

SUBLEASE

EASTERN RIDGE PLAZA | ±3,585 SF RETAIL

11251 S Eastern Avenue, Suite 160-180, Henderson, NV 89052



LEASE RATE

\$1.97/SF/Month (NNN)

Lucas Mojonnier, CCIM

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PROPERTY SUMMARY

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SUBLEASE DESCRIPTION

Suite 160-180 is built out as a high-end personal fitness studio featuring modern finishes, abundant natural light, and convenient parking within a well-maintained neighborhood center. Seeking boutique retail, service, or specialty tenants a high-income, established Henderson trade area. Please do not disturb tenant's business. Contact brokers to schedule a tour. Total Monthly Rent + CAMs: \$9,130.67

LOCATION DESCRIPTION

Positioned at the gateway to Anthem and Seven Hills, Eastern Ridge Plaza offers exceptional visibility and access in one of Henderson's most affluent trade areas, boasting an average household income of \$166,726 within a one mile radius. Tenants enjoy close proximity to premier dining and retail destinations, including The Stove, The Cheesecake Factory, Sonrisa Grill, and Rachel's Kitchen, as well as the upscale shopping and lifestyle amenities at The District at Green Valley Ranch.

OFFERING SUMMARY

Lease Rate:	\$1.97 SF/month (NNN)
CAM Rate:	\$0.58/SF/month
Available SF:	±3,585 SF
Lease Term:	3-5 Years
Parking:	9.74/1,000 SF
Lot Size:	±1.135 Acres
Building Size:	±10,785 SF

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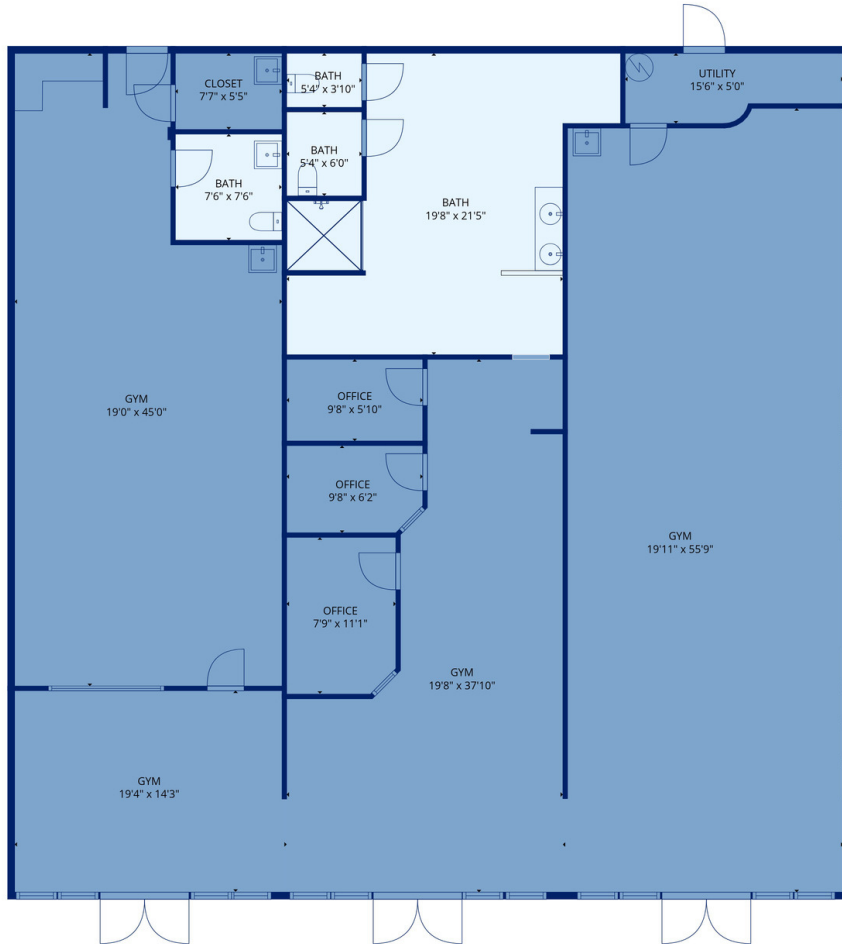


