

FOR LEASE

WINDMILL VALLEY PLAZA

±1,400 SF Available

8140-8152 S Eastern Ave,
Las Vegas, NV 89123



Contact our team today!

KIT GRASKI

Director

702.570.5377

kgraski@roicre.com

NV License # BS.0015934.LLC

GEORGE OKINAKA

Executive Vice President

702.570.5376

gokinaka@roicre.com

NV License # S.0045747

MAUREEN PARCHIA

Vice President

702.570.5124

mparchia@roicre.com

NV License # S.0169395

JONATHAN SERRANO, MBA

Associate Vice President

702.570.5099

jonathan@roicre.com

NV License # S.0183243

PROPERTY HIGHLIGHTS

Windmill Valley Plaza

8140-8152 S Eastern Ave,
Las Vegas, NV 89123

Built-out salon space available at Windmill Valley Plaza.

Located on the southeast corner of Windmill Parkway and Eastern Avenue, the center benefits from an established residential area, benefiting from the adjacent center's Smith's Grocery anchored center.

±1,400 SF AVAILABLE

- ✓ Situated on busy S Eastern Ave providing high visibility and easy access to the plaza.
- ✓ A diverse tenant mix featuring a variety of businesses offering potential synergy and increased foot traffic.
- ✓ Serves the master planned communities of Green Valley and Silverado Ranch.
- ✓ Located in a high-income, densely populated area with consistent consumer demand.
- ✓ Access to I-215 Beltway via Windmill interchange to the west and Eastern interchange to the south.



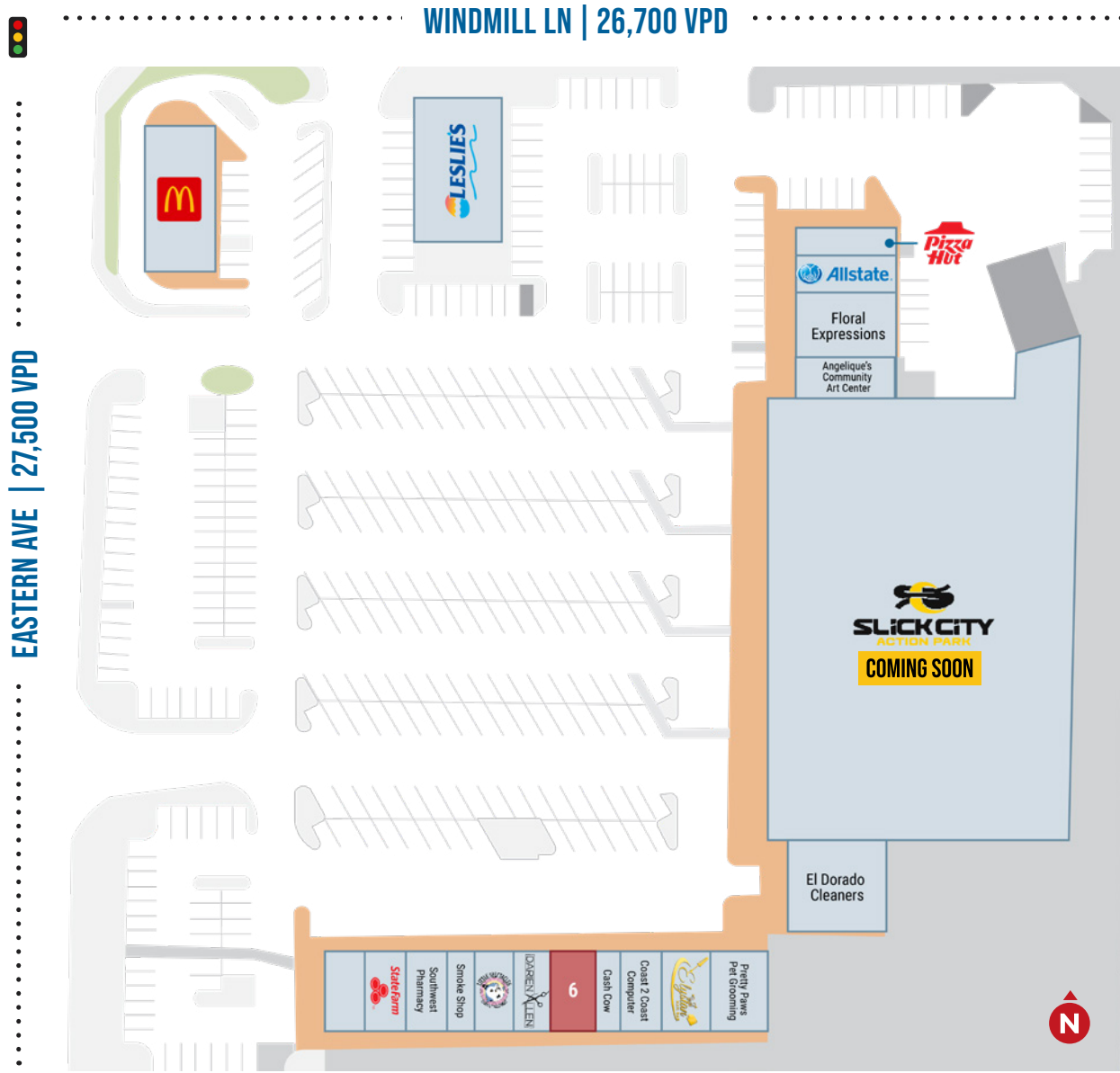
NEARBY RETAILERS



SITE PLAN

Windmill Valley Plaza

8140-8152 S Eastern Ave,
Las Vegas, NV 89123



Suite	Size SF	Asking Rate	NNN
6	±1,400	\$1.75 - \$2.00 sf/mo	\$0.87 sf/mo Est.

TRADE AREA **AERIAL**

Windmill Valley Plaza

8140-8152 S Eastern Ave,
Las Vegas, NV 89123



AREA DEMOGRAPHICS

POPULATION



1 MILE	3 MILES	5 MILES
18,245	135,789	352,796

AVERAGE HOUSEHOLD INCOME



1 MILE	3 MILES	5 MILES
\$119,163	\$126,958	\$118,898

TRAFFIC COUNTS



S EASTERN AVE	E WINDMILL LN	US I-215
27,500 VPD	26,700 VPD	167,000 VPD

Source:
SitesUSA 2026
TRINA, NV DOT 2025



FOR LEASE

Windmill Valley Plaza

±1,400 SF Salon Space

8140-8152 S Eastern Ave
Las Vegas, NV 89123



roicre.com

9121 W Russell Rd
STE 111
Las Vegas, NV 89148

Contact our team today!

KIT GRASKI

Director

702.570.5377

kgraski@roicre.com

NV License # BS.0015934.LLC

GEORGE OKINAKA

Executive Vice President

702.570.5376

gokinaka@roicre.com

NV License # S.0045747

MAUREEN PARCHIA

Vice President

702.570.5124

mparchia@roicre.com

NV License # S.0169395

JONATHAN SERRANO, MBA

Associate Vice President

702.570.5099

jonathan@roicre.com

NV License # S.0183243



Follow us for updates



roicre



roi.cre



roicre



roicre