

MCCARRAN MARKETPLACE

5715 - 6035 S EASTERN AVENUE, LAS VEGAS, NV 89119





PROPERTY HIGHLIGHTS

PROPERTY DETAILS

RETAIL SPACE: $\pm 560,000$ SF

SPACES AVAILABLE: $\pm 1,185$ - $\pm 3,260$ SF

RENT: INQUIRE WITH BROKER

ZONING: C-2

OPPORTUNITY BENEFITS

- $\pm 560,000$ SF Walmart & Lowe's anchored power center & national tenant mix
- Endcap with potential patio opportunity ready for lease
- Second generation shop spaces with street frontage available

AMONGST GOOD COMPANY



SITE PLAN



SITE PLAN



BUILDING	UNIT	TENANT	SF
6005		WALMART	217,736
5915	101	PETSMART	20,087
	102	OFFICE DEPOT	20,000
	103	ROSS DRESS FOR LESS	30,174
	104	TODAY'S DISCOUNT FURNITURE	3,203
	105-106	DOLLAR TREE	11,200
6081	150	PANERA BREAD	5,210
	151	LITTLE CAESARS PIZZA	1,657
6035		BANK OF AMERICA	4,698
5975		DEL TACO	2,260
5955		FARMER BOYS	3,000
5905	101-102	OPTIC GALLERY	3,662
	103	H&R BLOCK	1,280
	104-105	CHINA DRAGON/HAWAIIAN BBQ	2,560
	106	NATIONAL GUARD	1,280
	107	GADGET REPAIR	1,280
	108	JAMBA JUICE	2,364
	109	FIREHOUSE SUBS	2,364
	110	DULCE MICHOACAN	1,280
	111	RUNWAY NAIL LOUNGE	1,280
	112-113	EASTERN HILLS DENTAL	2,560
	114	AVAILABLE	1,280
	115	SALLY BEAUTY SUPPLY	1,792
	116	AT&T	1,870
PAD A3		CHICK-FIL-A (COMING SOON)	0.67 ACRES

