

FOR LEASE



3-5+ room office suites

9480 S. Eastern Ave. Las Vegas, NV 89123

DEVON SANSONE

☎ Phone: (702) 321-1927c (702) 914-9500 x105

✉ Email: Leasing@SansoneCompanies.com

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

🌐 www.SansoneCompanies.com



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LEASING DETAILS

Space Available:
150 – 1,619+ SF

Lease Price::
\$1.55 – 1.60 PSF NNN

NNN:
\$0.48 PSF



PROPERTY HIGHLIGHTS

- 3, 4, and 5+ room offices with large individual offices and spacious suites close to 215 freeway.
- Marble reception with built-in counters
- 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 |
|-----------------|--------|---------|---------|
| 2019 Population | 13,008 | 162,463 | 303,353 |

| HOUSEHOLDS | 1-mile | 3-mile | 5-mile |
|-----------------|--------|--------|---------|
| 2019 Households | 4,895 | 63,124 | 118,912 |

| INCOME | 1-mile | 3-mile | 5-mile |
|-------------------------------|----------|----------|----------|
| 2019 Average Household Income | \$74,057 | \$71,170 | \$69,888 |



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Dignity Health
St. Rose Dominican

ST. ROSE PKWY

petco
LOWE'S

TARGET **Krispy Kreme**
Chick-fil-A **Nike**
Michael's

FIREHOUSE SUBS
Cafe Rio
MEXICAN GRILL.
Carl's Jr. **Wendy's**

HOME DEPOT **Sam's CLUB** **DEL TACO** **BURGER KING**
Walmart

Tide DRY CLEANERS
WELLS FARGO
Chili's **McDonald's**
BAR
DUNKIN'
CARRABBA'S
ITALIAN GRILL

Cafe ZUPAS **smashburger**
BJ's **TWIN PEAKS** **EINSTEIN BROS BAKERS**
THE ORIGINAL Rolled **PIPPED**
ICE CREAM **PAUL MITCHELL**
the school

EoS FITNESS
BETTER GYM. BETTER PRICE.
goodwill **99c ONLY STORES.**
CHUCK E. CHEESE'S **IN-N-OUT BURGER**

LIFETIME FITNESS **GVR**

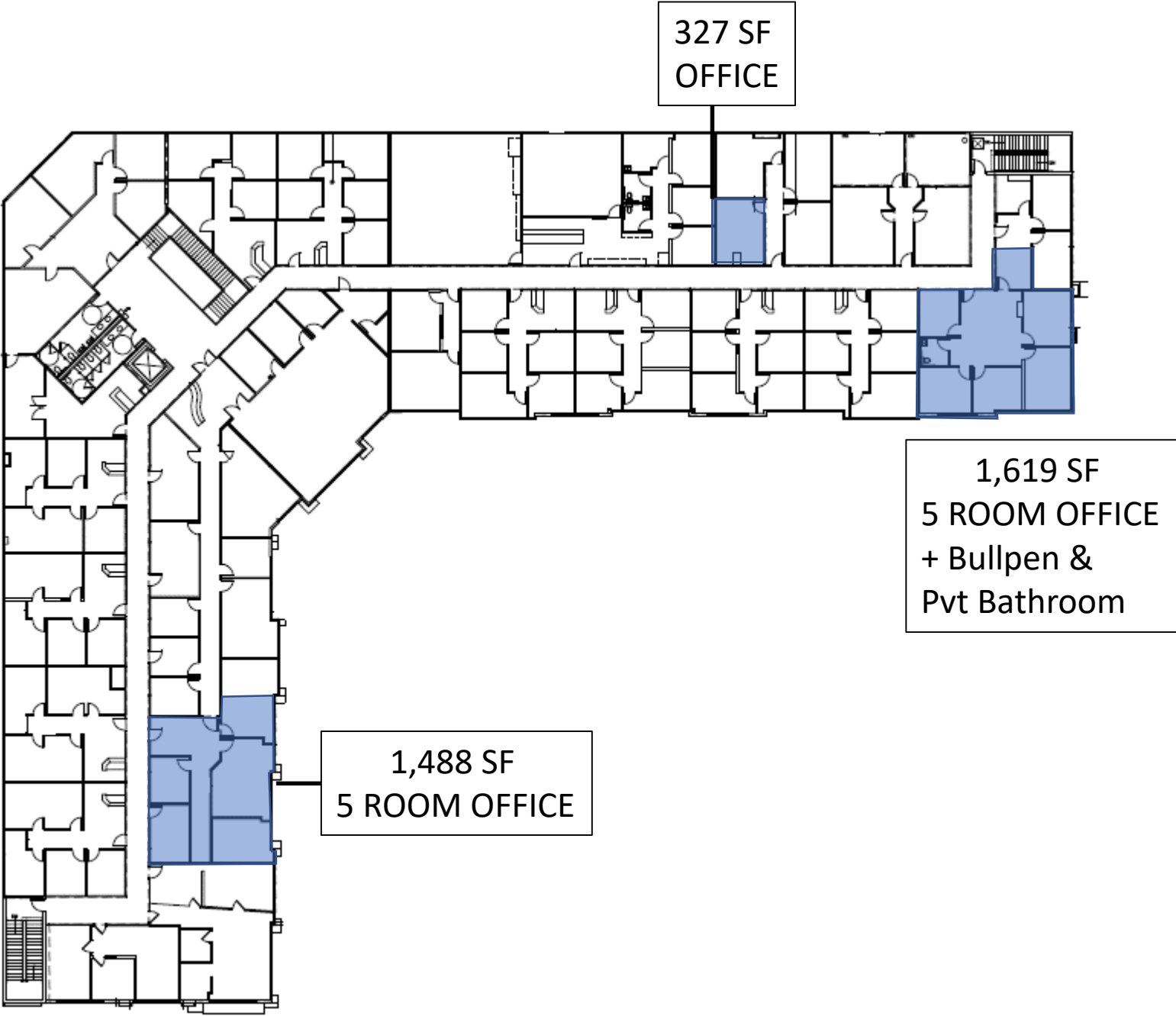
EASTERN AVE.

