

SUNRIDGE VILLAGE PLAZA

10940 and 10960 S Eastern Avenue | Henderson, NV 89052

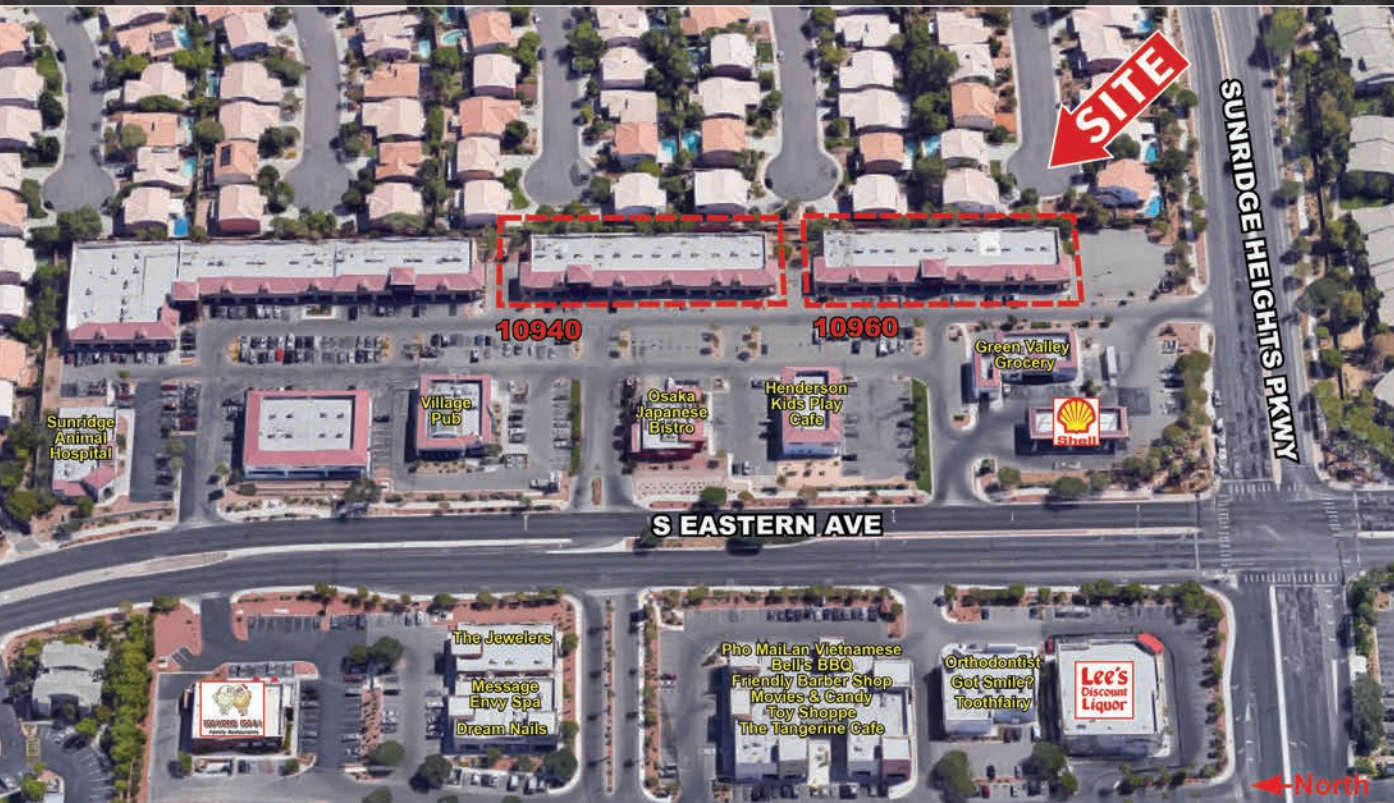
FOR LEASE

Rate: \$1.50 - \$1.95 PSF/Month

PROPERTY HIGHLIGHTS

2nd Generation Restaurant & Bar Units
Ample Parking
Busy Intersection with Great Mix of Tenants
Near Anthem & McDonald Highlands

**Traffic Count: 45,000 cars per day
on Eastern Avenue**



Sunridge Village Plaza is located on the northeast corner of Sundridge Heights Parkway and South Eastern Avenue in Henderson near Anthem. Currently, this property is anchored by PT's Pub, Craft Kitchen and Smile Dental. The new owner is looking to add more restaurants to the property to provide more dining choices to the residents nearby. We are looking to deal with successful operators of Korean BBQ, Japanese sushi, Chinese, Thai, Vietnamese Pho and other restaurants. This site is close to many upscale residential communities including Anthem, Seven Hills, McDonald Highlands and more. Great mix of tenants within the center with ample parking.

www.virtusco.com

BRETT S. BECK | NV Lic #BS.0144079

o: 702.787.0123 x430 | c: 702.237.1811

brett@virtusco.com

BRETT BECK II (Brett Jr.) | NV Lic #S.0185562

o: 702.787.0123 x426 | c: 702.755.0184

brettjr@virtusco.com

1333 N Buffalo Dr, Ste 120 Las Vegas, NV 89128 | 702.787.0123 ph | 702.463.0123 fax | www.virtusco.com

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.

virtus
commercial

SUNRIDGE VILLAGE PLAZA

10940 and 10960 S Eastern Avenue | Henderson, NV 89052

FOR LEASE

Rate: \$1.50 - \$1.95 PSF/Month



Tenants - 10940 S Eastern Avenue

Suite	Tenant	Sq Ft
101	PT's Pub	6,000
106	Craft Kitchen	3,600
109	My Spa	1,200
110	Hap-E-Dog	3,600

Tenants - 10960 S Eastern Avenue

Suite	Tenant	Sq Ft
101	The Cleaners	1,800
103	DWS Coffee Roasters	1,800
104	Jade Nails	1,200
105	Dr. Ds Barber	1,200
106	Smoke & Stuff	1,200
107/108	Leased	2,400
109	AVAILABLE	1,200
110	Growing One Inc	1,200
112	Smile Shop Dental	2,400



www.virtusco.com

BRETT S. BECK | NV Lic #BS.0144079

o: 702.787.0123 x430 | c: 702.237.1811

brett@virtusco.com

BRETT BECK II (Brett Jr.) | NV Lic #S.0185562

o: 702.787.0123 x426 | c: 702.755.0184

brettjr@virtusco.com

1333 N Buffalo Dr, Ste 120 Las Vegas, NV 89128 | 702.787.0123 ph | 702.463.0123 fax | www.virtusco.com

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.

