

FOR LEASE: THE GRAMERCY - RESTAURANT, FITNESS, & RETAIL SPACES

W/SWC Russell & I-215 | 9205 W Russell Road | Las Vegas, NV 89148



AVAILABLE	±3,919 SF - ±5,035 SF
LEASE RATE	\$3.50 PSF NNN
CAMS	\$0.83 PSF
LAT/LONG	36.084587, -115.293607

PROPERTY HIGHLIGHTS

- ***DO NOT DISTURB CURRENT TENANTS***
- One space with built-out offices, one fully built-out restaurant, and one built-out fitness space available.
- Join existing tenants such as Anima by EDO, Couve Coffee and Pinches Tacos.
- Excellent views of the Las Vegas Strip and surrounding mountains
- Surface and two levels of subterranean parking
- Part of a 20 Acre Master Planned Mixed Use Development which includes 454 residences.
- Construction underway on new residences.

DRONE FOOTAGE

Click here for Drone Video:

<https://www.youtube.com/watch?v=VI4T1MNeUqY>



2023 DEMOGRAPHIC SNAPSHOT



Population: **135,522**
3-mile radius



Average HH Income: **\$106,166**



Traffic Counts: **26,999 vpd**
Russell Road



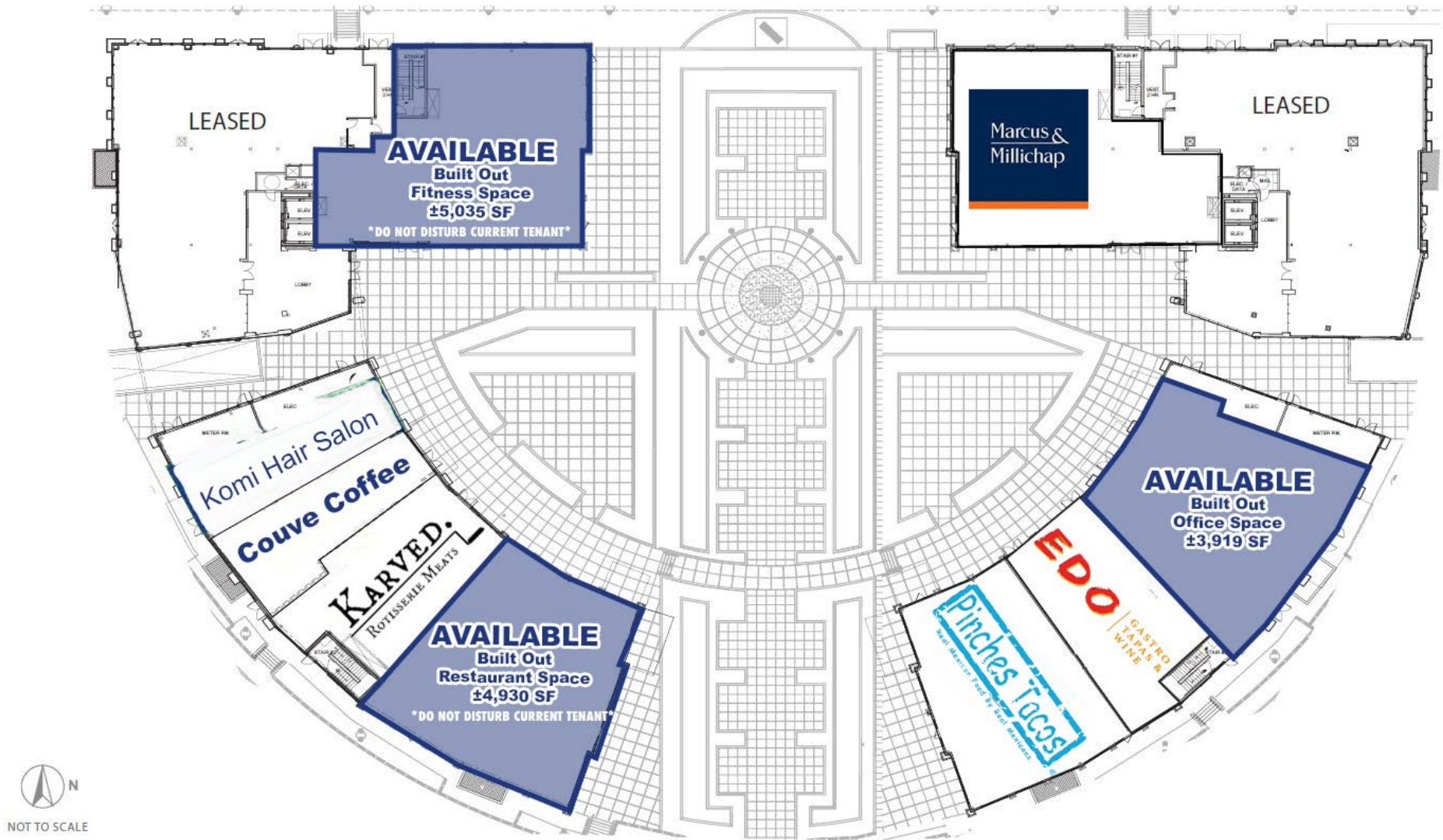
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CHAINLINKS
RETAIL ADVISORS