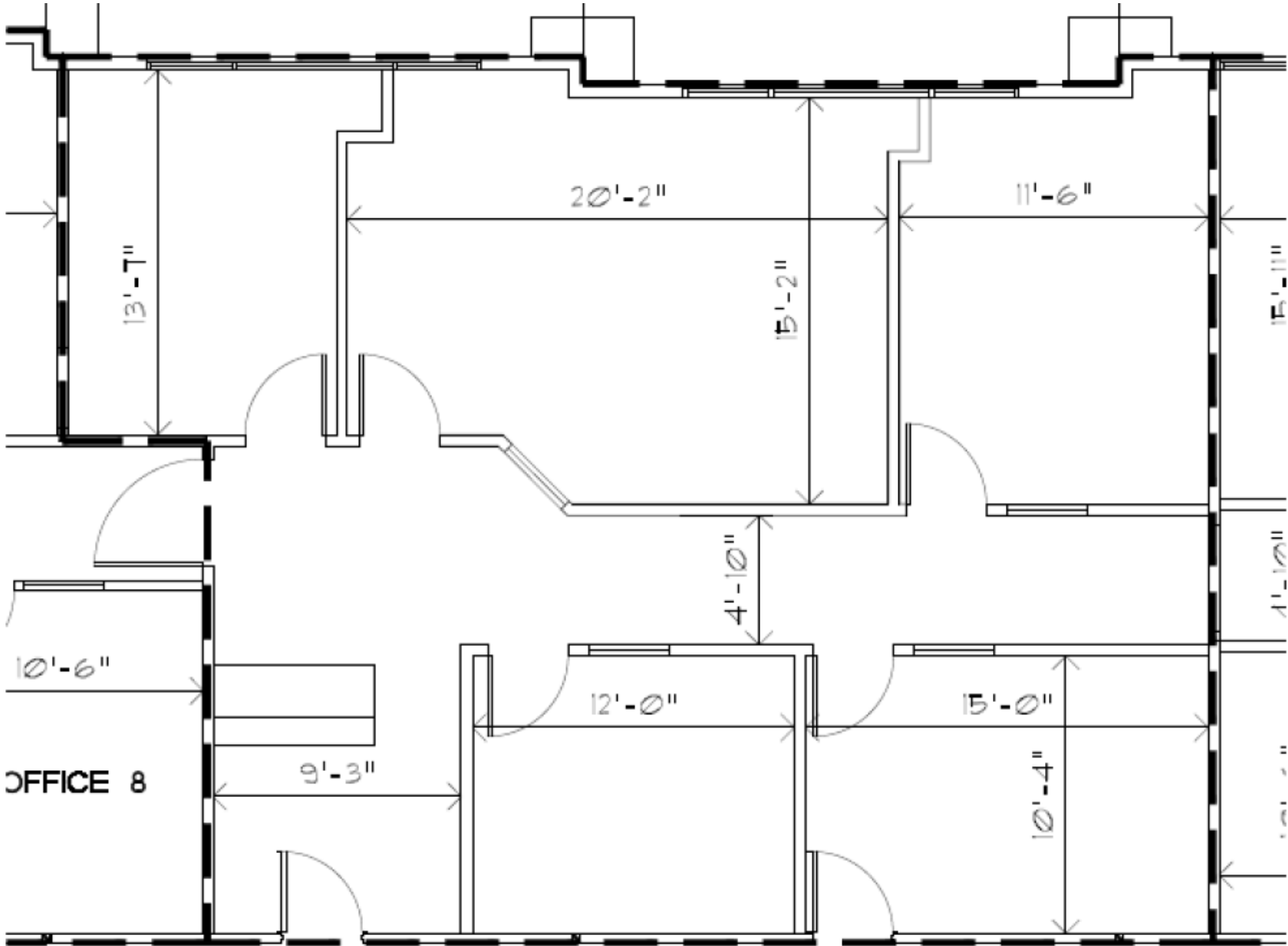


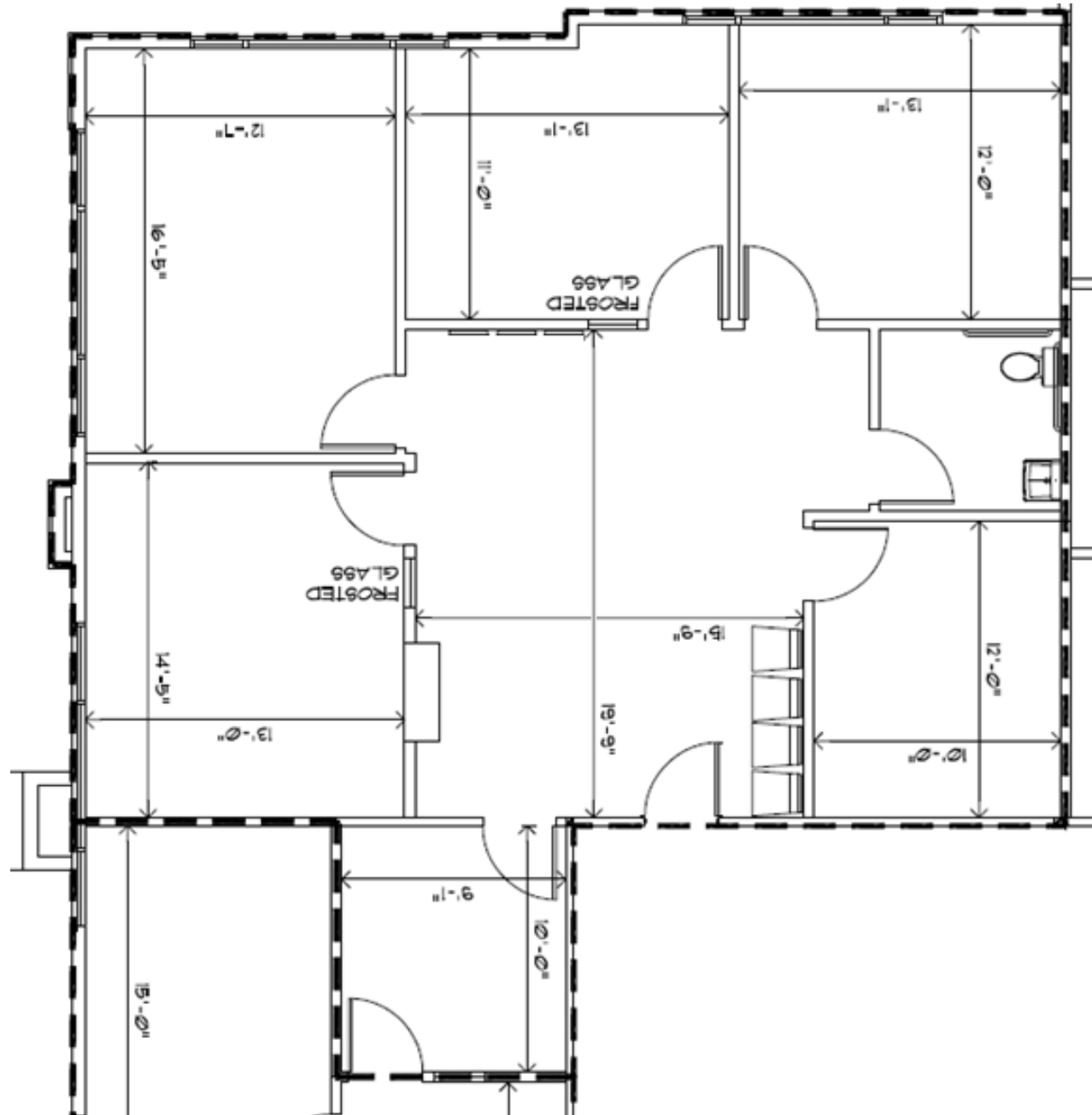
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DEVON SANSONE

B.0144024
(702) 914-9500 x 105 o.
(702) 321-1927 c
Devon@SansoneCompanies.com

MILES SANSONE

(702) 914-9500 x 107 o.
(702) 321-1927 c
Miles@SansoneCompanies.com



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