

EASTERN BELTWAY CENTER SPACE AVAILABLE

SWC I-215 & Eastern | 1920-2390 E Serene Ave | Las Vegas, NV 89123



AVAILABLE SF	±1,200 SF - ±6,953 SF
JURISDICTION	CC Paradise
ZONING	Commercial General (CG)
RENT	Call for Details

PROPERTY HIGHLIGHTS

- Power Center just off I-215 Beltway
- Anchored by Walmart and Sam's Club
- Located along the prime Eastern retail corridor
- Excellent density and traffic

CO-TENANTS



2023 DEMOGRAPHIC SNAPSHOT



Population: 169,510
3-mile radius



Average HH Income: \$122,350



Traffic Counts: 98,124 vpd
Eastern + Serene

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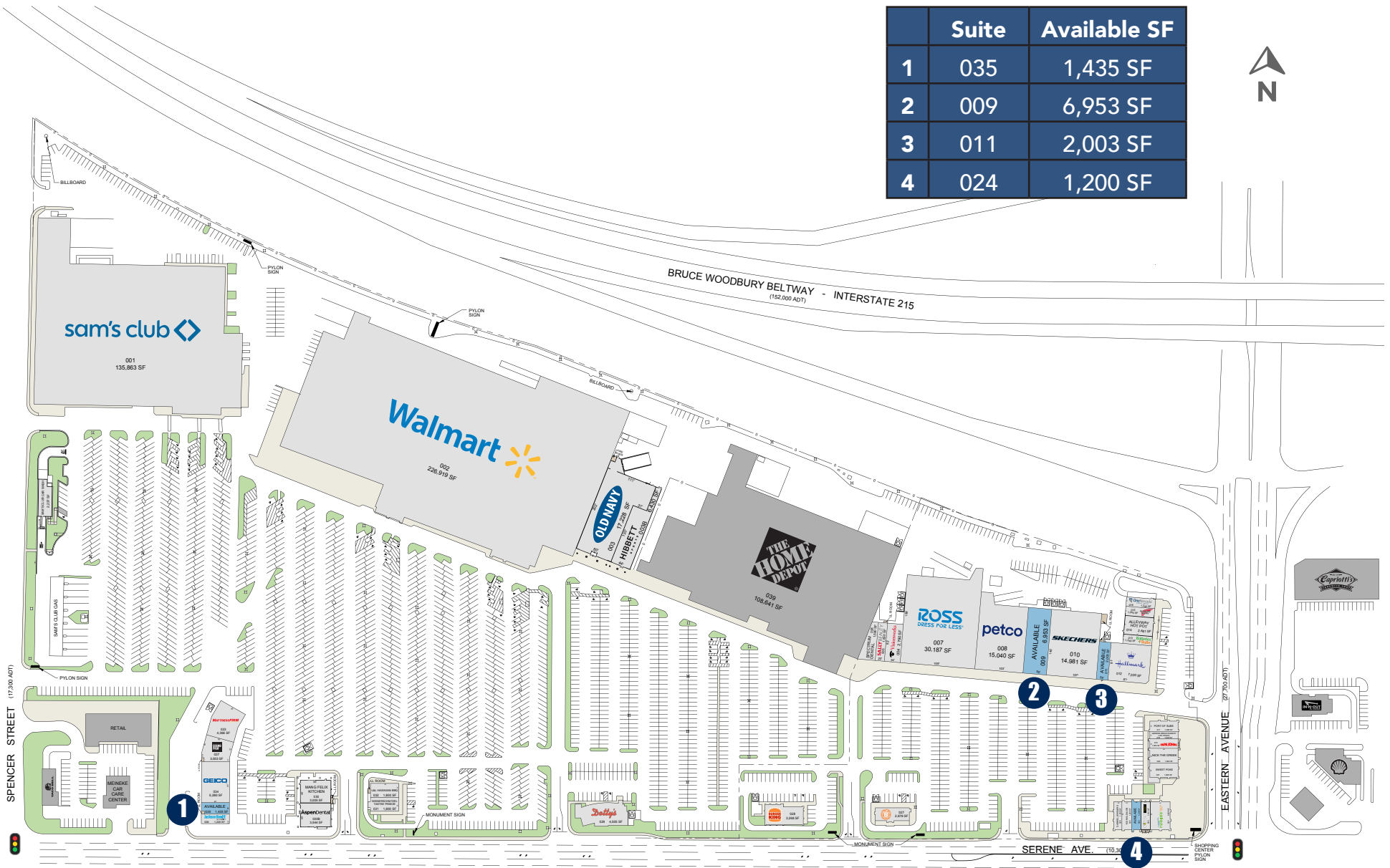
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	Suite	Available SF
1	035	1,435 SF
2	009	6,953 SF
3	011	2,003 SF
4	024	1,200 SF



