

LEASE

LEASE RATE \$4.75 SF/Month

CAMS \$.59 SF/Month

NO KEY FEE



RESTAURANT SPACE

2645 Saint Rose Pkwy Henderson, NV 89052

Ron Opfer

(702) 768-7238

ron.opfer@cbcvegas.com

Jerry Steklachick

(702) 518-2526

Jerry.Stek@cbcvegas.com



COLDWELL BANKER
COMMERCIAL
PREMIER

LEASE

RESTAURANT SPACE

2645 Saint Rose Pkwy Henderson, NV 89052



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

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

Ron Opfer
(702) 768-7238
ron.opfer@cbcvegas.com

Jerry Steklachick
(702) 518-2526
Jerry.Stek@cbcvegas.com



**COLDWELL BANKER
COMMERCIAL
PREMIER**

LEASE

RESTAURANT SPACE

2645 Saint Rose Pkwy Henderson, NV 89052



Ron Opfer

(702) 768-7238

ron.opfer@cbcvegas.com

Jerry Steklachick

(702) 518-2526

Jerry.Stek@cbcvegas.com



COLDWELL BANKER
COMMERCIAL
PREMIER

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

LEASE

RESTAURANT SPACE

2645 Saint Rose Pkwy Henderson, NV 89052



Ron Opfer

(702) 768-7238

ron.opfer@cbcvegas.com

Jerry Steklachick

(702) 518-2526

Jerry.Stek@cbcvegas.com



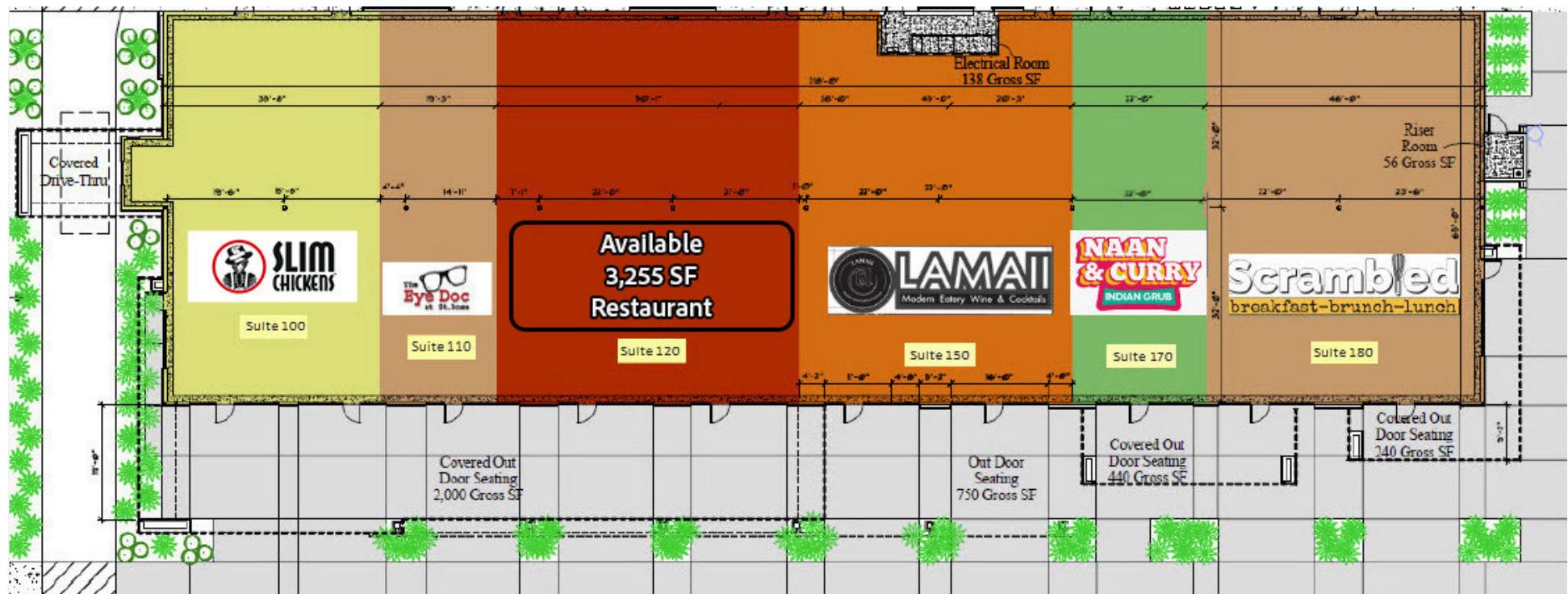
COLDWELL BANKER
COMMERCIAL
PREMIER

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

LEASE

RESTAURANT SPACE

2645 Saint Rose Pkwy Henderson, NV 89052



Ron Opfer
(702) 768-7238
ron.opfer@cbcvegas.com

Jerry Steklachick
(702) 518-2526
Jerry.Stek@cbcvegas.com



COLDWELL BANKER
COMMERCIAL
PREMIER

LEASE

RESTAURANT SPACE

2645 Saint Rose Pkwy Henderson, NV 89052

Vicinity Map:



