

FOR LEASE



2,447 SF Class A Office Space  
2835 St. Rose Pkwy Henderson, NV 89052

MILES SANSONE

702-768-1930  
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 [www.SansoneCompanies.com](http://www.SansoneCompanies.com)



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**LEASING DETAILS**

**SPACE AVAILABLE** 2,447 SF  
**LEASE PRICE** \$1.99 PSF  
**NNN** \$0.52 PSF

**PROPERTY HIGHLIGHTS**

- 8 room large offices with breakroom, reception, large conference room.
- 2 Traffic light access
- Affluent area with great demographics
- Growing area close to restaurants, freeway and hospital
- Covered parking and signage available.

**DEMOGRAPHICS**

POPULATION	1-mile	3-mile	5-mile
2024 Population	20,555	160,031	319,767
HOUSEHOLDS	1-mile	3-mile	5-mile
2024 Households	8268	62,256	142,448
INCOME	1-mile	3-mile	5-mile
2024 Average Household Income	\$100,334	\$102,687	\$101,752



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**LIFETIME FITNESS** **GVR**

**CAFÉ ZUPAS** **smashburger**  
**BJ's** **TWIN PEAKS** **DRINKIN' BROS**  
**THE ORIGINAL Rolled ICE CREAM** **POPPED**  
**PAUL MITCHELL** **the school**

**petco**  
**THE HOME DEPOT** **Sam's CLUB**  
**Walmart**  
**LOWE'S**  
**JOHN JONES SANDWICHES** **TARGET**  
**Chick-fil-A**  
**Krispy Kreme DOUGHNUTS**  
**Cafe Rio MEXICAN GRILL**  
**FIREHOUSE SUBS**  
**Nike**

Available

EASTERN AVE.

ST. ROSE PKWY

 **Dignity Health**  
St. Rose Dominican

**Tide DRY CLEANERS**  
**WELLS FARGO**  
**chili's** **McDonald's**  
**BAR**  
**DUNKIN'**  
**CARRABBA'S ITALIAN GRILL**

  
**SANSONE COMPANIES**

