THE GRAMERCY LAST RESTAURANT SPACE FOR LEASE

W/SWC Russell & I-215 | 9275 W Russell Road | Las Vegas, NV 89148

AVAILABLE	±2,000 SF
LEASE RATE	$3.25 PSF NNN
CAMS	$0.94 PSF
LAT/LONG	36.084587, -115.293607

PROPERTY HIGHLIGHTS

- Last Ground Floor Space!
- ±2,000 Partially Built-out Restaurant Space
- Grease Trap
- Join existing tenants such as Anima by EDO, Bikini Fitness, and Pinches Tacos
- Excellent views of the Las Vegas Strip and surrounding mountains
- Surface and two levels of subterranean parking
- Part of a 20 Acre Master Planned Mixed Use Development which includes 454 residences

2025 DEMOGRAPHIC SNAPSHOT

Population: 3-mile radius **145,123**

Average HH Income: **$119,942**

Traffic Counts: Russell Road **30,340 vpd**

newmarket COMMERCIAL REAL ESTATE ADVISORS

Contact: Christina M. Strickland • d: 702.323.7315 • o: 702.221.2500 ext.303 • christina@newmarketadvisors.com

ICSC MEMBER CHAIN LINKS RETAIL ADVISORS

NewMarket Advisors
5245 South Durango Drive • Las Vegas, Nevada 89113 • newmarketadvisors.com

The information contained herein has been given to us by the owner of the property or other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Site plan subject to change without prior notice.

License: Christina Strickland, NV S.0060664

THE GRAMERCY LAST RESTAURANT SPACE

W/SWC Russell & I-215 | 9275 W Russell Road | Las Vegas, NV 89148

Contact: Christina M. Strickland • d: 702.323.7315 • o: 702.221.2500 ext.303 • christina@newmarketadvisors.com

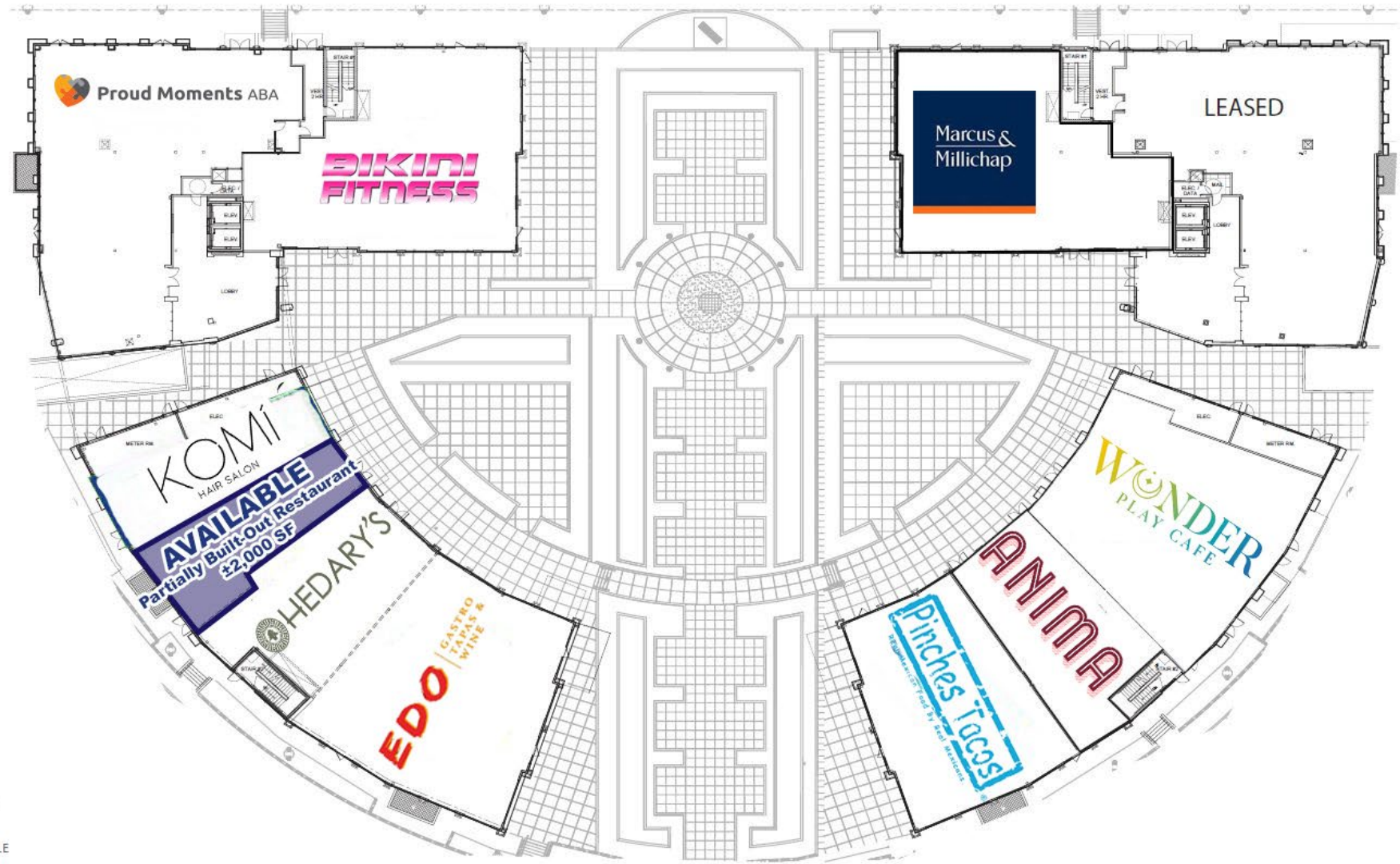
newmarket COMMERCIAL REAL ESTATE ADVISORS

