNN	\$0.68 PSF

**PROPERTY HIGHLIGHTS**

- Covered Parking and Pylon Signage available.
- Busiest Street in Henderson 100,000 cars /day
- Excellent Tenant Mix
- Property Accessibility
- Excellent synergy with restaurants below
- Adjacent to elevators and bathrooms

**DEMOGRAPHICS**

POPULATION	1-mile	3-mile	5-mile
2024 Population	15,914	165,173	315,117
HOUSEHOLDS	1-mile	3-mile	5-mile
2023 Households	6,236	66,302	127,506
INCOME	1-mile	3-mile	5-mile
2023 Average Household Income	\$94,547	\$104,619	\$105,582







HARRY REID  
INTERNATIONAL  
LAS VEGAS

EASTERN AVE



**SITE**

LAS VEGAS BLVD

ST ROSE PKWY



a s c a y a



VIA INSPIRADA



**RICHMAR PLAZA**

The information herein was obtained from sources deemed reliable; however Sansone Companies & SRES makes no guarantees, warranties, or representation as to the completeness or accuracy thereof.





Logos for **THE HOME DEPOT**, **Walmart**, **SAM'S CLUB**, and **BURGER KING**.

**SITE**

Logos for **goodwill**, **99c ONLY STORES**, **CHUCK & CHEESE'S**, and **IN-N-OUT BURGER**.

Logos for **ZUPAS**, **smashburger**, **TWIN PEAKS**, **Roll'd ICE CREAM**, **the school**, and **PAUL MITCHELL**.

Logos for **TARGET**, **Krispy Kreme DOUGHNUTS**, **Chick-fil-e**, and **Michael's**.

Logos for **petco** and **LOWE'S**.

Logo for **Dignity Health St. Rose Dominican**.

Logos for **Tide DRY CLEANERS**, **WELLS FARGO**, **chili's**, **McDonald's**, **BAR DUNKIN'**, and **CARRABBA'S ITALIAN GRILL**.

Logos for **at home**, **Arby's**, **Applebee's**, **SEAFOOD CITY**, **STARBUCKS COFFEE**, and **TRADER JOE'S**.

Logos for **Smith's**, **FITNESS 19**, **CareNow Urgent Care**, and **CHASE**.

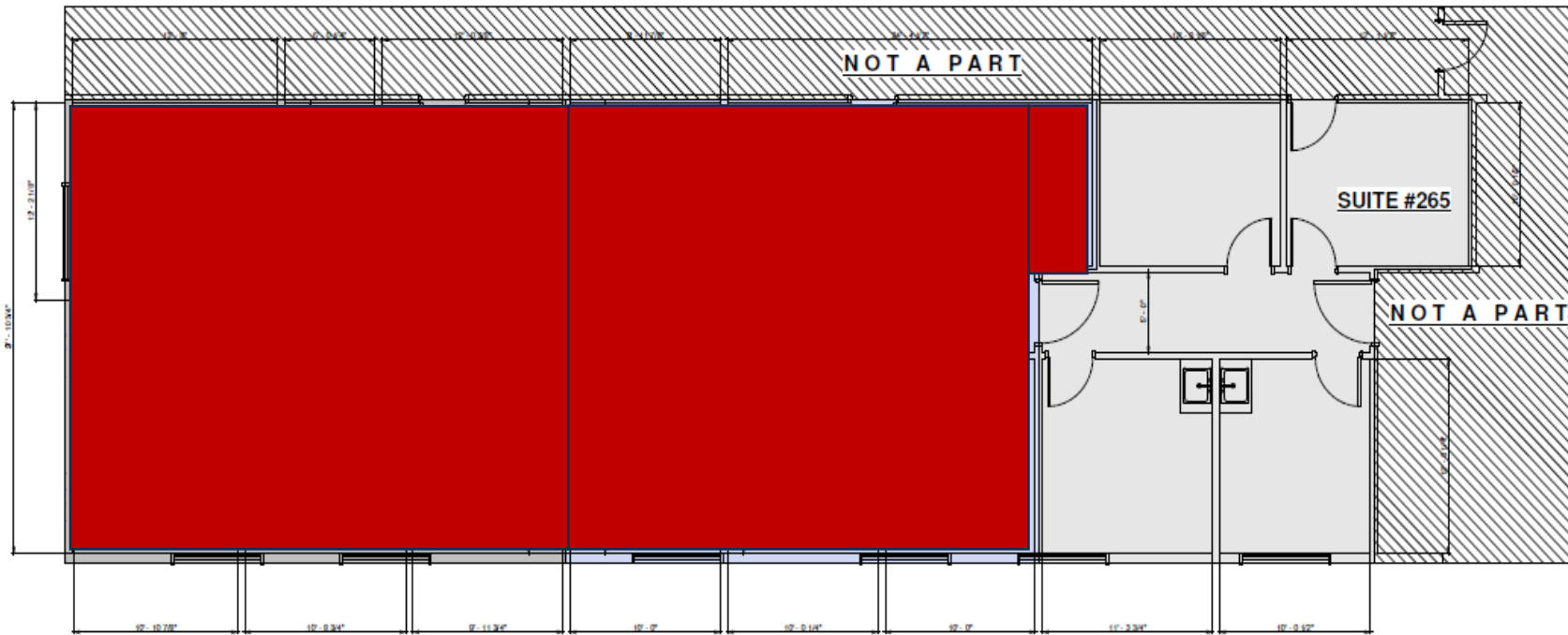
Logos for **POPEYES**, **PANDA EXPRESS CHINESE KITCHEN**, and **COSTCO WHOLESALE Cafe Rio MEXICAN GRILL**.

Logo for **SANSONE COMPANIES**.

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Suite #265 772RSF



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OFFICE SITE PLAN – Suite # 240 - 2,206 RSF

