

CAMBRIDGE GROUP LTD | 702-795-7900

EASTERN SPRINGS VILLAGE

7425 & 7435 S. Eastern Ave, Las Vegas, NV 89123



Cambridge Group LTD 1820 E. Warm Springs Rd #120 Las Vegas, Nv 89119
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 @Cambridgegroup ltd

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1262 SF | FOR LEASE

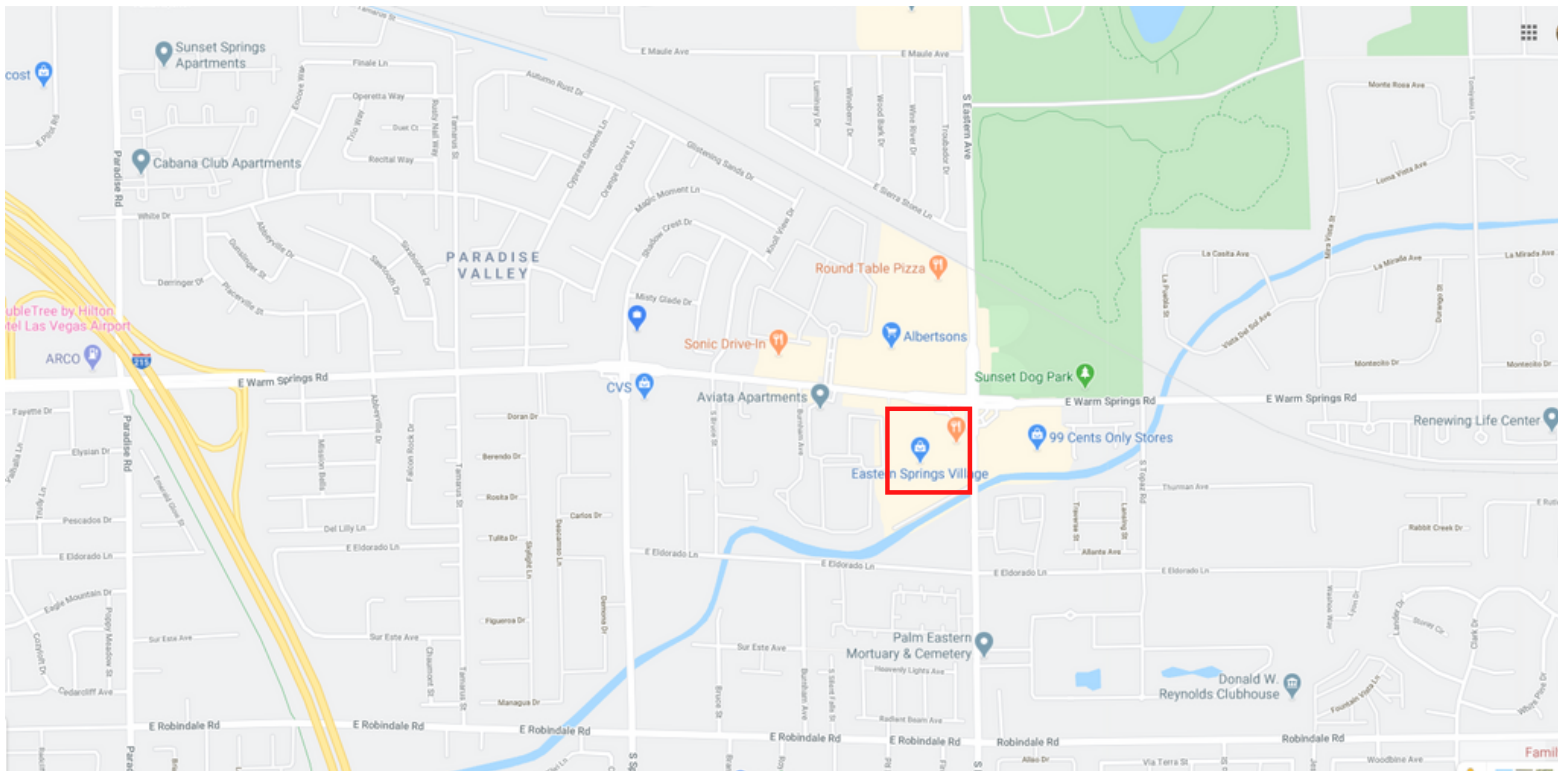
7425-7435 S. Eastern Ave, Las Vegas, Nv 89123

LOCATION: 7425 S. EASTERN AVE, LAS VEGAS, NV 89123
CROSS STREETS: S. EASTERN & E. WARM SPRINGS ROAD
PROPERTY TYPE: STRIP CENTER
ZONING DESCRIPTION: C-2, LAS VEGAS

EASTERN SPRINGS VILLAGE IS LOCATED ON THE BUSY CROSS STREETS OF S. EASTERN & WARM SPRINGS, WITH AN ESTIMATED DAILY TRAFFIC COUNT OF 40,000.

Suite B-2 is located inline at 7425 S. Eastern Ave, next to Money Tree and Basilica Tattoo. Located within the Eastern Springs Village Shopping center are many National and Local tenants including: Walmart Grocery, Boost Mobile, Urban Style Dog, Supercuts, UPS Shipping, Chef on The Road, Avenue Nails & many more. Center is in a busy shopping center that services the Southeast area of Las Vegas.

	1 MILE	3 MILE	5 MILE
2020 TOTAL POPULATION	14,741	124,018	388,339
2025 POPULATION	15,718	132,574	421,159
POP GROWTH 2020-2025	+6.63%	+6.90%	+8.45%
AVERAGE AGE	40	40	40
2020 TOTAL HOUSEHOLDS	5,821	48,765	158,186
MEDIAN HOUSEHOLD INCOME	\$67,256	\$67,255	\$61,956
MEDIAN HOME VALUE	\$301,089	\$307,294	\$298,392



AVAILABLE SPACE

7425 S. EASTERN AVE • SUITE #102 (B2) | ±1,262 SF

\$2.50 PSF + \$0.51 CAM

Suite #102 is a previous tea/coffee shop and is move in ready. Suite has a great set up with a large bar space with sealed wood countertops. Floors within the suite are concrete throughout and subway tile is along the full wall of the bar side of the suite. Space could be used for many purposes. Contact our office to schedule a showing!

- Hot Water Heater
- Mop Sink In Place
- Walk In Freezer
- Handwash Station Behind Bar
- 3 Compartment Sink
- Large Gender-neutral restroom

