

FITNESS SPACE AT THE GRAMERCY FOR LEASE

W/SWC Russell & I-215 | 9205 W Russell Road | Las Vegas, NV 89148



AVAILABLE	±5,035 SF
LEASE RATE	\$2.85 - \$3.50 PSF NNN
CAMS	\$0.83 PSF
LAT/LONG	36.084587, -115.293607

PROPERTY HIGHLIGHTS

- ***DO NOT DISTURB CURRENT TENANTS***
- Built-out fitness space.
- Join existing tenants such as Anima by EDO, Couve Coffee 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.
- Construction underway on new residences.

DRONE FOOTAGE

Click here for Drone Video:

<https://www.youtube.com/watch?v=VI4T1MNeUqY>



2023 DEMOGRAPHIC SNAPSHOT



Population: 135,522
3-mile radius



Average HH Income: \$106,166



Traffic Counts: 26,999 vpd
Russell Road



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



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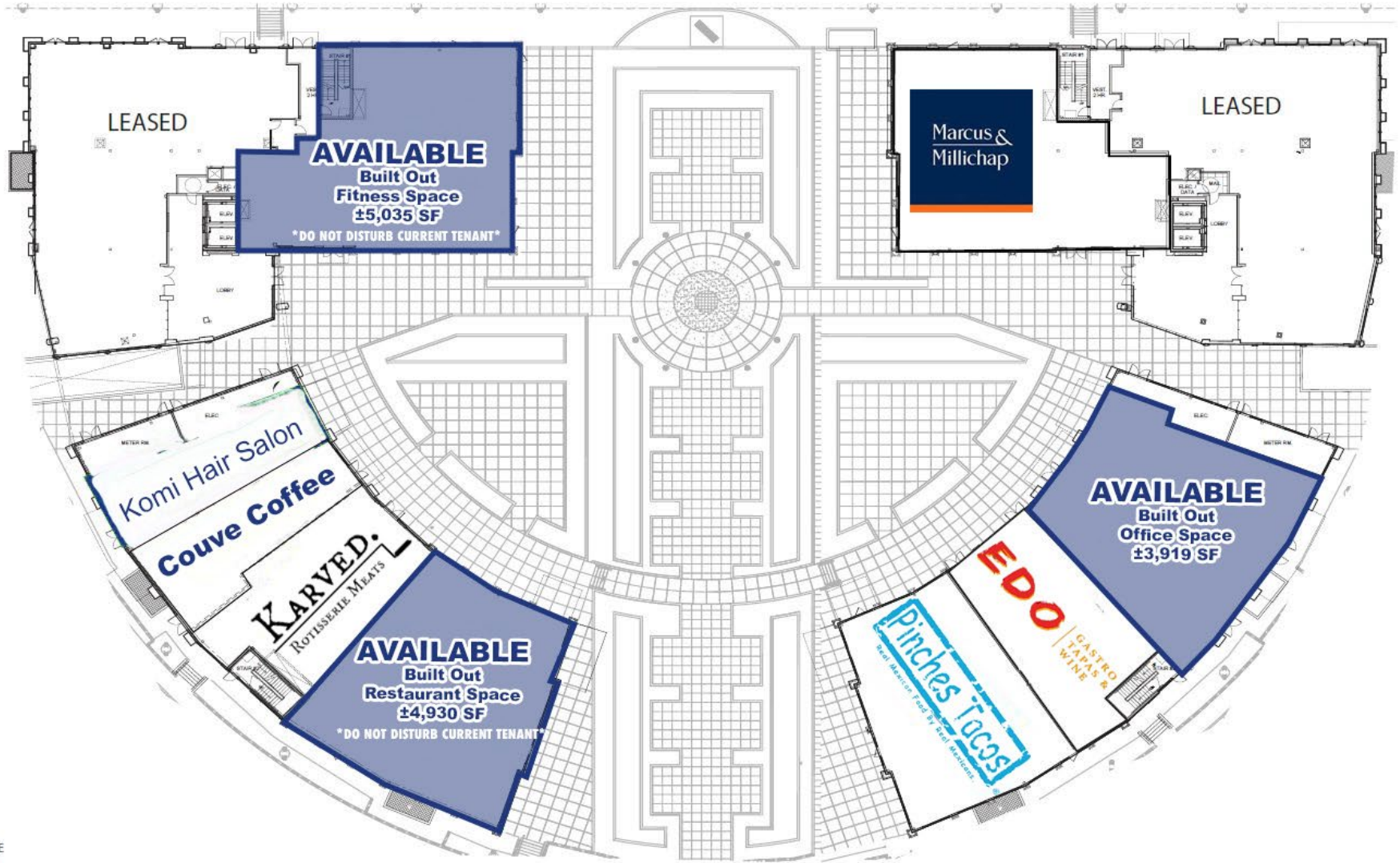


