

FOR LEASE

PALM COURT

6883 S Eastern Ave
Las Vegas, NV 89119



graskiretailteam

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Contact our team today!

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PROPERTY HIGHLIGHTS

PALM COURT
6883 S Eastern Ave
Las Vegas, NV 89119

±1,451 - 2,213 S 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.

- ✓ ±2,213 SF 2nd Generation Restaurant Available
- ✓ ±1,451 SF End cap unit with plenty of parking
- ✓ 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

 **COMMERCIAL GENERAL (CG)**
ZONING

 **177-02-614-016**
PARCEL NO.



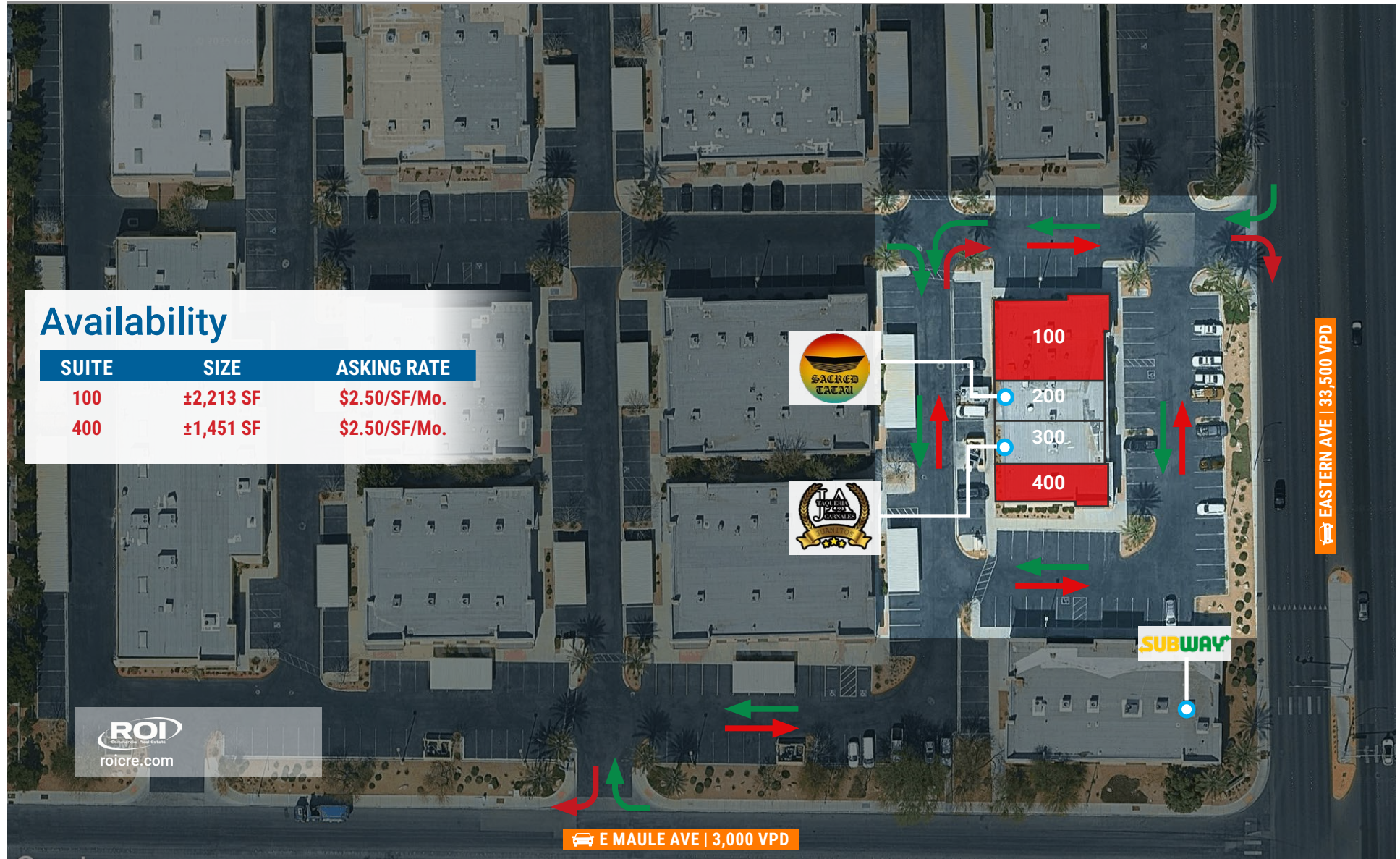
All information contained herein is from sources we deem reliable, and we have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are submitted subject to errors and omissions and all information should be carefully verified. *All measurements quoted herein are approximate

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PALM COURT SITE PLAN

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TRADE AREA AERIAL

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DRIVE TIME MAP

Accessible & Connected

THE LAS VEGAS STRIP
41.7 MILLION VISITORS IN 2024

Source: LVCVA

HARRY REID INTERNATIONAL AIRPORT (LAS)
58.4 MILLION PASSENGERS IN 2024

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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