

**FOR LEASE**

# PALM COURT

6883 S Eastern Ave  
Las Vegas, NV 89119



**graskiretailteam**

roicre.com

## Contact our team today!

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# PROPERTY HIGHLIGHTS

**PALM COURT**  
6883 S Eastern Ave  
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## ±1,451 - 1,435 SF For Lease

Palm Court Business Center is a 122,634 SF multi-building professional & retail complex located just south of Harry Reid International Airport and within the Las Vegas Airport sub-market.

- ✓ ±1,451 SF End cap unit with plenty of parking.
- ✓ ±1,435 SF In-line space available January 1, 2027.
- ✓ Easy ingress/egress with multiple access points.
- ✓ Eastern Ave exposure to 33,500 VPD.
- ✓ Easy access to 215 Beltway Freeway.
- ✓ The property is located directly across the street from Sunset Park, one half mile east of Harry Reid International Airport.

# 177-02-614-016  
PARCEL NO.

📍 COMMERCIAL GENERAL (CG)  
ZONING

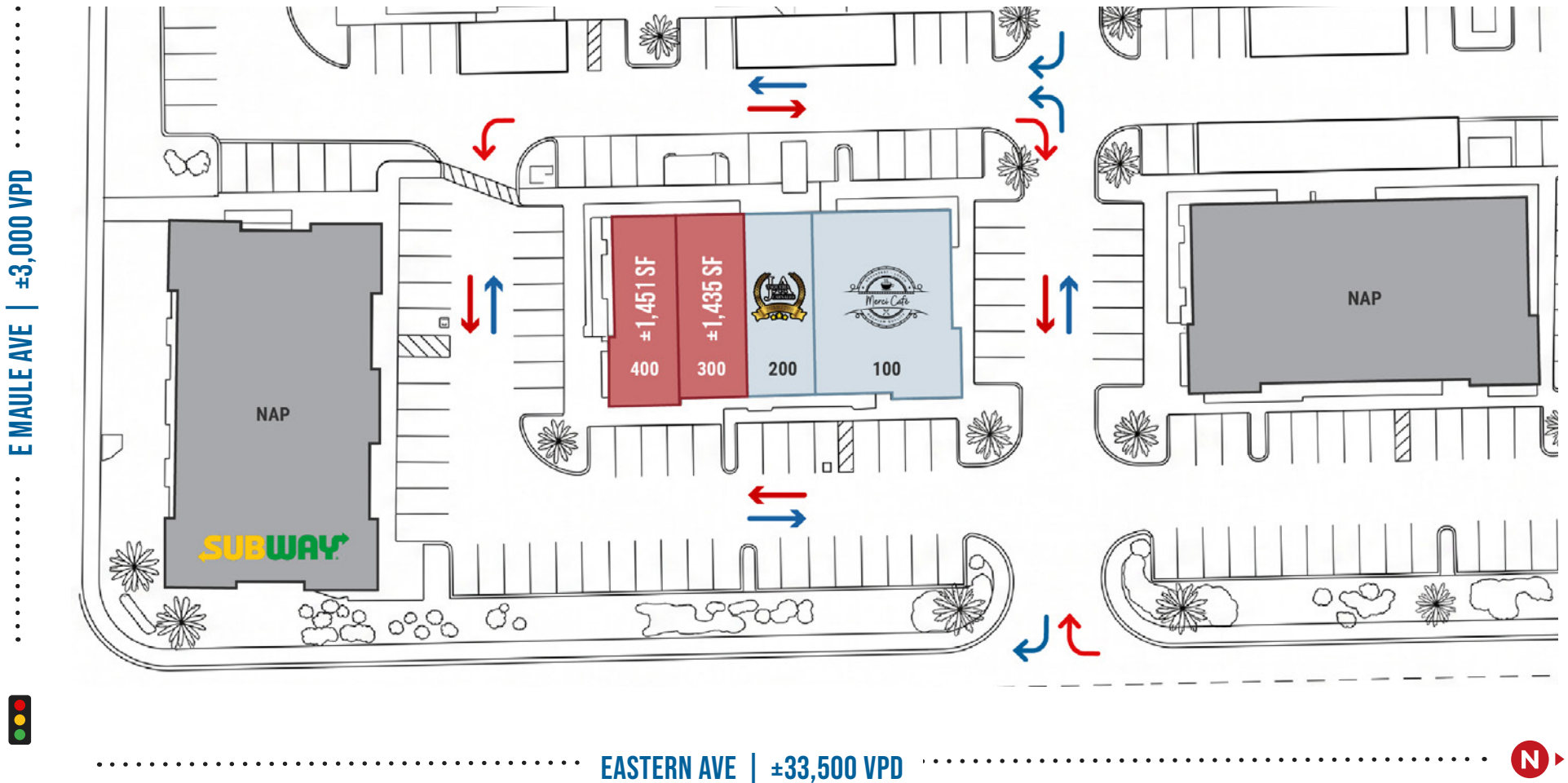


**CLICK OR SCAN**  
VIEW VIRTUAL TOUR



# SITE PLAN

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SUITE	SIZE	ASKING RATE
400	±1,451 SF	\$2.50/SF/Mo.
300	±1,435 SF	\$2.50/SF/Mo.

NNN ESTIMATE: \$0.68 PSF/MO.

# TRADE AREA AERIAL

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# TRADE AREA DEMOGRAPHICS

## Accessible & Connected

THE LAS VEGAS STRIP

38.5 MILLION VISITORS IN 2025

Source: LVCVA

HARRY REID INTERNATIONAL AIRPORT (LAS)

55.0 MILLION PASSENGERS IN 2025

Source: LVCVA

### POPULATION



1 MILE	3 MILES	5 MILES
8,359	124,181	404,395

### AVERAGE HOUSEHOLD INCOME



1 MILE	3 MILES	5 MILES
\$105,155	\$108,721	\$103,941

### TRAFFIC COUNTS



EASTERN AVE	SUNSET RD	CC-215
33,500 VPD	46,000 VPD	165,000 VPD

Source:  
SitesUSA 2025  
TRINA, NV DOT 2024



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FOR LEASE

## Palm Court

Endcap & In-Line Space Available

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[roicre.com](http://roicre.com)

9121 W Russell Rd  
STE 111  
Las Vegas, NV 89148

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