

# 10839 S EASTERN AVE

HENDERSON NV 89052



**OWNER/USER  
BUILDING  
FOR SALE**

(EGG WORKS TO  
VACATE UPON SALE)

**FREESTANDING RESTAURANT - 5,535 SF**  
**SALE: \$813 PSF (\$4,500,000)**

**BRETT RATHER**

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**CAST**  
CAPITAL PARTNERS

# PROPERTY HIGHLIGHTS

- Zoning: Community Commercial (CC)
- 0.90 Acres
- Year Built: 2006
- Please Do Not Disturb Tenant
- Turn-Key Restaurant Space including Grease Trap, Multiple Hoods, Walk-in Cooler/Freezer, etc. (Existing Tenant to Vacate)
- 50,200 CPD at Eastern and Sunridge Heights Pkwy Intersection

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## DEMOGRAPHICS

2025	1 MILE	3 MILES	5 MILES
POPULATION	18,580	125,113	310,941
HOUSEHOLDS	7,398	50,455	126,119
AVG. HH INCOME	\$121,500	\$111,710	\$108,629



Chick-fil-A THEM WINGS "GO CRAAZY"  
 GameStop HomeGoods  
 Lowe's Jimmy John's verizon

CARRABBA'S ITALIAN GRILL  
 JOE'S NEW YORK PIZZA BARI MURA  
 SUSHI DONUTS  
 ARCO MCDONALD'S

BANK OF NEVADA  
 CAFE LOLA  
 Dignity Health

u-swirl BEACH HOUSE  
 MURA Wahoo's  
 HOMewood SUITES by Hilton

PORT OF SUBS Jersey Mike's COFFEE  
 fausto's pinkbox  
 DOLLAR TREE WELLS FARGO Anra's  
 Giuseppe's Italian Grille + 24hr Gaming

citibank Gaetano's RESTAURANT  
 KAIZEN THE VITAMIN SHOPPE Gung Chai  
 FIVE GUYS BURGERS and FRIES  
 Jamba Juice BUFFALO WILD WINGS

AT&T Smith's HIRABA SUSHI  
 STARBUCKS COFFEE Domino's MINT INDIAN BISTRO

W HORIZONS RIDGE PKWY

DAISO Applebees TRADER JOE'S  
 BIBIMKITCHEN KOREAN RICE BAR  
 arby's STARBUCKS COFFEE Jollibee Jack in the box Pollo Loco  
 BAD OWL COFFEE ROASTERS Sourdough  
 GAATI thai kitchen crumbl  
 at home SEAFOOD CITY SUPERMARKET

SUBJECT PROPERTY

AWARE Village Pub COFFEE  
 Thai Thai By Kamol WINGS  
 GOLDEN BOY CRAFT local inspired eats. Ozaka

SUNRIDGE HEIGHTS PKWY

KNEADERS TACO BELL JOEY'S PIZZA DARK MOON  
 Wendy's W Tuscany Grill Black Mountain Grill  
 Red Barrel Stove Capriotti's

S EASTERN AVE

146

146

27,800 CPD

22,400 CPD

AERIAL MAP

# PROPERTY PHOTOS





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**OWNER/USER FREESTANDING RESTAURANT FOR SALE - 5,535 SF**

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