

Suite 150
1,521 SF

5300

S Eastern Ave

Suite 150

Las Vegas, NV 89119

± 1,521 SF
RETAIL SUITE
FOR LEASE

OFIR BARASHY

(702) 325-9673

ofir@barashy.com

License # BS.146149

SHAWN BARASHY

(702) 296-8886

barashy@cox.net

License # S.36008



An independently operated franchisee of BHH Affiliates, LLC

Property Snapshot



± 1,521 SF
Available SF



\$1.40 / SF
Base Rent



\$0.49 / SF
NNN

Property Highlights

- **Prime Location:** High traffic counts exceeding 31,000 AADT
- **Modern Amenities:** Renovated, includes Cat5 ethernet ports
- **Security:** Fire alarm, security alarm, sprinklers, double doors
- **Professional Environment:** Secure space with excellent visibility and accessibility

 **BARASHY GROUP**

The information herein was obtained from sources deemed reliable; however Barashy Group makes no guarantees, warranties or representation as to the completeness or accuracy thereof.



Suite 150 is a spacious ± 1,521 SF, second generation space that has been newly renovated for your business

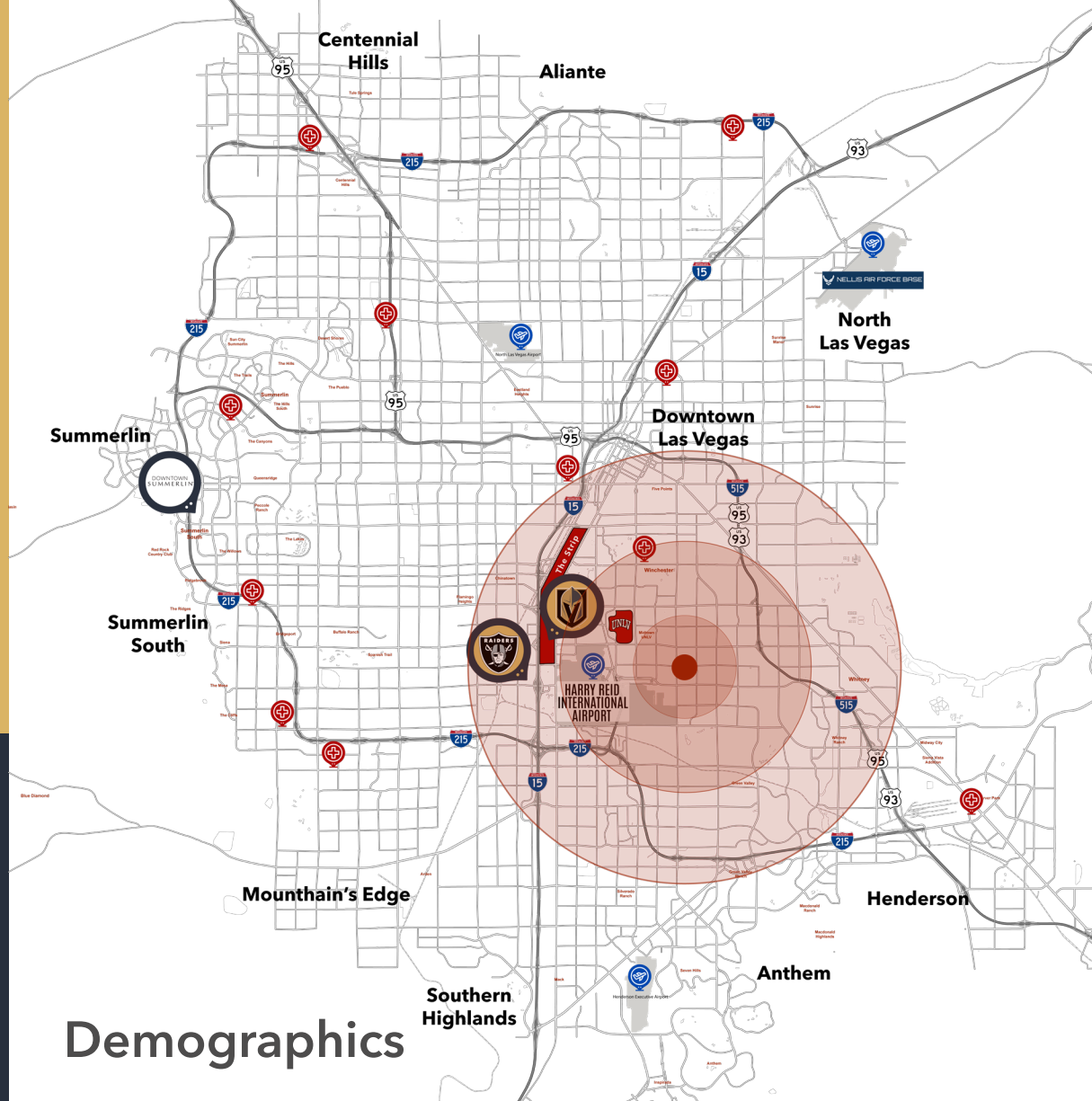


Retail Map



Vicinity Map

Discover the exceptional features of Suite 150 at Pioneer Square, a high-visibility retail strip center located at the bustling intersection of Eastern and Hacienda in Las Vegas. This versatile $\pm 1,521$ SF suite is equipped with modern amenities to meet a variety of business needs, including a newly renovated interior and Cat5 ethernet ports. The premises are secured by double doors, ensuring a safe and professional environment.