ICSC MEMBER CHAIN LINKS RETAIL ADVISORS

NewMarket Advisors
5245 South Durango Drive • Las Vegas, Nevada 89113 • newmarketadvisors.com

The information contained herein has been given to us by the owner of the property or other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Site plan subject to change without prior notice.

License: Christina Strickland, NV S.0060664



newmarket
COMMERCIAL REAL ESTATE ADVISORS

Contact: Christina M. Strickland • d: 702.323.7315 • o: 702.221.2500 ext.303 • christina@newmarketadvisors.com

ICSC MEMBER CHAIN LINKS RETAIL ADVISORS

NewMarket Advisors
5245 South Durango Drive • Las Vegas, Nevada 89113 • newmarketadvisors.com

The information contained herein has been given to us by the owner of the property or other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Site plan subject to change without prior notice.

License: Christina Strickland, NV S.0060664

THE GRAMERCY LAST RESTAURANT SPACE

W/SWC Russell & I-215 | 9275 W Russell Road | Las Vegas, NV 89148

newmarket COMMERCIAL REAL ESTATE ADVISORS

Contact: Christina M. Strickland • d: 702.323.7315 • o: 702.221.2500 ext.303 • christina@newmarketadvisors.com

ICSC MEMBER CHAIN LINKS RETAIL ADVISORS

NewMarket Advisors
5245 South Durango Drive • Las Vegas, Nevada 89113 • newmarketadvisors.com

The information contained herein has been given to us by the owner of the property or other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Site plan subject to change without prior notice.

