

FOR LEASE



900 SF - 1,483 SF Office Available

8872 S. Eastern Ave. Las Vegas, NV 89123

MILES SANSONE

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Email: Leasing@SansoneCompanies.com

Corporate Address: 2580 St. Rose Pkwy. Ste. 125 Henderson, Nevada 89074



www.SansoneCompanies.com



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LEASING DETAILS

OFFICE 900 SF - 1,483 SF
 LEASE PRICE \$1.75 PSF OFFICE
 NNN \$0.56 PSF

- Common area conference rooms, break room
- Spacious office suites close to 215 freeway
- Located in a strong retail corridor with multiple entry points
- Excellent synergy with restaurants below

DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2024 Population	15,599	167,692	332,511
HOUSEHOLDS	1-mile	3-mile	5-mile
2024 Households	6,292	67,709	134,015
INCOME	1-mile	3-mile	5-mile
2024 Average Household Income	\$98,908	\$101,400	\$100,146





ST. ROSE PKWY

EASTERN AVE.

PEBBLE RD.



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

Dignity Health
St. Rose Dominican

petco
LOWE'S

Target
Krispy Kreme
Chick-fil-A
Nike
Michaels

CAFE ZUPAS **smashburger**
BJ's **TWIN PEAKS** **ENSTEIN BROS. BAGELS**
THE ORIGINAL Rolled ICE CREAM
PIPPED
PAUL MITCHELL the school

FIREHOUSE SUBS
Cafe Rio
MEXICAN GRILL.
Carl's Jr. **Wendy's**

THE HOME DEPOT **Sam's CLUB** **DELTA CO** **BURGER KING**
Walmart

LIFETIME FITNESS **GVR**



goodwill **NEWTECHGYM**
CHUCK E. CHEESE'S **IN-N-OUT BURGER**

Sunrise Cafe **PAYMON'S**
MEDITERRANEAN CAFE & LOUNGE
STARBUCKS COFFEE **greens & proteins**
LVAC
LAS VEGAS ATHLETIC CLUBS

Havana Grill Cuban Cuisine **Vista point**
LA TAPATIA MARKET
trufflesnbacon **DUTCHBROS**
SANSONE COMPANIES

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OFFICE SITE PLAN

Suite #210
1,483 SF
Available 6/1/2026

Suite #265
900 SF
Available 4/1/2026

