

**FOR LEASE | RETAIL**  
**Windmill Valley Plaza**  
 8140 - 8152 S. Eastern Ave., Las Vegas, NV 89123



**Windmill Valley Plaza**

Windmill Valley Plaza is located on the southeast corner of Windmill Parkway and Eastern Avenue in Las Vegas, NV. It is situated just a mile away from the I-215 Beltway in two directions (to the west and to the south) and is in between the master planned communities of Green Valley and Silverado Ranch. This center is anchored by Big Lots and features other tenants such as McDonald's, Pizza Hut, Leslie's Pool Supply, State Farm Insurance and Subway.

So please do not hesitate to contact us for more information or to schedule a tour.

*Join:*



**Population:**

- 1 Mile: 19,078
- 3 Mile: 146,882
- 5 Mile: 358,049

**Average Household Income:**

- 1 Mile: \$ 90,899
- 3 Mile: \$ 96,892
- 5 Mile: \$ 91,173

**Zoning:** Local Business (C-1)

**Traffic Counts:**

- Windmill Lane - 20,800 CPD
- Eastern Avenue - 25,100 CPD

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Suite	Square Feet	Asking Rate
1-B	1,116 sf.	\$1.25 sf./mo.
1-E	1,200 sf.	\$1.25 sf./mo.
3-D	1,200 sf.	\$1.25 sf./mo.
3-G	1,200 sf.	\$1.25 sf./mo.
3-H	1,200 sf.	\$1.25 sf./mo.

CAMs, Taxes & Insurance:  
 \$0.52 sf./mo.

