

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

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



AVAILABLE $\pm 3,919$ SF - $\pm 5,035$ 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

 **new market**
COMMERCIAL REAL ESTATE ADVISORS

Contact: Christina M. Strickland, CCIM • d: 702.323.7315 • o: 702.221.2500 ext.303 • christina@newmarketadvisors.com

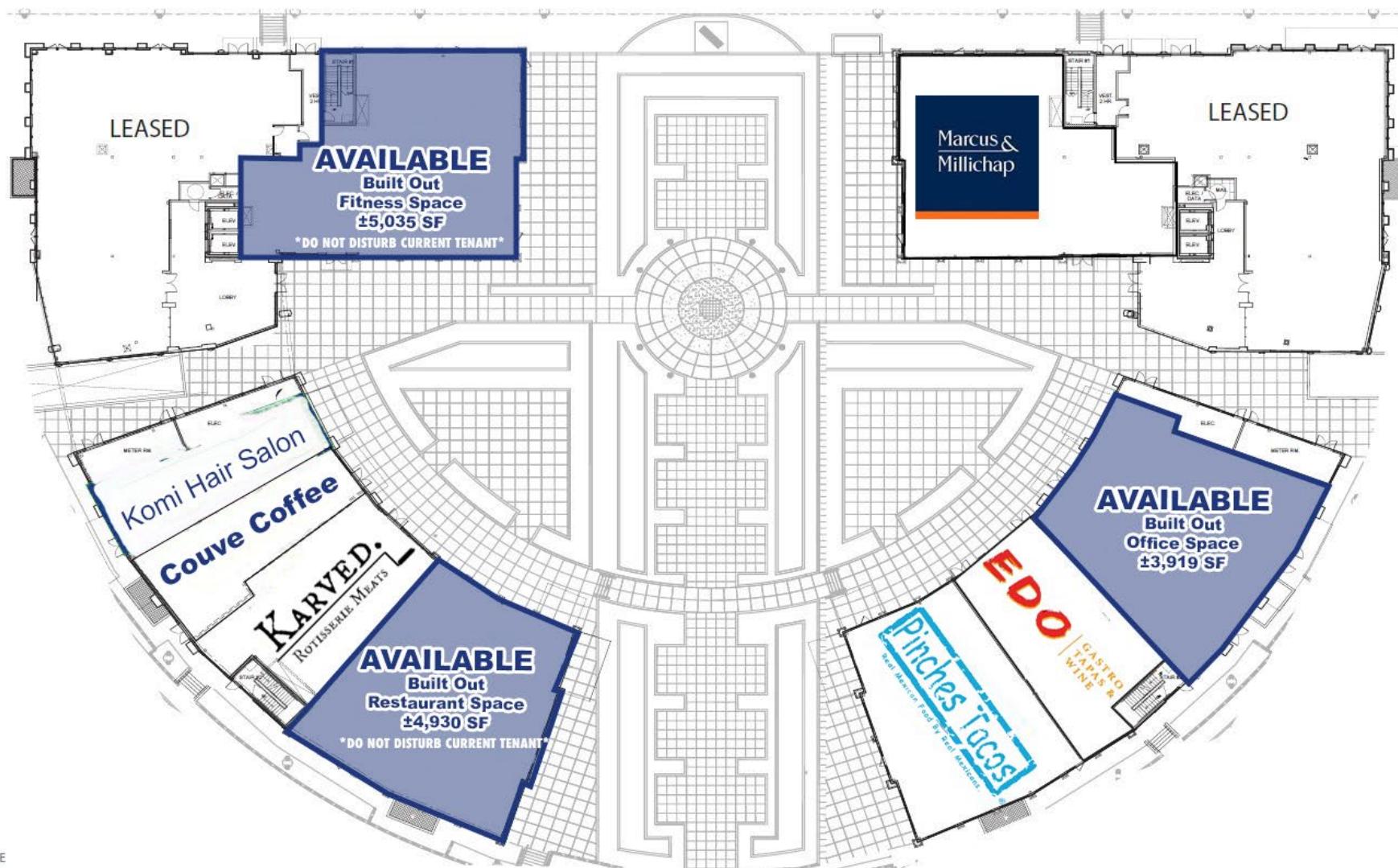


CHAINLINKS
RETAIL ADVISORS

NewMarket Advisors

5245 South Durango Drive • Las Vegas, Nevada 89113 • newmarketadvisors.com





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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

