

NOW LEASING



**RETAIL SPACES
AVAILABLE**



+/- 5,837 SF Available

2560- 2590 St. Rose Pkwy Henderson, NV 89074


MILES SANSONE

(702) 914-9500 x 107

(702) 768-1930

Leasing@SansoneCompanies.com

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

 www.SansoneCompanies.com





LEASING DETAILS

SPACE AVAILABLE 2,637 – 3,200sqft
 LEASE PRICE \$3.50 - \$5.00 PSF
 NNN \$0.60 PSF
 GROUND LEASE AVAILABLE ON DRIVE-THRU PAD

- SECOND GEN RESTAURANT | PATIO AVAILABLE
- PYLON SIGN AVAILABLE
- ACCESS TO 2 TRAFFIC LIGHTS
- AFFLUENT AREA WITH GREAT DEMOGRAPHICS
- 48,000 CARS PER DAY
- CLOSE PROXIMITY TO I-215, EASTERN AVENUE, ST. ROSE HOSPITAL
- DIRECT ACCESS TO OVER 1 MILLION SF OF CLASS A OFFICE

DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2023 Population	20,555	149,994	298,568
HOUSEHOLDS	1-mile	3-mile	5-mile
2023 Households	8,268	57,953	117,543
INCOME	1-mile	3-mile	5-mile
2023 Average Household Income	\$68,414	\$73,363	\$70,389





SPACES AVAILABLE

ST ROSE PKWY

PASEO VERDE





 **Dignity Health.**
St. Rose Dominican

 **HENDERSON HOSPITAL**
A Member of The Valley Health System

 **aloft**
HOTELS

RETAIL SPACE AVAILABLE

CORONADO CENTER

ST ROSE PKWY





2560 St. Rose Pkwy
Henderson, NV 89052

Space Plan – Suite # 150 & #160– 2,637 SF

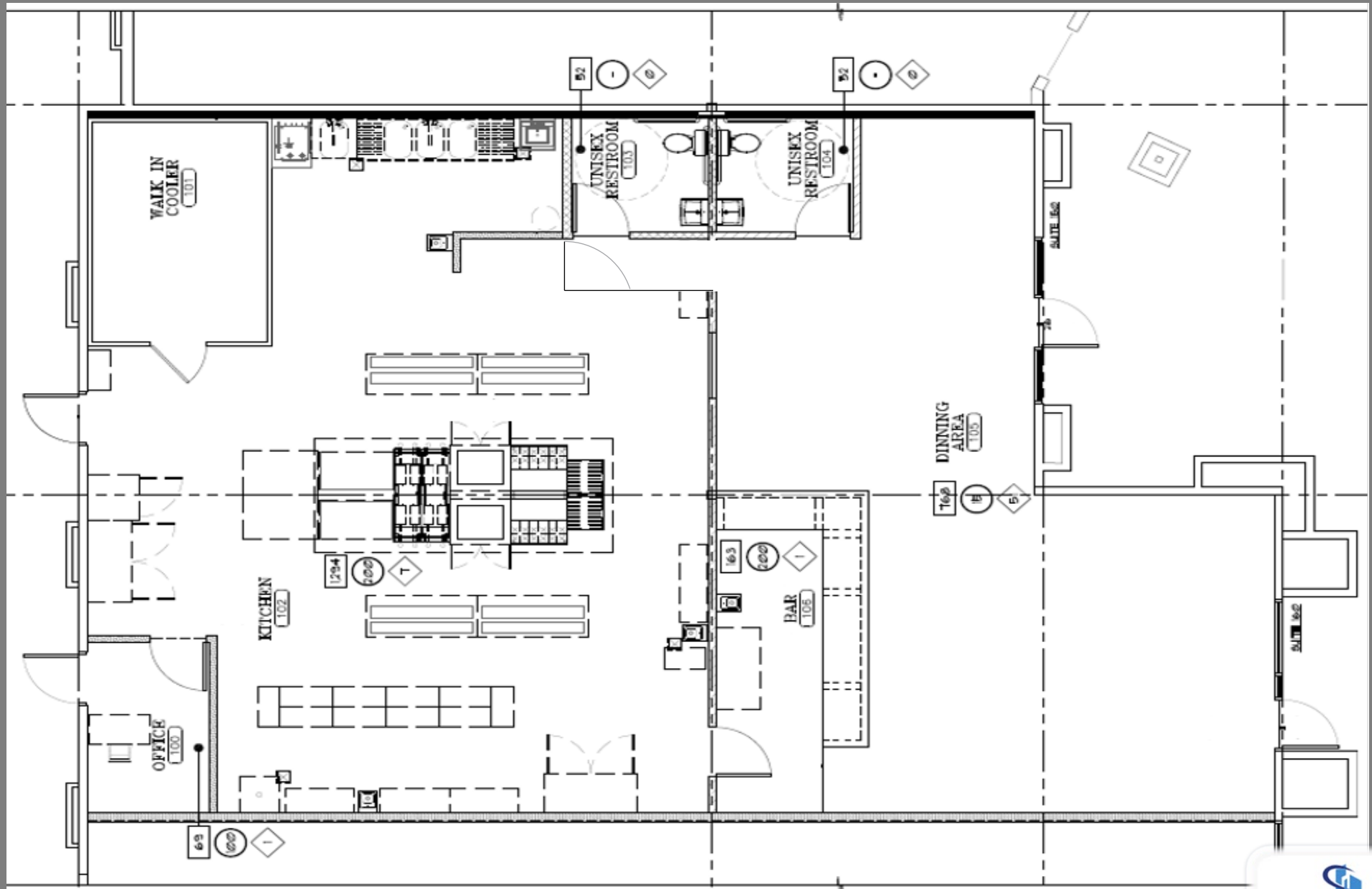


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Space Plan – Suite # 150 & #160– 2,637 SF



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