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2023 ESTIMATED DEMOGRAPHICS



Population

1-Mile **17,614**
 3-Mile **169,510**
 5-Mile **319,077**



Average Household Income

1-Mile **\$122,454**
 3-Mile **\$122,350**
 5-Mile **\$125,560**



Number of Households

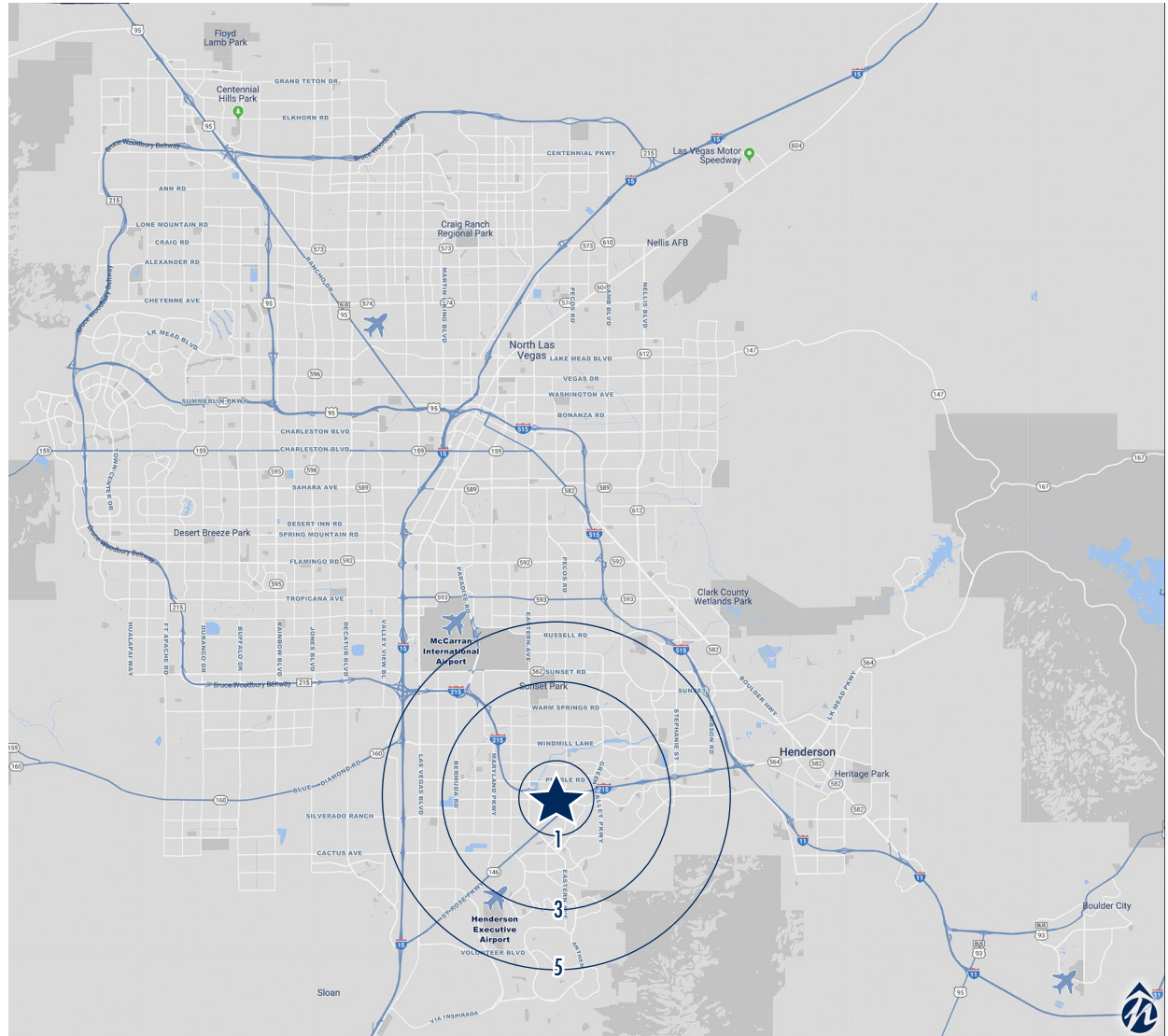
1-Mile **7,310**
 3-Mile **69,899**
 5-Mile **130,728**



Daytime Population (Employees)

1-Mile **7,385**
 3-Mile **45,606**
 5-Mile **121,312**

LAS VEGAS VALLEY



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