### **FOR LEASE**



# **EASTERN HILLS CENTER**

10911 S EASTERN AVENUE LAS VEGAS, NV 89052





#### **OPPORTUNITY BENEFITS**



Eastern Hills Center is a premier retail and office destination catering to the affluent communities of Seven Hills, Anthem, Green Valley, and MacDonald Highlands



Ideally positioned at the northwest corner of Eastern Ave and Sunridge Heights Pkwy, the center offers prime visibility with excellent signage exposure at both intersections.



The planned Sunridge Heights Pkwy extension, connecting Maryland Pkwy to Executive Airport Dr, will be a key infrastructure upgrade, accommodating increased traffic flow driven by the Raiders' headquarters and practice facility, as well as a surge of commercial, retail, and residential developments along the St. Rose Pkwy Corridor.

#### PROPERTY DETAILS

◆ Retail Space ±4,800 SF

• **Lot Size:** 1.59 AC

• Rent Inquire With Broker

• Zoning CC

## **AMENITIES & TRANSIT**



# DRIVE-TIME MAP & DEMOGRAPHICS



#### **POPULATION**

1 MILE: 16,680

3 MILES: 128,374

5 MILES: 310,765



#### **AVG HH INCOME**

1 MILE: \$144,965

3 MILES: \$128,720

5 MILES: \$126,797

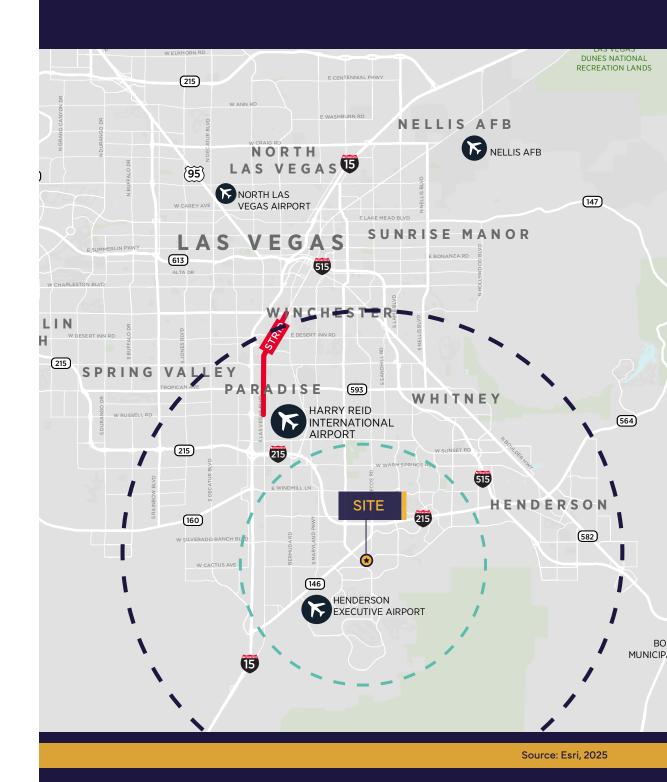


#### # OF HOUSEHOLDS

1 MILE: 6,584

3 MILES: 52,623

5 MILES: 127,244



## 10911 S EASTERN AVE



#### For More Information, Please Contact:

#### **DAN HUBBARD**

Managing Director - RETAIL +1 702 688 6934 dan.hubbard@cushwake.com LIC #S.0013713.LLC

#### **FERNANDO MARTINEZ-REDING**

Associate - RETAIL +1 702 605 1746 fernando.martinezreding@cushwake.com LIC #S.0200151



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