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2023 ESTIMATED DEMOGRAPHICS



Population

1-Mile	23,627
3-Mile	135,522
5-Mile	337,227



Average Household Income

1-Mile	\$95,905
3-Mile	\$106,166
5-Mile	\$106,995



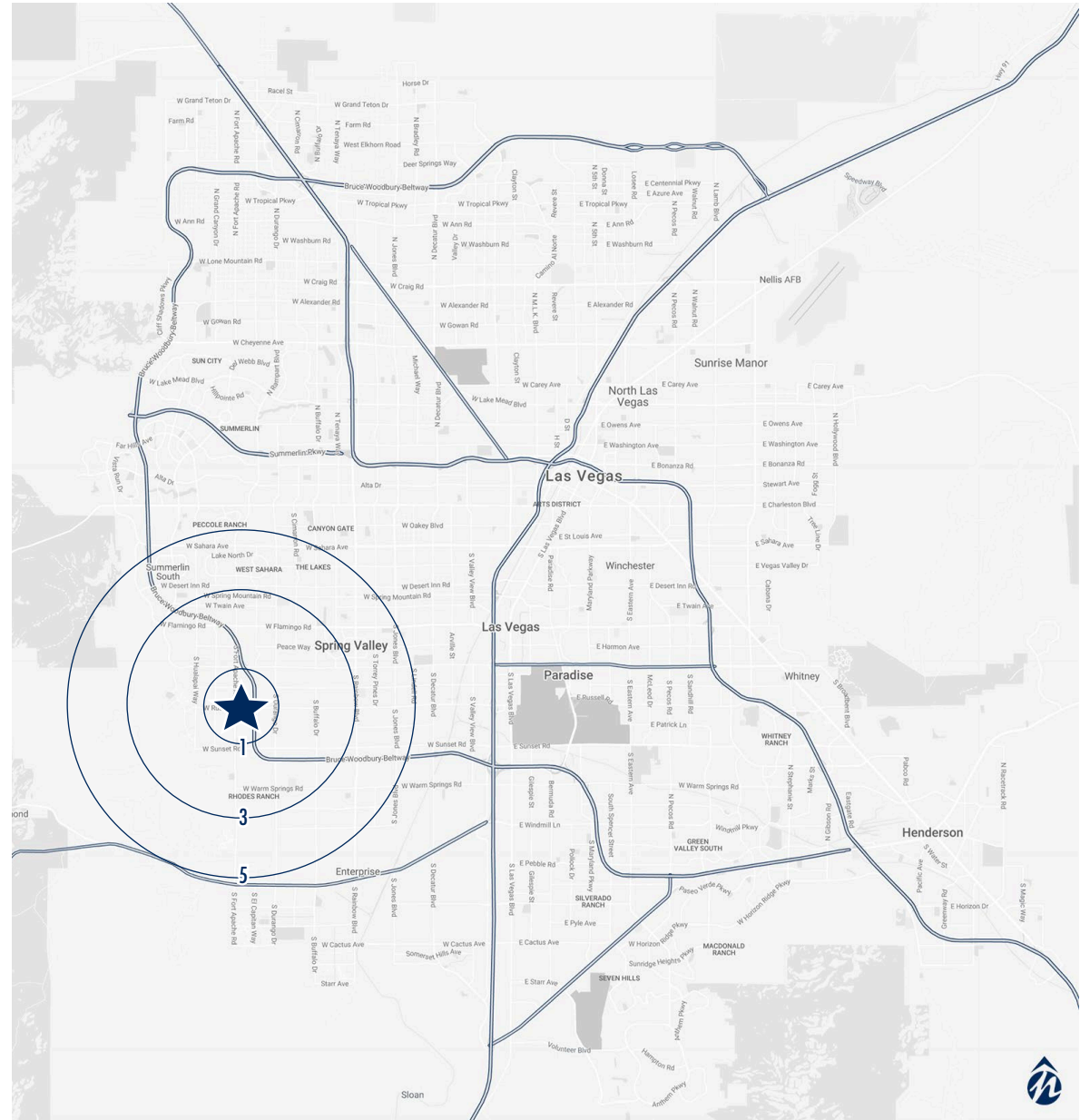
Number of Households

1-Mile	9,162
3-Mile	54,752
5-Mile	135,521



Daytime Population (Employees)

1-Mile	14,856
3-Mile	48,352
5-Mile	102,947



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