

For Lease

# Eastern Canyon Plaza



**Lease Rate Reduction**

8515 S. Eastern Ave.  
Las Vegas, NV 89123

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# Listing Snapshot



**\$2.85 PSF NNN**  
~~\$3.00 PSF NNN~~  
 Lease Rate



**± 1,248 SF**  
 Available Square Footage

## Property Highlights

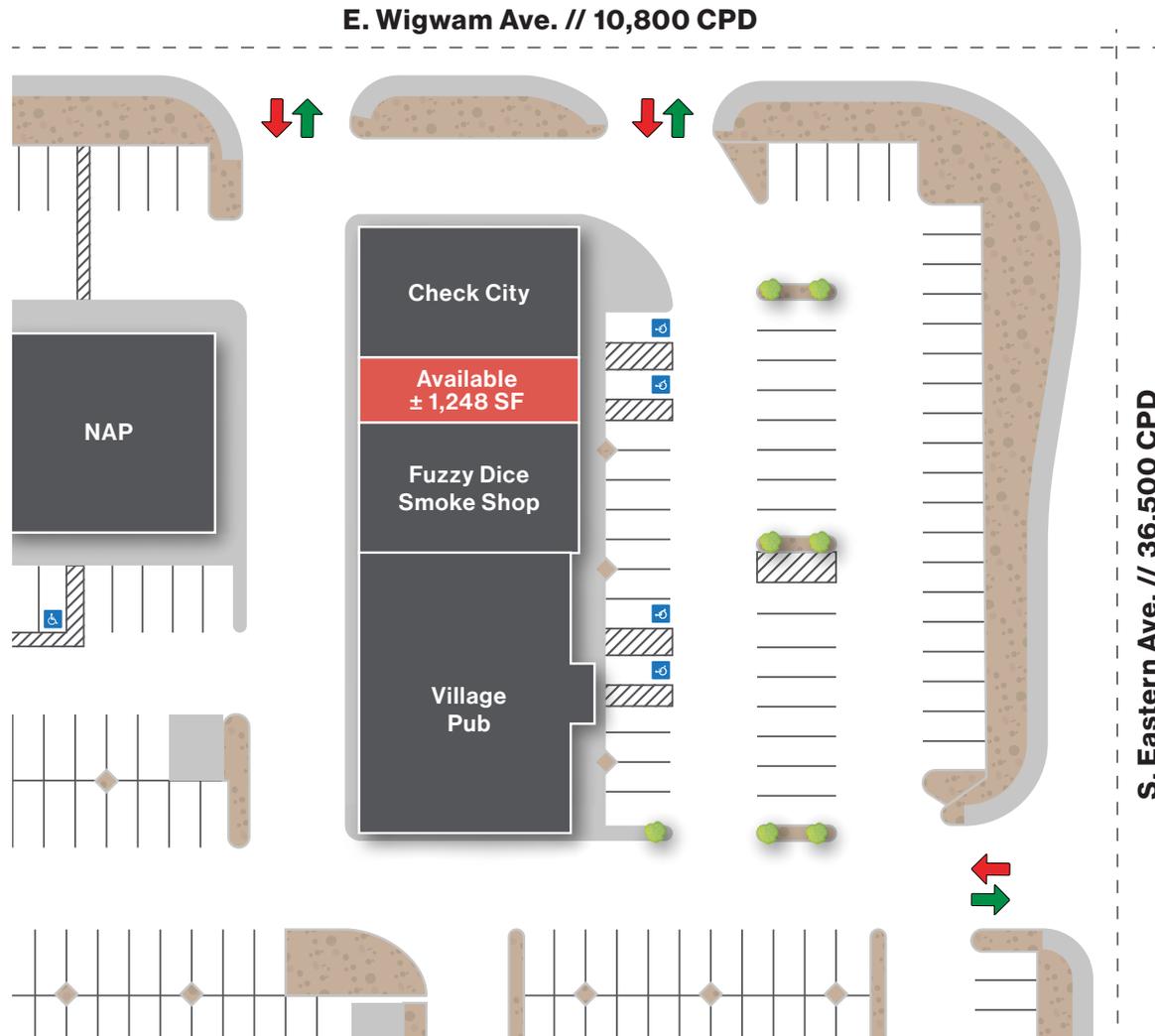
- ± 1,248 SF of **restaurant space available**, Suite 103
- Current tenants include Village Pub, Check City, and Fuzzy Dice
- Located in a medical/retail hub with many healthcare and retail tenants
- Situated on the prominent corner of Wigwam and Eastern Avenues in a mature suburban area
- Exceptional 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
- **Landlord is offering TIA to strong, qualified tenant**

