

For Sale

# Eastern Canyon Plaza



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Las Vegas, NV 89123

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# Listing Snapshot



**\$8,860,000**  
Sale Price



**± 11,780 SF**  
Total Square Footage



**\$566,554**  
Year 1 NOI

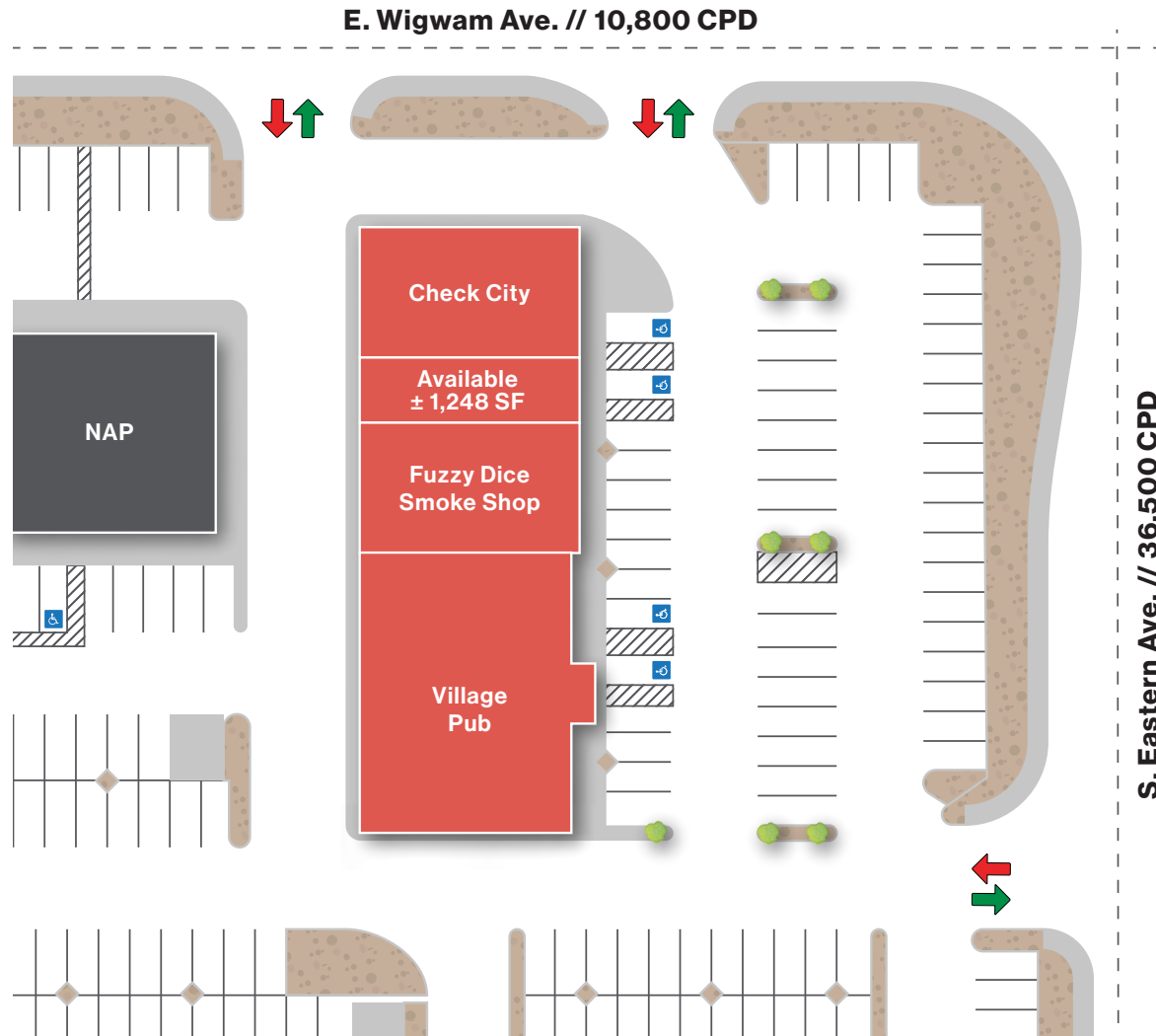
## Property Highlights

- NOI includes a 6-month rent hold back for vacant suite 103 (± 1,248 SF)
- Current tenants include Village Pub, Check City, and Fuzzy Dice
- Located in a medical/retail hub with many healthcare and retail tenants
- Situated on the prominent corner of Wigwam and Eastern Avenues in a mature suburban area
- Exceptional visibility and high traffic counts of ± 47,300 CPD
- Convenient access to the CC-215 freeway with traffic counts of ± 176,000 CPD
- Surrounded by strong demographics with over 346,936 residents in the area

## Demographics

	1-mile	3-mile	5-mile
2025 Population	17,535	157,539	346,936
2025 Average Household Income	\$112,484	\$121,694	\$120,047
2025 Total Households	7,321	65,130	141,944





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For inquiries please  
reach out to our team.

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