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FLOOR PLAN

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PHOTOS

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RETAILER MAP

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DEMOGRAPHICS

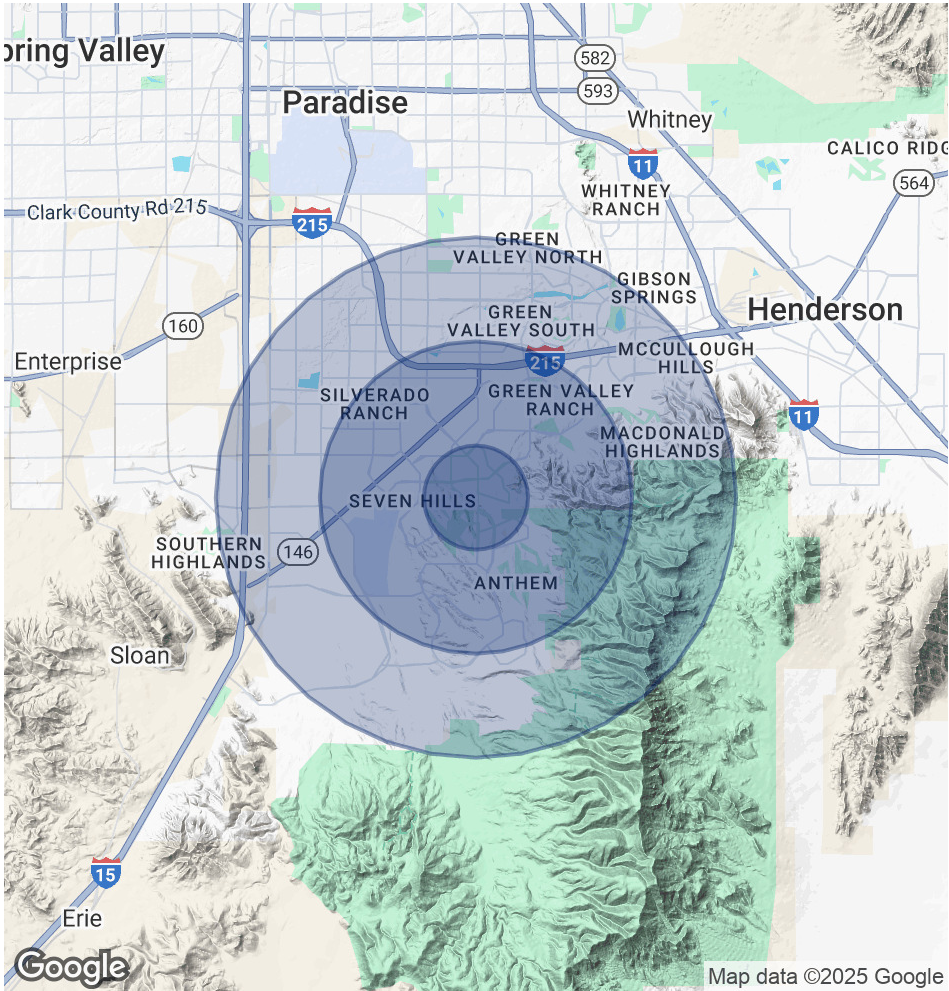
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	16,223	113,736	281,509
Average Age	41	44	43
Average Age (Male)	41	43	42
Average Age (Female)	42	44	44

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,177	46,662	115,091
# of Persons per HH	2.6	2.4	2.4
Average HH Income	\$166,726	\$131,620	\$123,910
Average House Value	\$646,193	\$590,133	\$566,958

Demographics data derived from AlphaMap

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