

FOR LEASE



+/- 305 SF – 1,638 SF Retail Space

9490 -9500 S. Eastern Ave. Henderson, NV 89123

MILES SANSONE

702-768-1930
Email: Leasing@SansoneCompanies.com

Corporate Address: 2580 St. Rose Pkwy. Ste. 125 Henderson, Nevada 89074
www.SansoneCompanies.com



9480 S. Eastern Ave.
Henderson, NV 89123

PROPERTY DETAILS



LEASING DETAILS

AVAILABLE SPACES 305RSF | 360RSF | 856RSF | 1,167RSF
1,174RSF | 1,638RSF

LEASE PRICE \$ 1.75/PSF NNN \$0.59/PSF

SINGLE ROOM SUITE 272 - \$875/MONTH

PROPERTY HIGHLIGHTS SUITE 274 - \$895/MONTH

- 1-5 room offices with large individual offices and spacious suites close to 215 freeway.
- Excellent synergy with restaurants below.
- Common area conference rooms, break room
- Covered Parking and Pylon Signage available.

DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2024 Population	13,895	163,664	315,441

HOUSEHOLDS	1-mile	3-mile	5-mile
2024 Households	5,372	65,556	127,777

INCOME	1-mile	3-mile	5-mile
2024 Average Household Income	\$98,225	\$104,856	\$105,119



