

FOR LEASE

GROUND LEASE & BTS PADS AVAILABLE



MCCARRAN MARKETPLACE

5715-6035 S EASTERN AVENUE

LAS VEGAS, NV 89119





HIGHLIGHTS

OPPORTUNITY BENEFITS



±560,000 SF Walmart & Lowe's anchored power center & national tenant mix



Endcap with potential patio opportunity ready for lease



Tesla supercharger lot with space for drive-thru ATMs

PROPERTY DETAILS

♦ Retail Space	±56,000 SF
♦ Rent	Inquire With Broker
♦ Zoning	C-2

AMONGST GOOD COMPANY



SITE PLAN



SITE PLAN



BLDG	UNIT	TENANT	SQ FT
6005		Walmart	217,736
5915	101	Petsmart	20,087
	102	Office Depot	20,000
	103	Ross Dress for Less	30,174
	104	Today's Discount Furniture	3,203
	105-106	Dollar Tree	11,200
6081	150	Panera Bread	5,210
		AVAILABLE	4,400
6035		Bank of America	4,698
5975		Del Taco	2,260
5955		Farmer Boys	3,000
5905	101-102	Optic Gallery	3,662
	103	H&R Block	1,280
	104-105	China Dragon/Hawaiian BBQ	2,560
	106	National Guard	1,280
	107	Gadget Repair	1,280
	108	Jamba Juice	2,364
	109	Firehouse Subs	2,364
	110	Dulce Michoacan	1,280
	111	Runway Nail Lounge	1,280
	112-113	Eastern Hills Dental	2,560
	114	AVAILABLE	1,208
	115	Sally Beauty Supply	1,792
	116	AT&T	1,870
PAD A3		Chick-Fil-A (Coming Soon)	0.67 Acres

SITE PLAN



BLDG	UNIT	TENANT	SQ FT
5825		Lowe's	169,793
5835	100	AVAILABLE	2,983
	102-103	AVAILABLE	3,200
	104	AVAILABLE	1,620
	105	AVAILABLE	1,580
	106	Partell Pharmacy	6,348
5795		Carl's Jr	3,198
5775	101	Verizon Wireless	1,920
	102	AVAILABLE	1,185
	103	Alfredo's Jewelry	1,200
	104	AVAILABLE	1,710
	106	FedEx Office	2,670
5715	101	Starbucks	1,920
	102	Port of Subs	1,200
	103	Vegas Hair Salon	1,200
	104	Hana Ramen	1,200
	105	Chipotle Mexican Grill	1,920
PAD B2		Tesla Supercharger	0.70 Acres
PAD B8	BLDG. A	Starbucks Drive-Thru	2,366
PAD B8	BLDG. B	Potential Drive-Thru Bldg	3,260
PAD B9		AVAILABLE	2.97 Acres

MCCARRAN MARKETPLACE



The map displays the McCarran Airport area in Las Vegas, highlighting the proposed McCarran Marketplace and its proximity to the Harry Reid International Airport. Key roads shown include Tropicana Ave, Sunset Rd, Warm Springs Rd, and the I-15 corridor. The map also identifies several commercial centers and retail locations, such as Warm Springs Marketplace, Denny's, Walgreens, Subway, Walmart+, and others. A scale bar at the bottom indicates distances in miles.

DRIVE-TIME MAP & DEMOGRAPHICS



POPULATION

1 MILE: 9,106

3 MILES: 131,119

5 MILES: 394,305



AVG HH INCOME

1 MILE: \$69,998

3 MILES: \$67,305

5 MILES: \$71,982

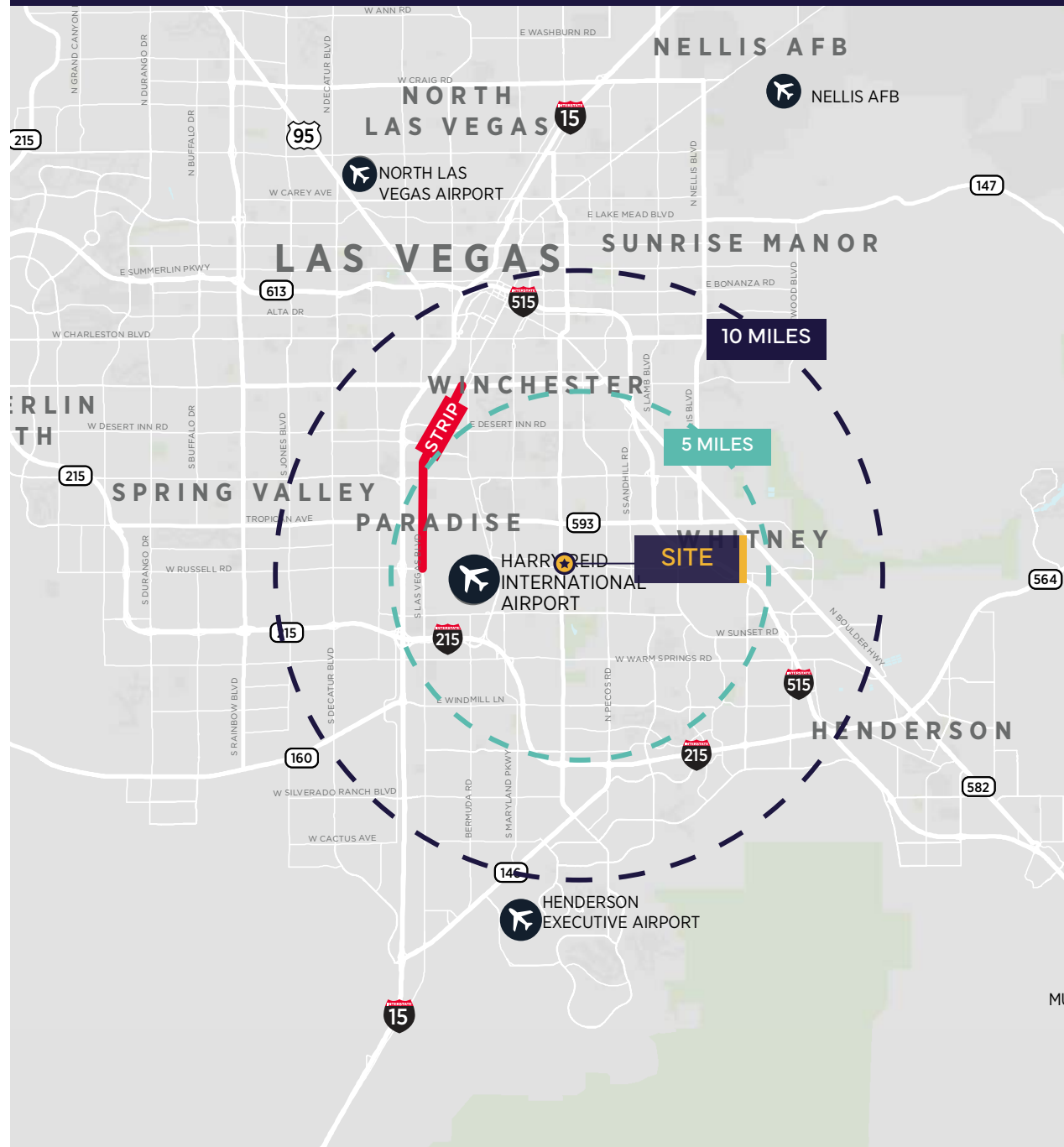


OF HOUSEHOLDS

1 MILE: 3,568

3 MILES: 54,346

5 MILES: 158,785





3375 E RUSSELL ROAD &
5715 S PECOS ROAD

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