

FOR LEASE

PALM COURT

6883 S Eastern Ave
Las Vegas, NV 89119



graskiretailteam

roicre.com

Contact our team today!

KIT GRASKI

Director

702.570.5377

kgraski@roicre.com

NV License # BS.0015934.LLC

GEORGE OKINAKA

Executive Vice President

702.570.5376

gokinaka@roicre.com

NV License # S.0045747

MAUREEN PARCHIA

Vice President

702.570.5124

mparchia@roicre.com

NV License # S.0169395

JONATHAN SERRANO, MBA

Associate Vice President

702.570.5099

jonathan@roicre.com

NV License # S.0183243

PROPERTY HIGHLIGHTS

PALM COURT
6883 S Eastern Ave
Las Vegas, NV 89119

±1,451 SF For Lease

Palm Court Business Center is a 122,634 SF multi-building professional & retail complex located just south of Harry Reid International Airport and within the Las Vegas Airport sub-market.

- ✓ ±1,451 SF End cap unit with plenty of parking
- ✓ Easy ingress/egress with multiple access points
- ✓ Eastern Ave exposure to 33,500 VPD
- ✓ Easy access to 215 Beltway Freeway
- ✓ The property is located directly across the street from Sunset Park, one half mile east of Harry Reid International Airport

 **COMMERCIAL GENERAL (CG)**
ZONING

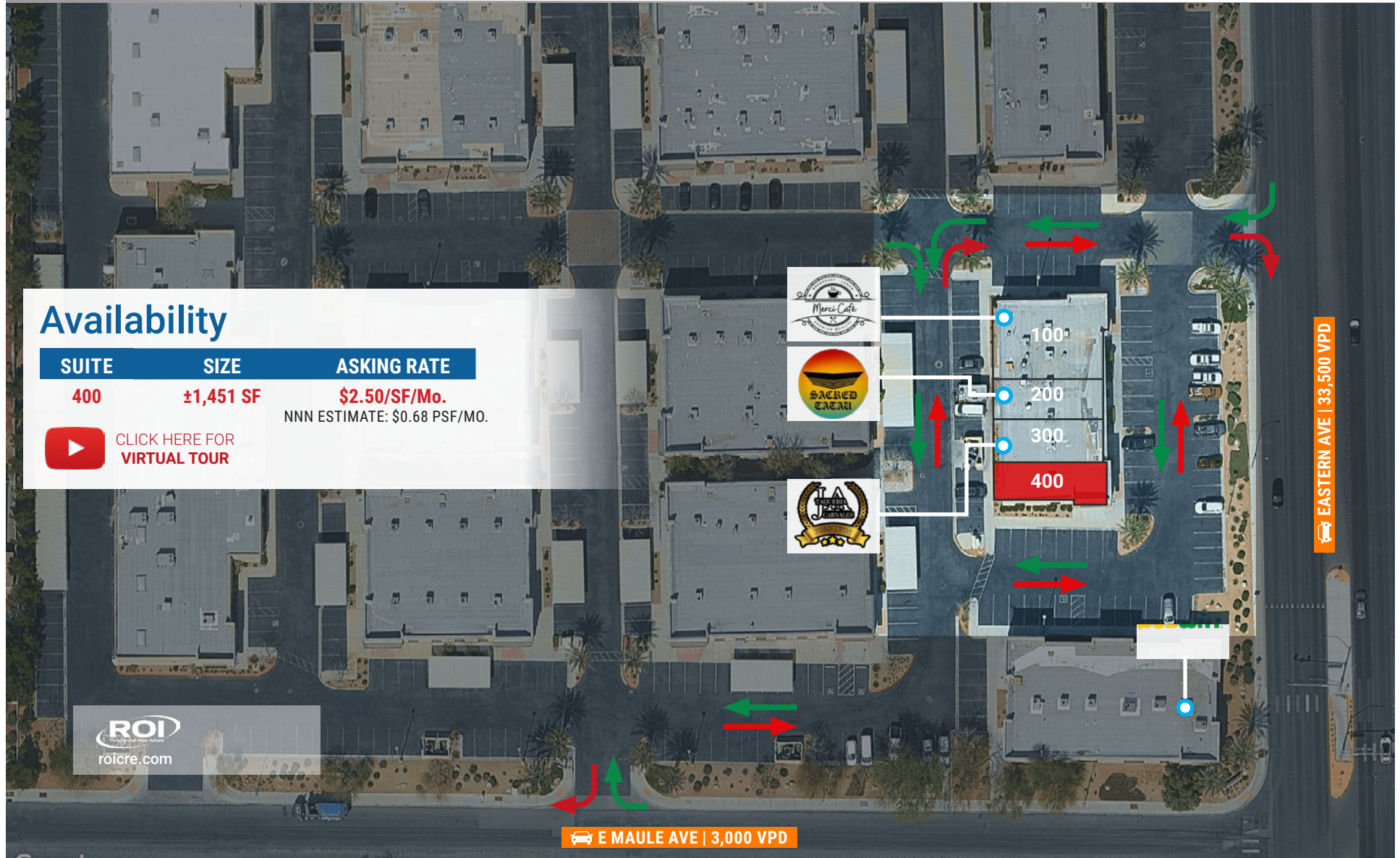
 **177-02-614-016**
PARCEL NO.

 **CLICK HERE FOR VIRTUAL TOUR**



PALM COURT SITE PLAN

PALM COURT
6883 S Eastern Ave
Las Vegas, NV 89119



Availability

SUITE	SIZE	ASKING RATE
400	±1,451 SF	\$2.50/SF/Mo. NNN ESTIMATE: \$0.68 PSF/MO.



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ROI
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E MAULE AVE | 3,000 VPD

EASTERN AVE | 33,500 VPD

TRADE AREA AERIAL

PALM COURT
6883 S Eastern Ave
Las Vegas, NV 89119



TRADE AREA DEMOGRAPHICS

Accessible & Connected

THE LAS VEGAS STRIP

38.5 MILLION VISITORS IN 2025

Source: LVCVA

HARRY REID INTERNATIONAL AIRPORT (LAS)

55.0 MILLION PASSENGERS IN 2025

Source: LVCVA

POPULATION



1 MILE	3 MILES	5 MILES
8,359	124,181	404,395

AVERAGE HOUSEHOLD INCOME



1 MILE	3 MILES	5 MILES
\$105,155	\$108,721	\$103,941

TRAFFIC COUNTS



EASTERN AVE	SUNSET RD	CC-215
33,500 VPD	46,000 VPD	165,000 VPD

Source:
SitesUSA 2025
TRINA, NV DOT 2024



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