9480 S. Eastern Ave.
Henderson, NV 89123



9480 S. Eastern Ave.
Henderson, NV 89123

Property Overview

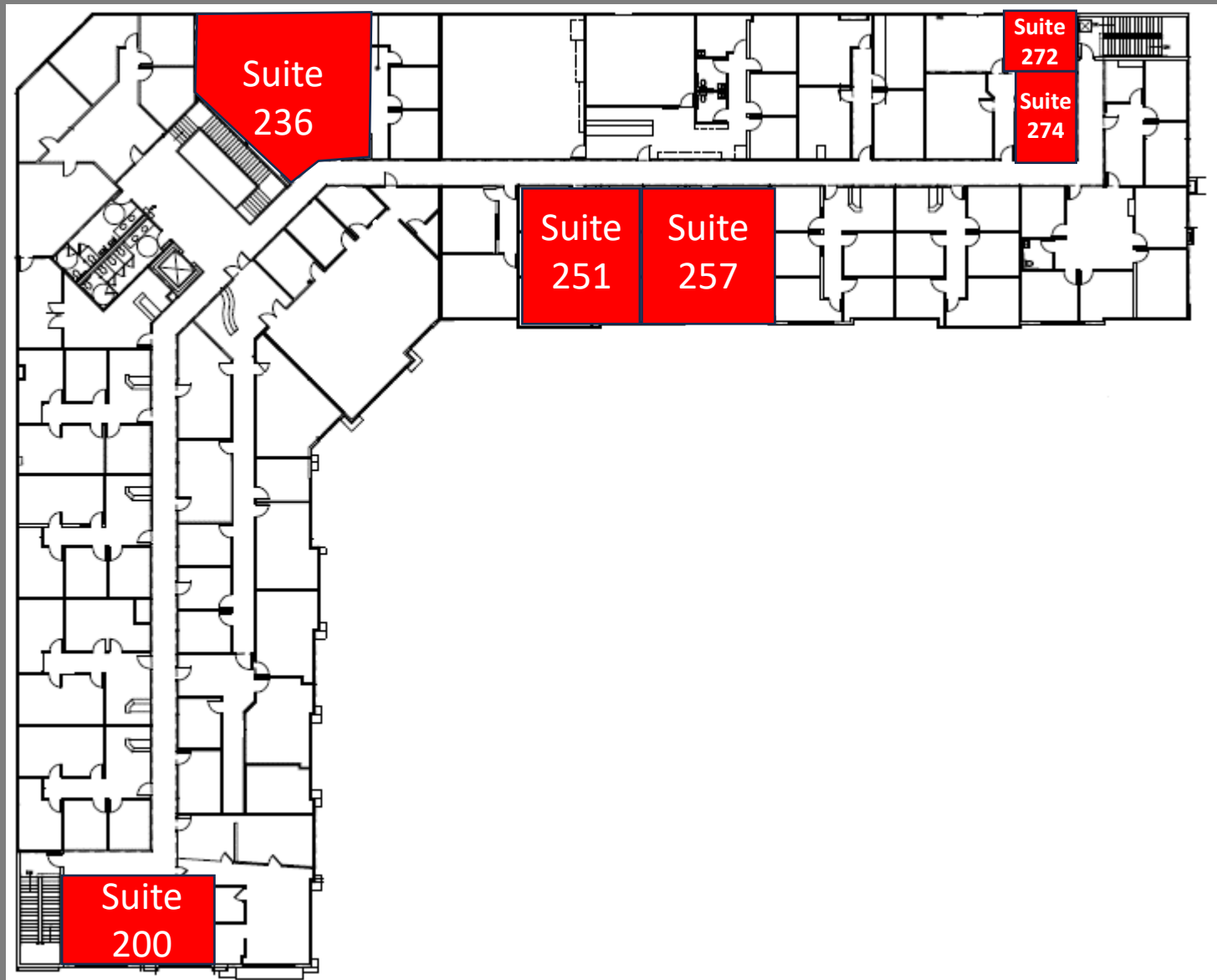


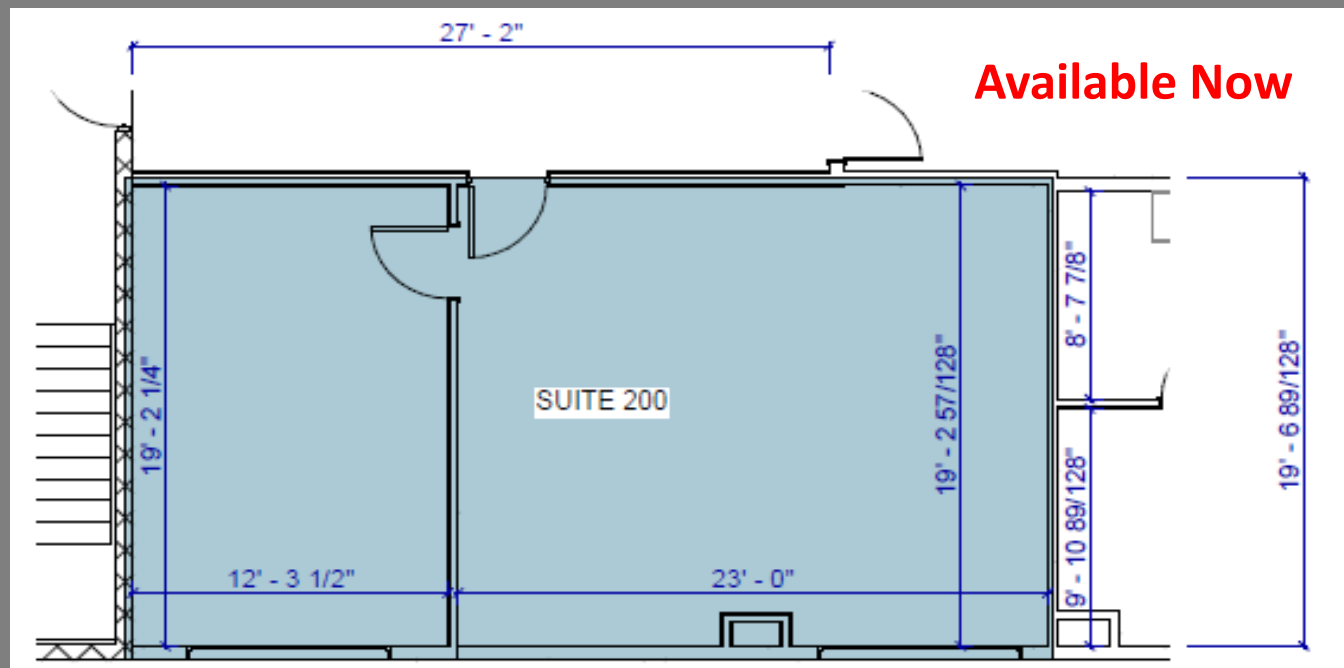
9480 S. Eastern Ave.
Henderson, NV 89123