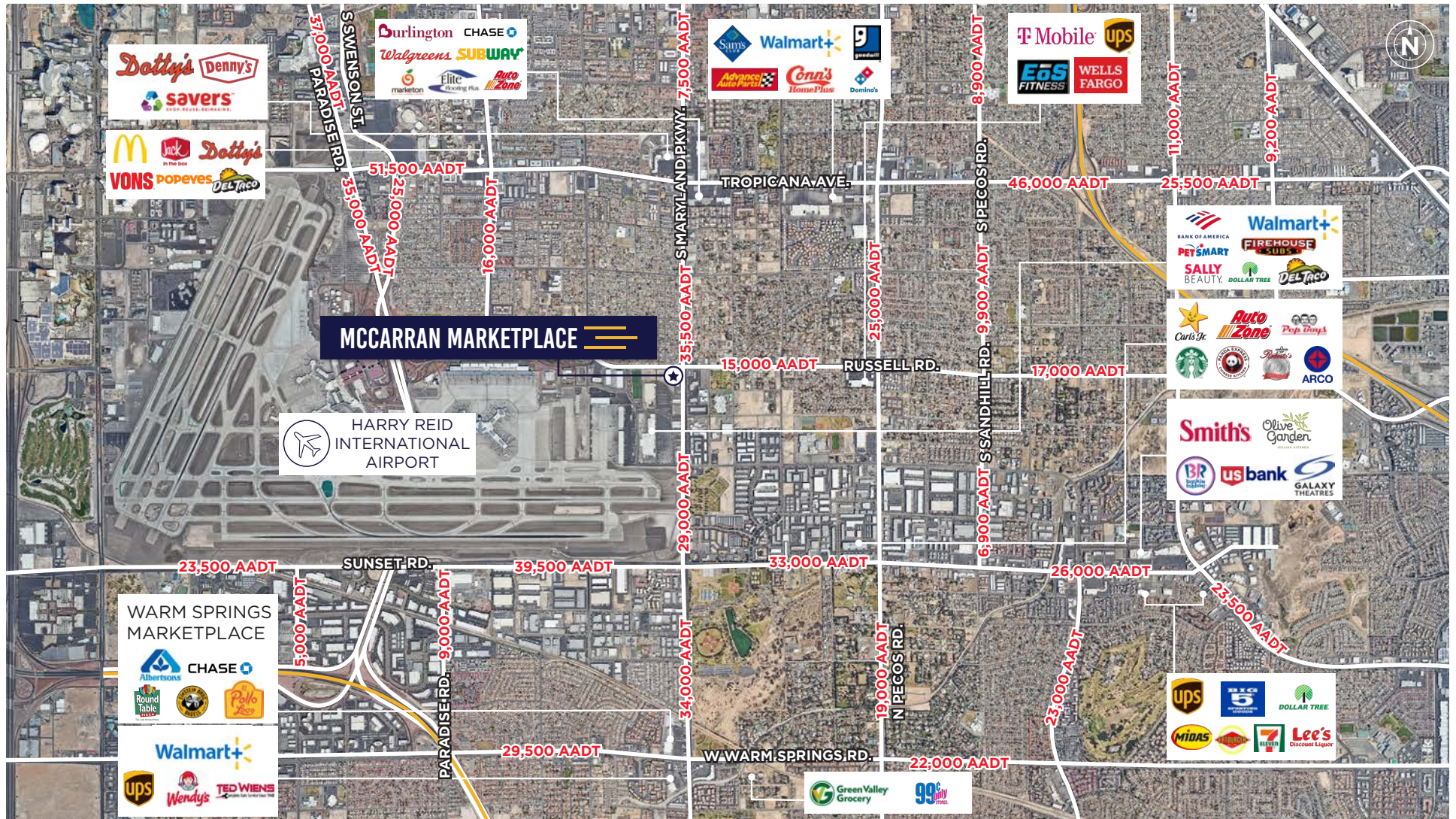
SITE PLAN



BUILDING	UNIT	TENANT	SF
5825		LOWE'S	169,793
5835	100	AVAILABLE	2,983
	102-103	AVAILABLE	3,200
	104	AVAILABLE	1,620
	105	AVAILABLE	1,580
	106	PARTELL PHARMACY	6,348
5795		CARL'S JR	3,198
5775	101	VERIZON WIRELESS	1,920
	102	AVAILABLE	1,185
	103	AVAILABLE	1,200
	104	AVAILABLE	1,710
	106	FEDEX OCE	2,670
5715	101	STARBUCKS	1,920
	102	PORT OF SUBS	1,200
	103	VEGAS HAIR SALON	1,200
	104	HANA RAMEN	1,200
	105	CHIPOTLE MEXICAN GRILL	1,920
PAD B2		TESLA SUPERCHARGER	0.70 ACRES
PAD B8	BLDG. A	STARBUCKS DRIVE-THRU	2,366
PAD B8	BLDG. B	POTENTIAL DRIVE-THRU BLDG	3,260
PAD B9		AVAILABLE	2.97 ACRES



AMENITIES & TRANSIT



DEMOGRAPHICS

POPULATION

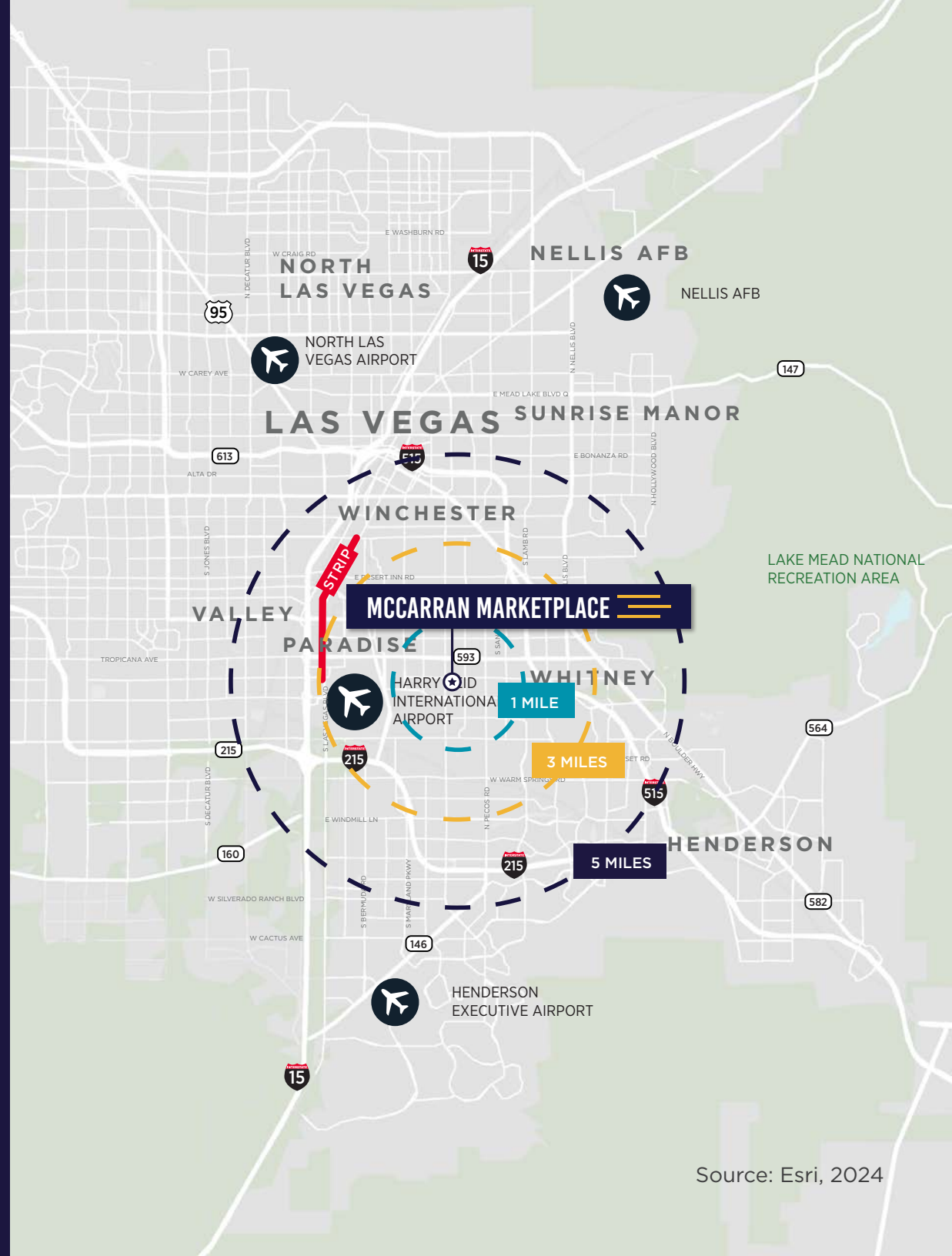
1 MILE	9,106
3 MILES	131,119
5 MILES	394,305

AVG HH INCOME

1 MILE	\$69,998
3 MILES	\$67,305
5 MILES	\$71,982

OF HOUSEHOLDS

1 MILE	3,568
3 MILES	54,346
5 MILES	158,785



Source: Esri, 2024

LEASING

PLEASE CONTACT US FOR MORE INFORMATION:

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