

# Eastgate Plaza

510-530 & 560 MARKS STREET  
HENDERSON, NV 89014



- Walmart shadow-anchored power center in the heart of the Galleria Mall trade area in Henderson
- Join national tenants including 99¢ Only, Party City, Petland and Bath & Body Works
- Outparcel restaurants and retailers include In-N-Out, Wendy's, Red Lobster, Del Taco and Jared
- The property is located directly off the US-95 freeway with great visibility via a large pylon sign on the freeway
- Dominant Walmart store with thousands of daily shoppers entering the center- one of the top stores in the Las Vegas valley
- Party City expanded into over 20,500 SF in 2018, further showing the strength of the shopping center
- 2,949 square feet inline space available

## NEWMARK

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Procuring broker shall be entitled to a commission calculated in accordance with the rates approved by our principal only if such procuring broker executed a brokerage agreement acceptable to us and our principle and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

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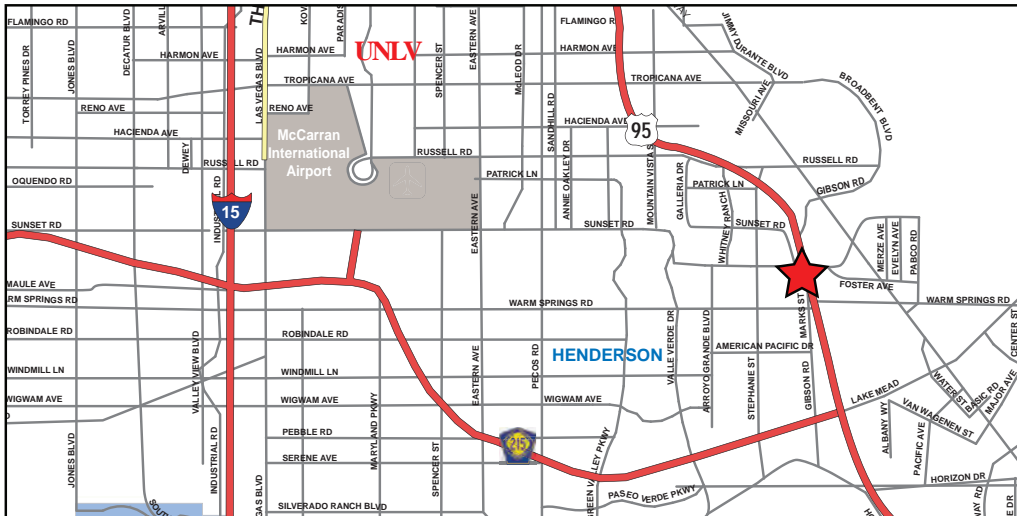
**Building Type:** Retail Power Center  
**Space Available:** 2,949 SF  
**Lease Rate:** \$2.50/SF NNN  
**NNN:** \$0.39/SF (estimated)  
**Zoning:** CC (City of Henderson)  
**Cross Streets:** SEC Sunset Rd. & Marks St.