License: Christina Strickland, NV S.0060664

THE GRAMERCY LAST RESTAURANT SPACE

W/SWC Russell & I-215 | 9275 W Russell Road | Las Vegas, NV 89148

2025 ESTIMATED DEMOGRAPHICS

Population

1-Mile	**23,964**
3-Mile	**145,123**
5-Mile	**356,238**

Average Household Income

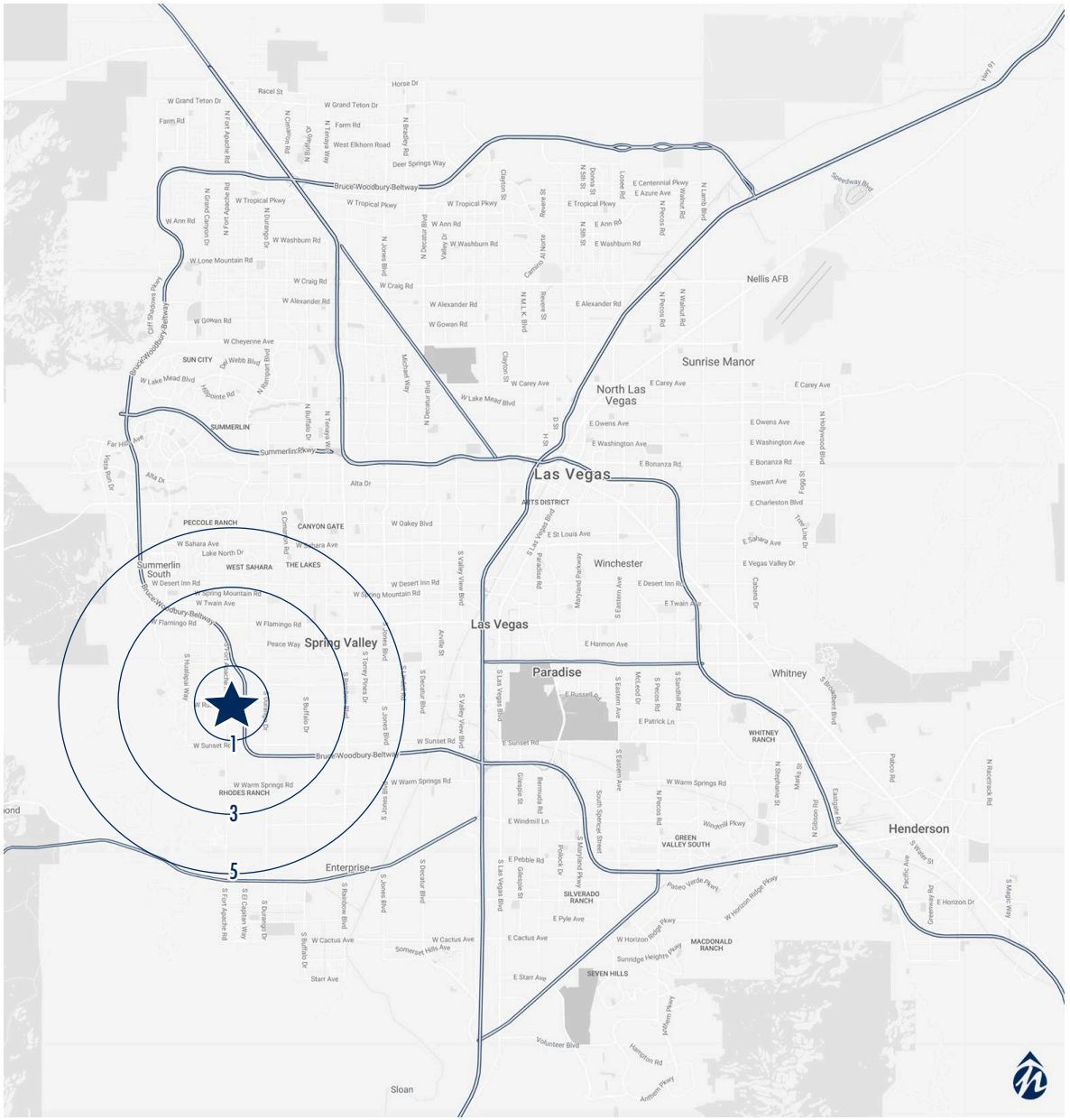
1-Mile	**$123,788**
3-Mile	**$119,942**
5-Mile	**$120,816**

Number of Households

1-Mile	**10,369**
3-Mile	**60,233**
5-Mile	**143,824**

Daytime Population (Employees)

1-Mile	**11,247**
3-Mile	**40,585**
5-Mile	**98,665**



Contact: Christina M. Strickland • d: 702.323.7315 • o: 702.221.2500 ext.303 • christina@newmarketadvisors.com

newmarket COMMERCIAL REAL ESTATE ADVISORS

ICSC MEMBER CHAIN LINKS RETAIL ADVISORS

NewMarket Advisors
5245 South Durango Drive • Las Vegas, Nevada 89113 • newmarketadvisors.com

The information contained herein has been given to us by the owner of the property or other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Site plan subject to change without prior notice.

License: Christina Strickland, NV S.0060664