Within 5 Miles



The Las Vegas Strip



T-Mobile Arena



Allegiant Stadium



UNLV



Sunrise Hospital

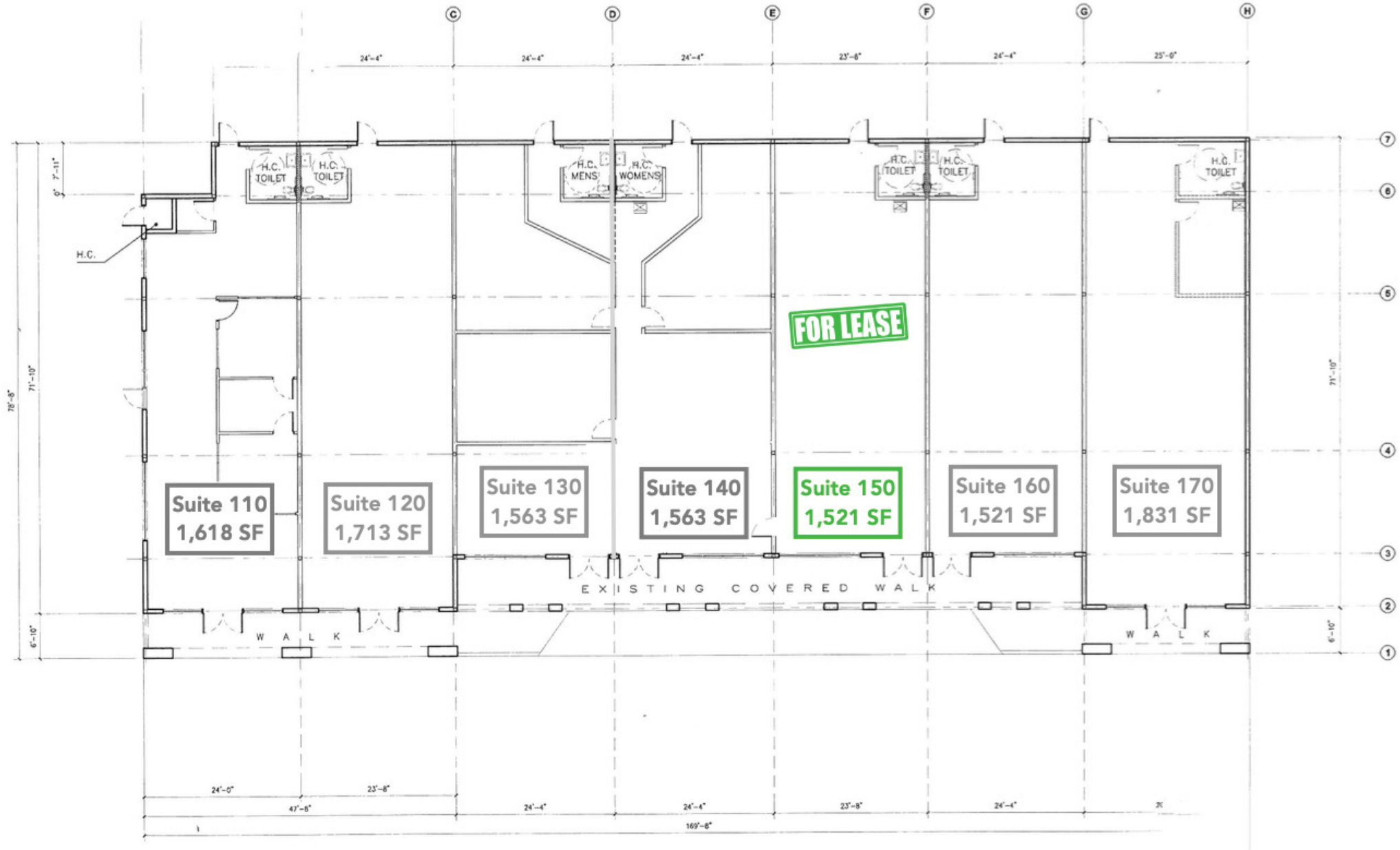


Harry Reid International Airport

Demographics

Population	1-mile	3-mile	5-mile
2022 Population	22,563	144,652	395,624
Income	1-mile	3-mile	5-mile
2022 Average Household Income	\$65,765	\$70,524	\$77,268
Households	1-mile	3-mile	5-mile
2022 Total Households	9,424	58,842	158,305

Floor Plan





Meet Your Neighbors:

Suite 110: Vacant

For Lease - Call (702) 325-9673 to inquire

Suite 120: Distinctive Smiles Dentistry

Small family practice that puts patients first

Suite 130: Alternate Reality Comics

Your nexus of entertainment & enlightenment

Suite 140: My 4 Sons Comics Cards & Games

Widest selection of collectibles in Las Vegas area

Suite 150: FOR LEASE

± 1,521 SF Retail Space

Suite 160: House of Cars

Wall to wall Hot Wheels and Diecast store

Suite 170: Rogue Toys

Buy, sell, and trade toys and collectibles



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**BERKSHIRE
HATHAWAY**
HOMESERVICES

NEVADA
PROPERTIES