

# 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        |
| NO KEY FEE    |                       |

| 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

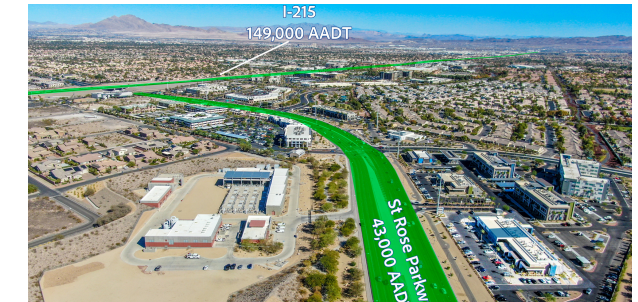




# LEASE

## 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



# 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

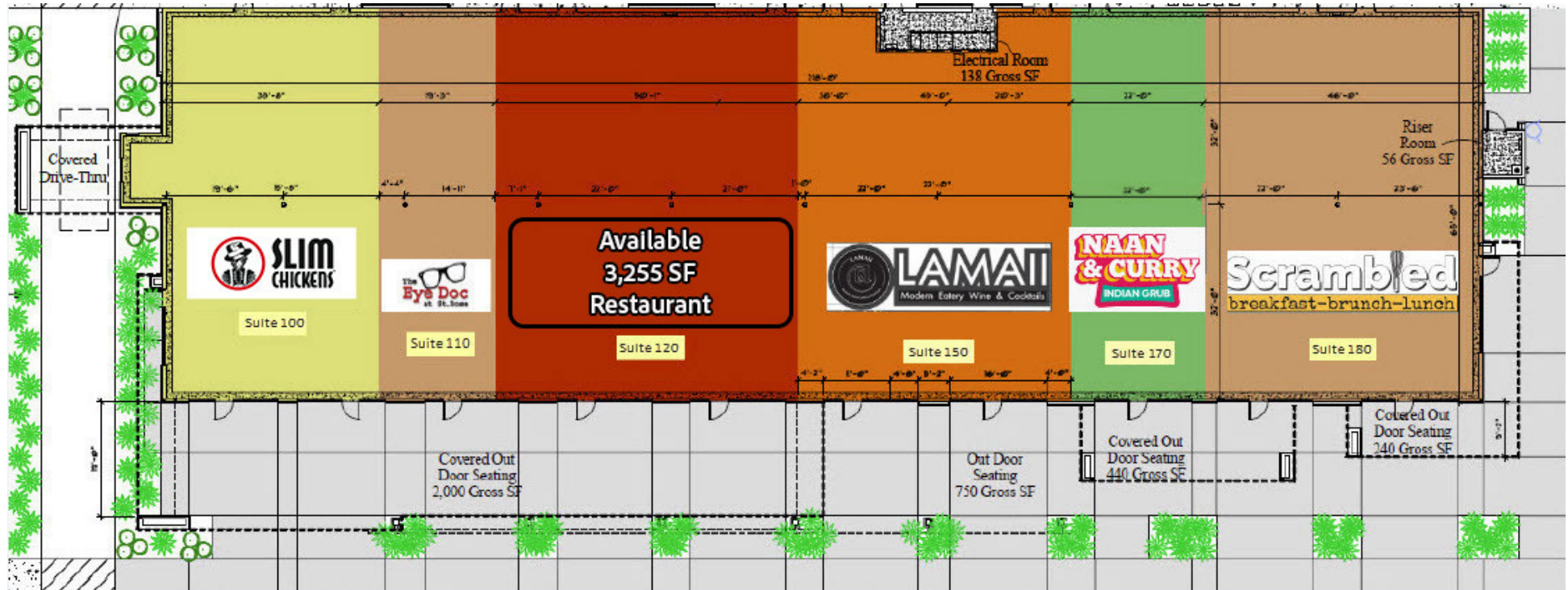
©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised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



# 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

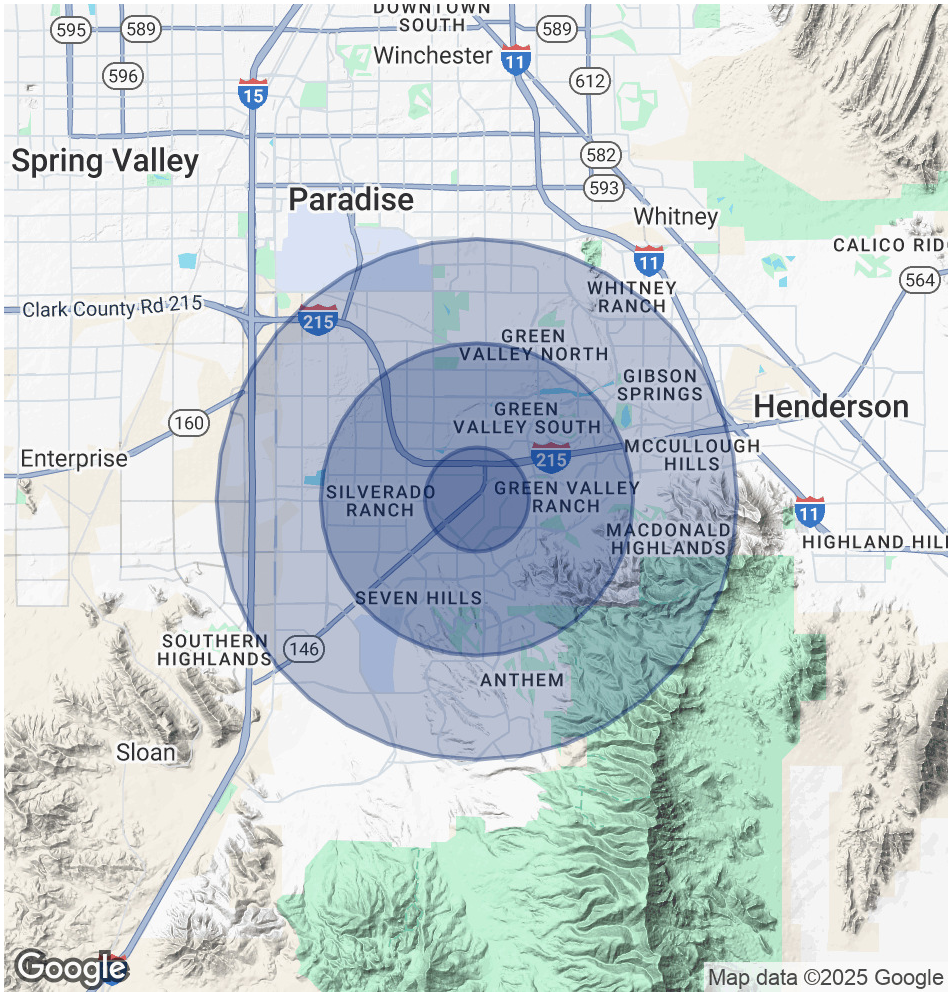
2645 Saint Rose Pkwy Henderson, NV 89052

| 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.