9480 S. Eastern Ave.
Henderson, NV 89123

2nd Floor Office Floor Plan

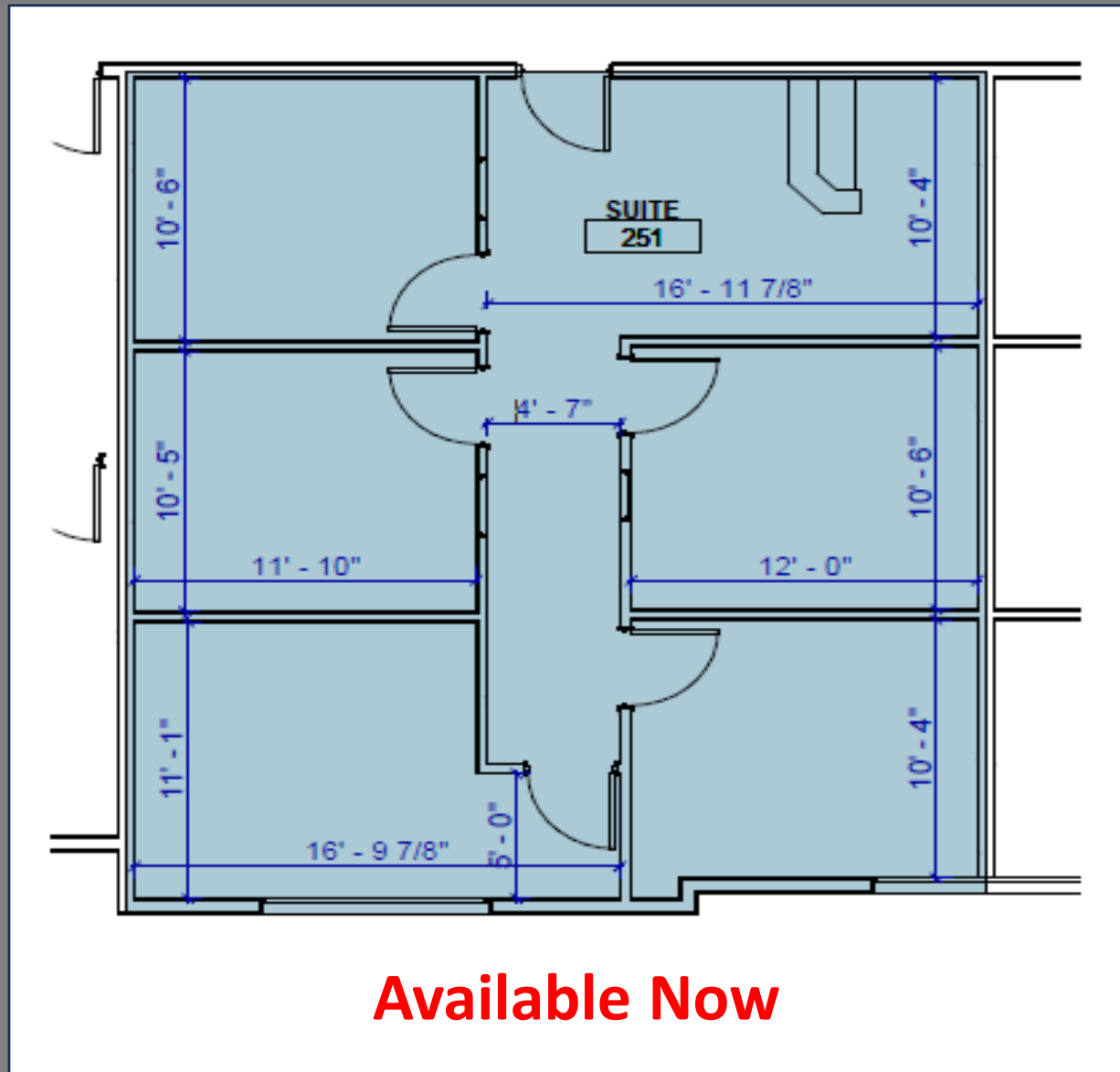




9480 S. Eastern Ave.
Las Vegas, NV 89123

Property Photos – SUITE # 200 – 856SF



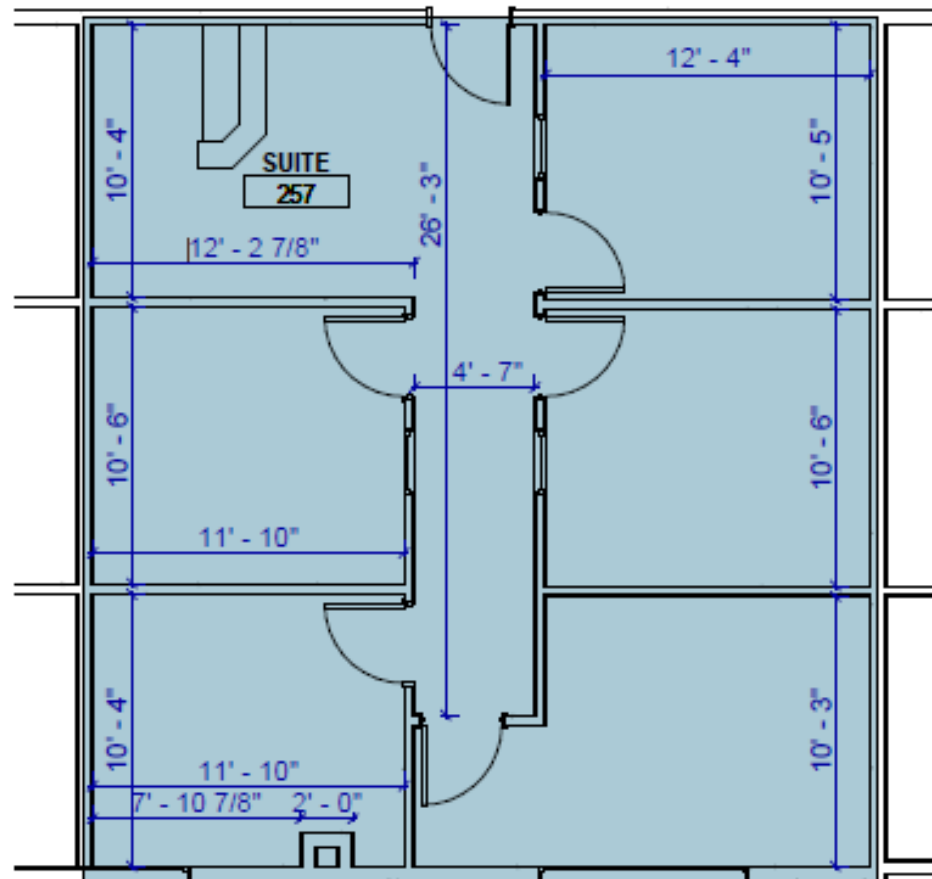


9480 S. Eastern Ave.
Las Vegas, NV 89123

Property Photos – SUITE # 251 – 1,174 SF







★ Available January 2027



9480 S. Eastern Ave.
Las Vegas, NV 89123

FLOOR PLAN – SUITE # 272 – 305 SF | SUITE # 274– 360 SF