## Demographics

**Population**  
 1 mile radius 12,731 people  
 3 mile radius 130,015 people

**Daytime Employees**  
 1 mile radius 16,974 people  
 3 mile radius 46,536 people

**Annual HH Income**  
 1 mile radius \$86,478  
 3 mile radius \$87,719



**NEWMARK**  
**KNIGHT FRANK**

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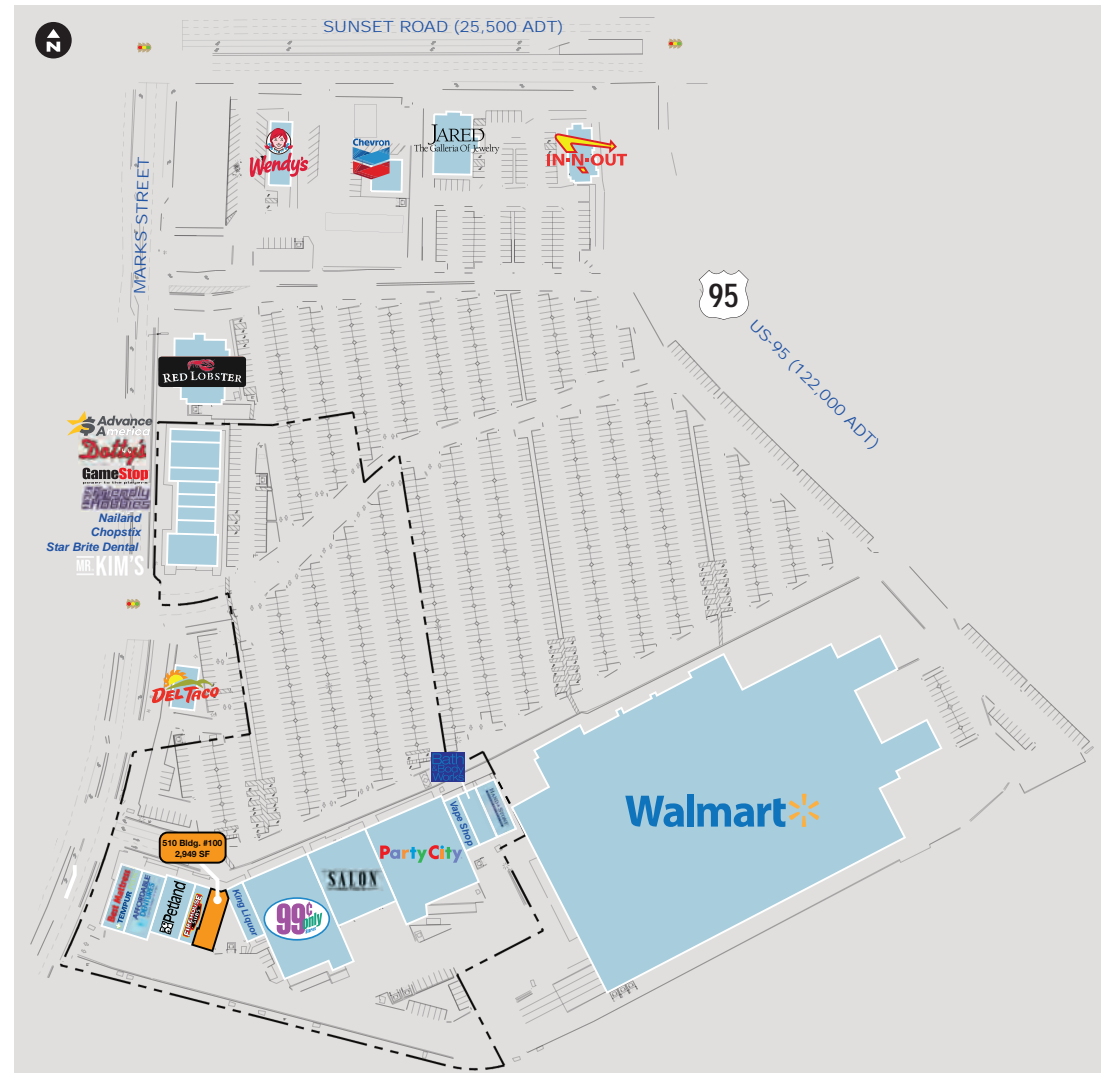


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## Site Plan

Bldg. & Suite	Tenant	SF	Asking Rate
<b>510 - #100</b>	<b>AVAILABLE</b>	<b>2,949</b>	<b>\$2.50/SF</b>
510 - #110	Firehouse Subs	2,465	
510 - #120	Petland	4,767	
510 - #130	Affordable Dentures	4,206	
510 - #140	Best Mattress	3,640	
520 - #100	Party City	20,530	
520 - #110	Salon Boutique	12,500	
520 - #120	99¢ Only	20,000	
520 - #130	King Liquor	2,790	
530 - #100	Hand & Stone	2,889	
530 - #110	Bath & Body Works	2,623	
530 - #130	Vape Shop	1,684	
560 - A	Mr. Kim's Korean BBQ	3,995	
560 - B	Star Brite Dental	1,275	
560 - C	Chopstix Chinese	1,260	
560 - D	Nailand	1,219	
560 - E	Friendly Hobbies	1,294	
560 - F	Gamestop	1,567	
560 - G	Dotty's	3,352	
560 - H	Advance America	1,604	



