



Est. 1987

CAMBRIDGE GROUP LTD

# REGAL PLAZA

8826-8880 S EASTERN AVE. LAS VEGAS, NV 89123



Regal Plaza is a 83,943 SF retail shopping plaza. This center is leased by a variety of tenants that service the local community. This center offers a wide variety of retail or office lease options and boasts ease of access with highly visible storefronts. Regal Plaza is a multi-use project that consists of a total of Seven (7) buildings on 13.37 acres. The tenants in this center include retail, restaurant, tavern entertainment, and professional office use. Located on the northeast corner of S Eastern Avenue and E Pebble Road the annual daily traffic counts between the two streets is around ±44,000 cars per day at the intersection. This center offers close proximity to the 215 Beltway. Additionally, Regal Plaza is surrounded by a dense residential population.

LOCATION: 8826-8880 S. EASTERN AVE  
CROSS STREETS: S. EASTERN AVE & E. PEBBLE ROAD  
PROPERTY TYPE: RETAIL/OFFICE SHOPPING CENTER  
ZONING DESCRIPTION: GENERAL COMMERCIAL C-2

### HIGHLIGHTS:

- AMPLE PARKING
- HIGH TRAFFIC COUNTS
- EASY ACCESS OFF THE 215 BELTWAY
- DIVERSE TENANT MIX
- SECOND GEN RETAIL SPACE
- OPEN LAYOUT
- BREAK ROOM W/ SINK
- 1 PRIVATE BATHROOM



### AVAILABLE SPACES:

8868 S Eastern Ave.  
Suite #: 107 | Xoxo Book Boutique  
Lease Rate: \$2.15/SF  
Lease Type: NNN (.51/sf)  
Size: 978 +/- SF

### FOR MORE INFORMATION:

Jordan Hanley  
702-335-7731  
Jordan@LvCambridge.com  
Lic# BS.145889

Phyllis Hanley  
702-335-7719  
PhyllisHanley@LvCambridge.Com  
Lic# B.29985