## Demographics

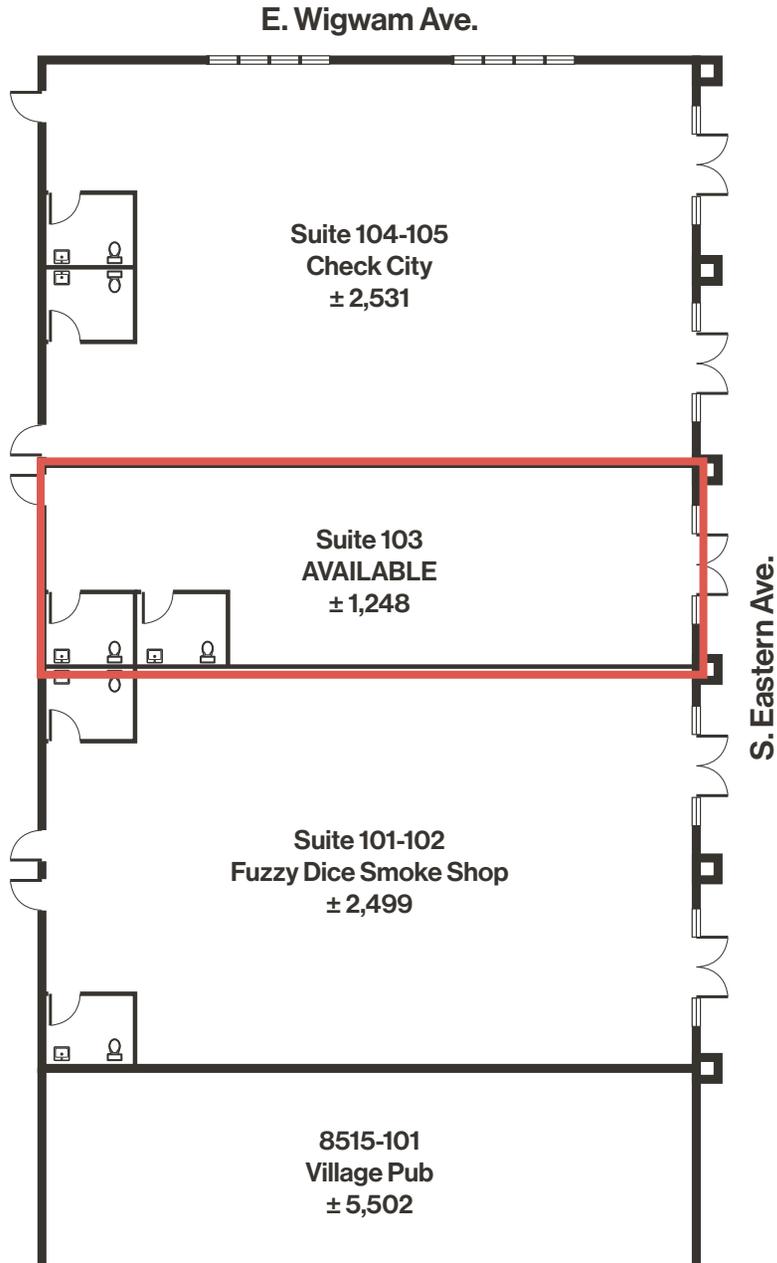
	1-mile	3-mile	5-mile
2025 Population	17,535	157,539	346,936
2025 Average Household Income	\$112,484	\$121,694	\$120,047
2025 Total Households	7,321	65,130	141,944







Floor Plan | Suite 103 | ± 1,248 SF



Suite	Tenant	SF
8515-101	Village Pub	± 5,502 SF
101-102	Fuzzy Dice, LLC	± 2,499 SF
<b>103</b>	<b>AVAILABLE</b>	<b>± 1,248 SF</b>
104-105	Check City, LLC	± 2,531 SF



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For inquiries please  
reach out to our team.

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