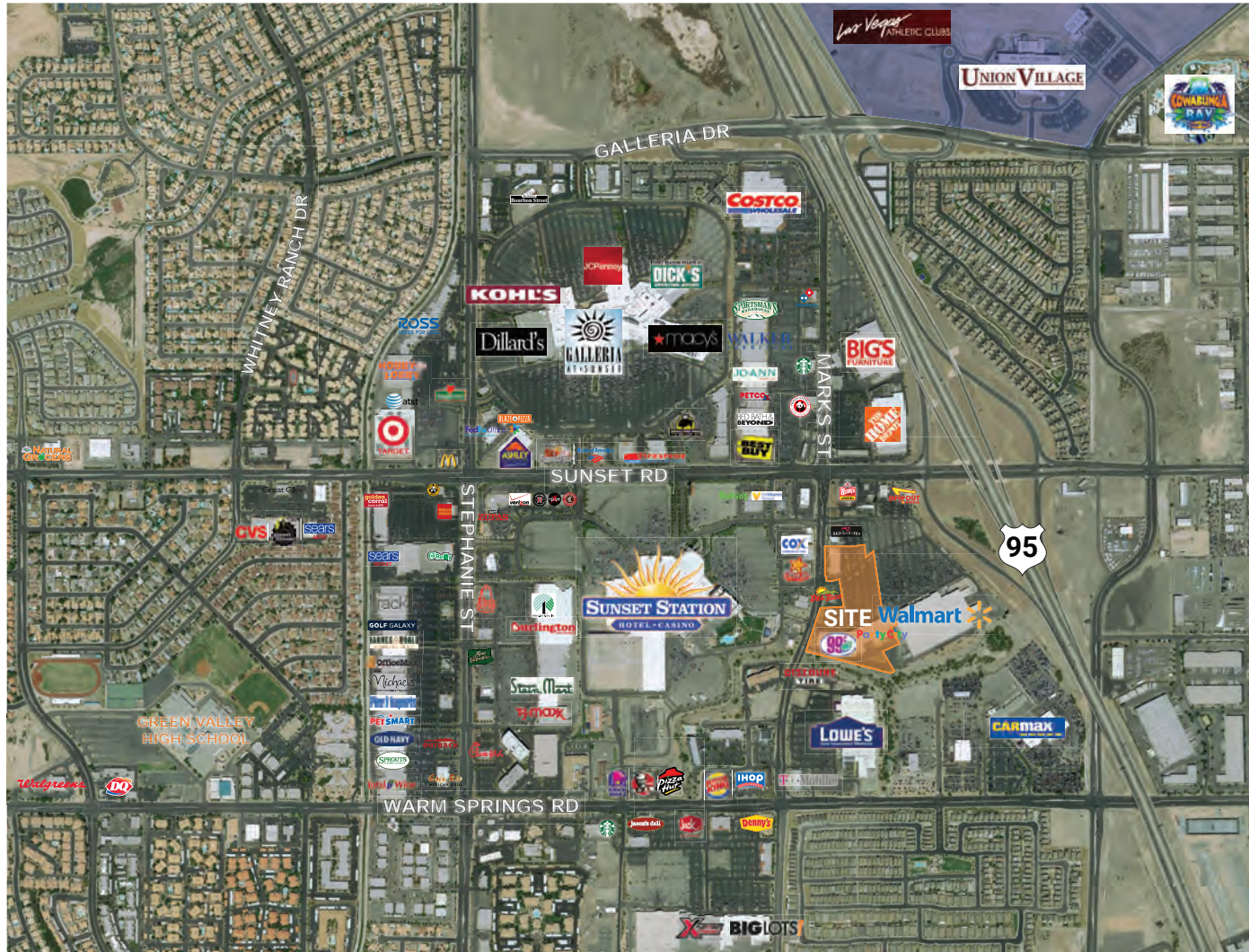
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## Aerial



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