

FOR LEASE



EASTERN HILLS CENTER

10911 S EASTERN AVENUE
LAS VEGAS, NV 89052



HIGHLIGHTS

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

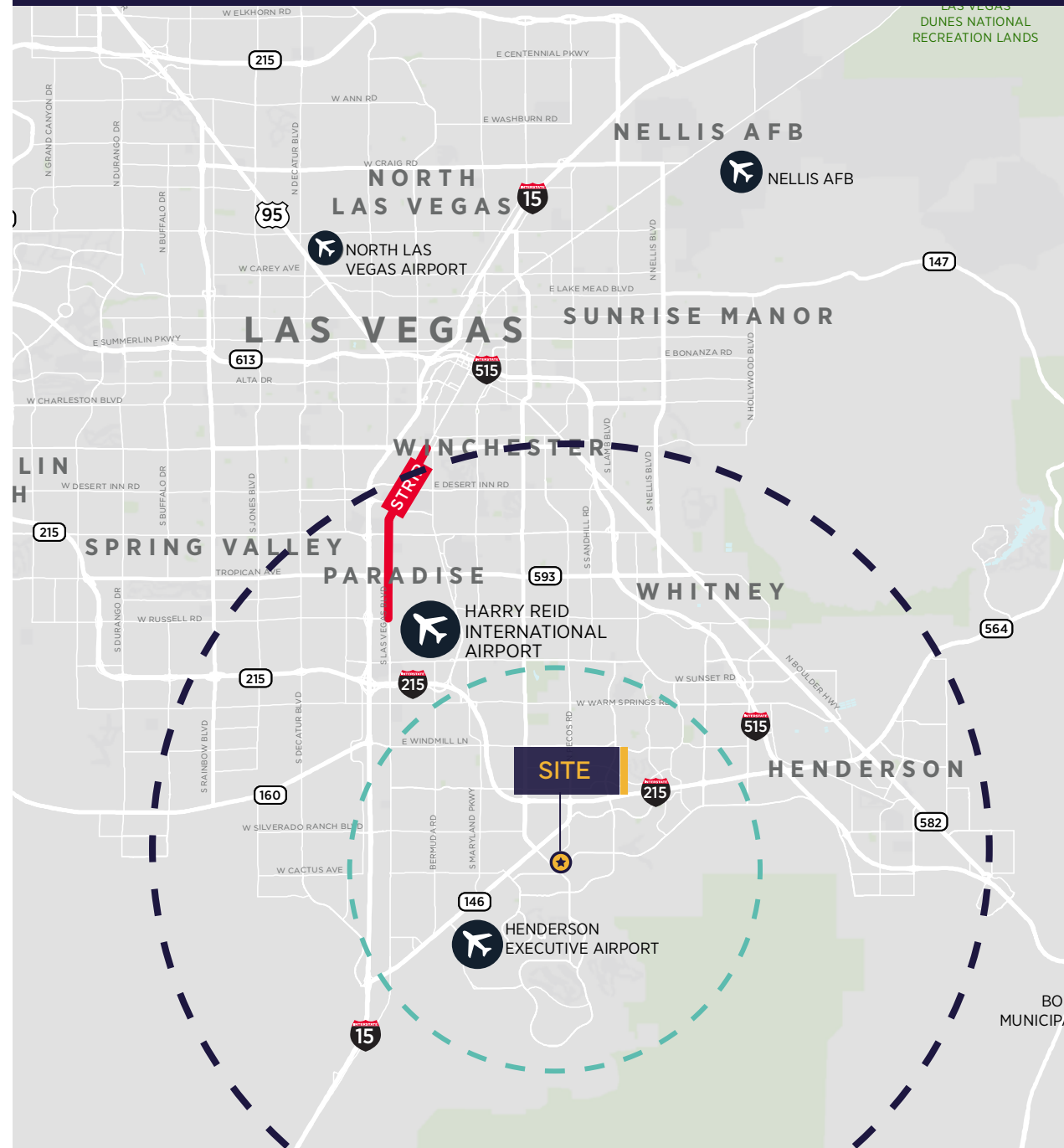


OF HOUSEHOLDS

1 MILE: 6,584

3 MILES: 52,623

5 MILES: 127,244



10911 S E A S T E R N A V E

An aerial night view of the New York-New York Hotel & Casino in Las Vegas. The image captures the iconic replicas of the New York City skyline, including the Eiffel Tower, the Big Apple Wheel, and the New York City skyline. The scene is illuminated with vibrant lights, reflecting on the water in the foreground. The sky is a deep blue, and the city lights create a warm, golden glow. The overall atmosphere is one of a bustling, entertainment-filled destination.