

# SOUTH PARK PLAZA

5645 Eastern Avenue  
Las Vegas, NV 89119

**FOR LEASE**



## PROPERTY HIGHLIGHTS:

- ±800 - ±2,400 SF Suites available
- Lease rate: \$1.35 SF/M NNN
- Estimated CAM's: \$0.36 SF/M
- Zoning: C-2 (General Commercial)
- Traffic counts on Eastern over ±30,645 vehicles per day; on Russell ±30,564 daily
- Convenient to McCarran International Airport
- 1/2 mile to Sunset Park; less than ±4.0 miles to Las Vegas Boulevard South at Tropicana Avenue
- Tenants include Sofia's Pizza, Glam Nail Studio, Loudd Pax and Ink Masters
- Parking ratio of 4.00/1,000 SF



*Service You Deserve. People You Trust.*  
5960 South Jones Boulevard  
Las Vegas, Nevada 89118  
T 702.388.1800 | F 702.388.1010  
www.mdlgroup.com

Offered By:

**Hillary Steinberg**

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**Corina Towle**

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Eastern Avenue

 = Available

<b>SUITE 10</b>	<b>SUITE 9</b>	<b>SUITE 8</b>	<b>SUITE 7</b>	<b>SUITE 6</b>	<b>SUITE 5</b>	<b>SUITE 4</b>	<b>SUITE 3</b>	<b>SUITE 2</b>	<b>SUITE 1</b>
INK MASTERS		QUENCH NUTRITION	GLAM NAIL STUDIO				LOUDD PAX		SOFIA PIZZA

SUITE	TOTAL SF	LEASE RATE	MONTHLY RENT
2	±800	\$1.35 SF/M	\$1,368.00/M
4	±800	\$1.35 SF/M	\$1,368.00/M
5	±800	\$1.35 SF/M	\$1,368.00/M
6	±800	\$1.35 SF/M	\$1,360.00/M
<small>*Suite can be combined with Suite 4, 5 &amp; 6</small>			
9	±800	\$1.35 SF/M	\$1,368.00/M

\*Site plan not to scale. For marketing purposes only.

Although the information has been obtained from sources deemed reliable, Owner, MDL Group, and/or their representatives, brokers or agents make no guarantee as to the accuracy of the information contained herein, and offer the Property without express or implied warranties of any kind. The Property, Units and/or Rates may be withdrawn and/or changed without notice.

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