

CAMBRIDGE GROUP LTD | 702-795-7900

# REGAL PLAZA

8826-8876 S. Eastern Ave, Las Vegas, Nv 89123



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# REGAL PLAZA

## 8826-8876 S. EASTERN AVE

LOCATION: 8826-8876 S. EASTERN AVE  
CROSS STREETS: S. EASTERN AVE & E. PEBBLE ROAD  
PROPERTY TYPE: RETAIL/OFFICE SHOPPING CENTER  
ZONING DESCRIPTION: GENERAL COMMERCIAL C-2

REGAL PLAZA IS LOCATED ALONG EASTERN AND THE 215.

This area of town services the Green Valley, Anthem, Seven Hills, and Southern Highlands area. Traffic counts on Eastern are around ±32,000 cars per day with a median income of \$76,000 for the immediate vicinity.

Tenants in Center

National Level | Regal Theater, IHOP, PT's Ranch, Tri-Color Paints, Pho Lemongras Cuisine, Paint & Party, Cricket Wireless and 7-11 Convenience Store.

Local Level | Oasis Church, My Left Foot Children's Therapy, Sin City Knits, Pebble Spa, Island Flavor, JT Nails, Hot Fox Hair, House of Lashes, Susanna's Alterations, Karate, Veganbites, Barx Parx, Studio Khroma & MANY MORE.



# LOCATION & SPACE



**8826 S. EASTERN**

**8876 S. EASTERN**  
Available  
Suite #105-106

**8878 S. EASTERN**



CAMBRIDGE GROUP LTD

**8846 S. EASTERN**  
Available  
Suite #100 for lease

**8866 S. EASTERN**

**8868 S. EASTERN**

# LOCATION

Regal Plaza is a 141,482 SF retail shopping plaza that is anchored by Regal Colonnade Stadium Cinemas along national and local level restaurants, shops, and services. This center is leased by a variety of tenants that service the local community. This center offers a wide variety of retail or office lease options and boasts ease of access with highly visible storefronts. Regal Plaza is a 141,482 SF multi-use project that consists of a total of seven (7) buildings on 13.37 acres.

The tenants in this center include retail, restaurant, tavern entertainment, and professional office use. Located on the northeast corner of S Eastern Avenue and E Pebble Road the annual daily traffic counts between the two streets is around  $\pm 44,000$  cars per day at the intersection. This center offers close proximity to the 215 Beltway. Additionally Regal Plaza is surrounded by a dense residential population.



# SPACES FOR LEASE

## SPACE FOR LEASE

8846 S. Eastern Ave  
SUITE #100 · 1164 SF · \$1.65 PSF + \$0.37 CAM NNN



8876 S. EASTERN AVE  
SUITE #105-106 · 4000 SF · \$1.65 PSF + \$0.37 CAM NNN

Phenomenal retail situation. Unit was previously a hot yoga studio and reflects such. There are two LARGE yoga studio/rooms fully mirrored along with the additional bonus features! Unit has two separate restrooms with SHOWERS. The men's restroom has two showers, one toilet & a locker room. The women's restroom has 3 showers, three toilets, and a locker room. The space is beautiful! This space would work excellent for a variety of retail uses due to the setup. Great for a gym, yoga studio, salon,