Ron Opfer

(702) 768-7238

ron.opfer@cbcvegas.com

Jerry Steklachick

(702) 518-2526

Jerry.Stek@cbcvegas.com



COLDWELL BANKER
COMMERCIAL
PREMIER

LEASE

RESTAURANT SPACE

2645 Saint Rose Pkwy Henderson, NV 89052

POPULATION

	1 MILE	3 MILES	5 MILES
--	--------	---------	---------

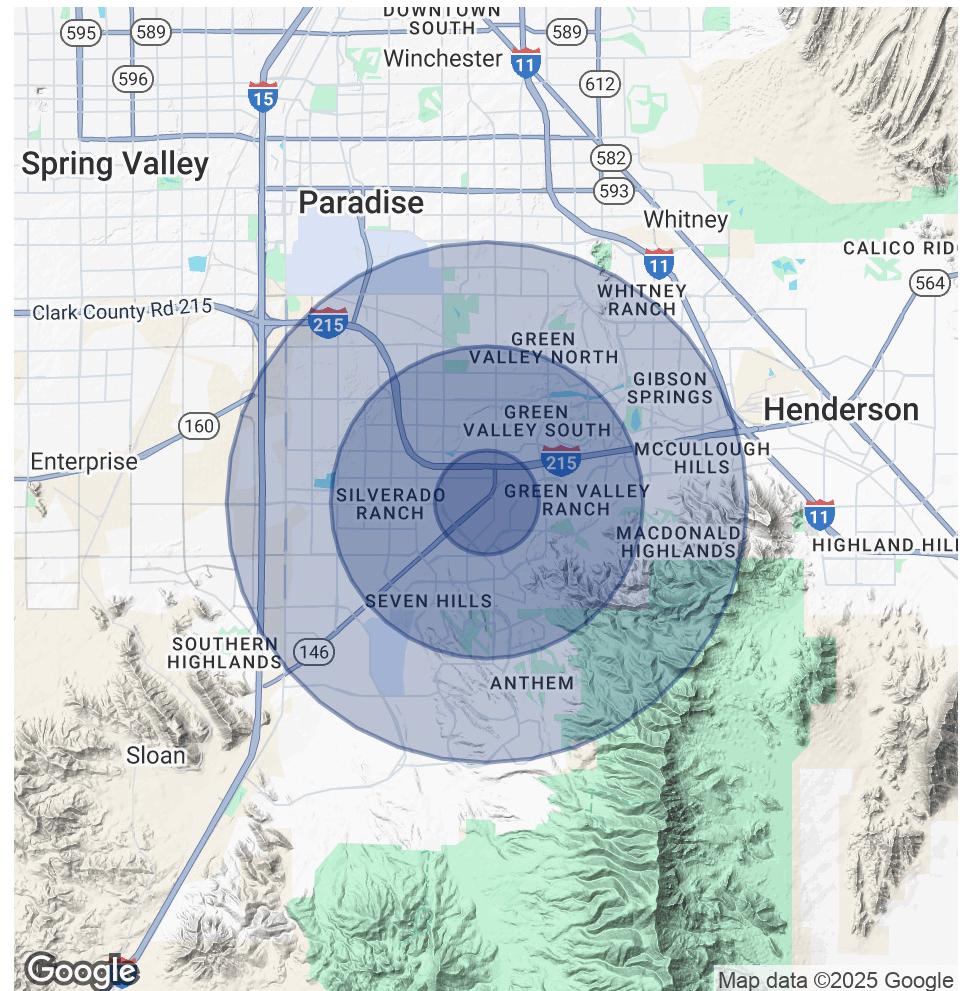
Total Population	14,319	162,009	321,409
Average Age	42	42	43
Average Age (Male)	42	41	42
Average Age (Female)	43	43	44

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

Demographics data derived from AlphaMap



Ron Opfer

(702) 768-7238

ron.opfer@cbcvegas.com

Jerry Steklachick

(702) 518-2526

Jerry.Stek@cbcvegas.com



COLDWELL BANKER
COMMERCIAL
PREMIER

LEASE

RESTAURANT SPACE

2645 Saint Rose Pkwy Henderson, NV 89052



Ron Opfer

(702) 768-7238

ron.opfer@cbcvegas.com

Jerry Steklachick

(702) 518-2526

Jerry.Stek@cbcvegas.com



COLDWELL BANKER

COMMERCIAL

PREMIER

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.