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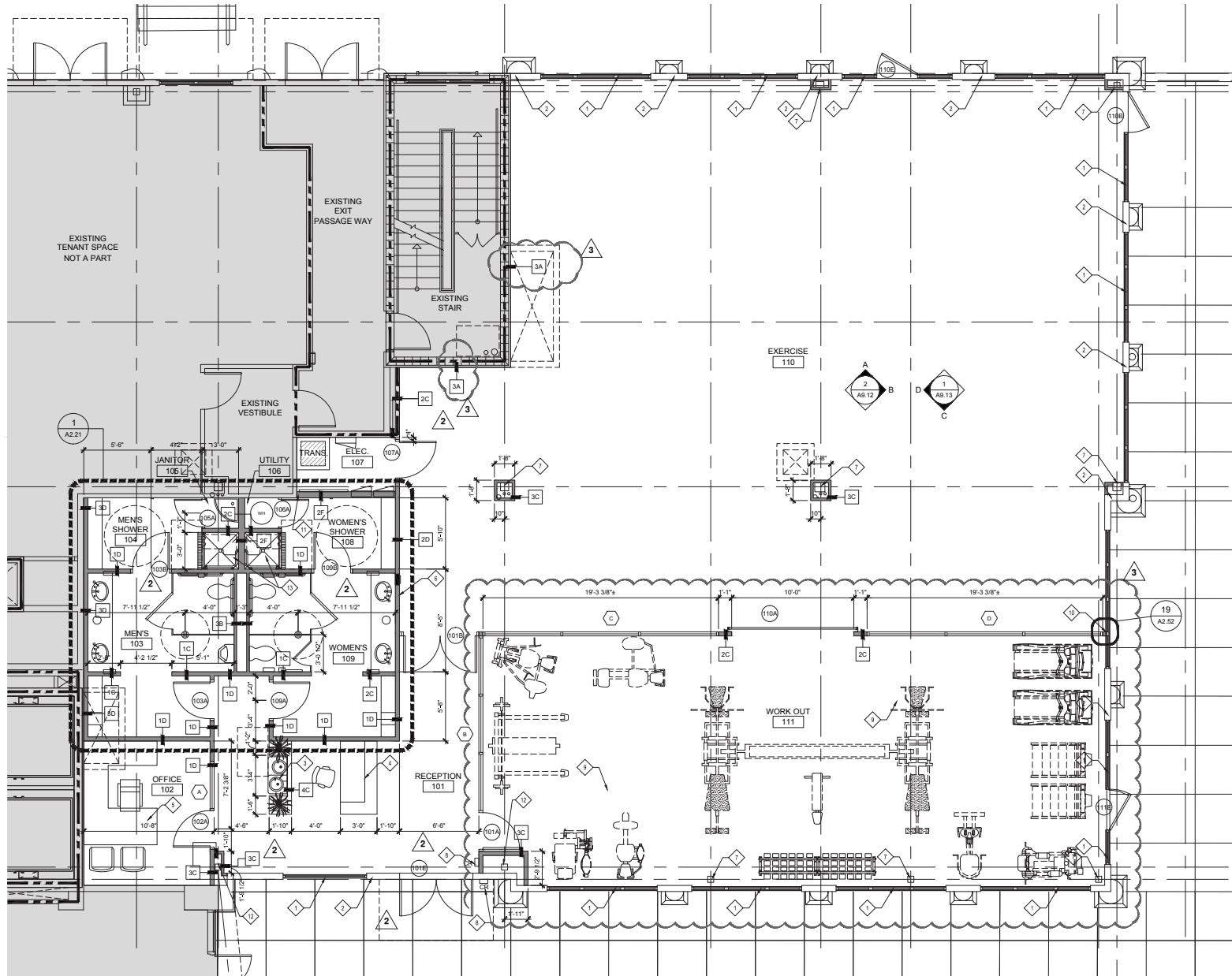
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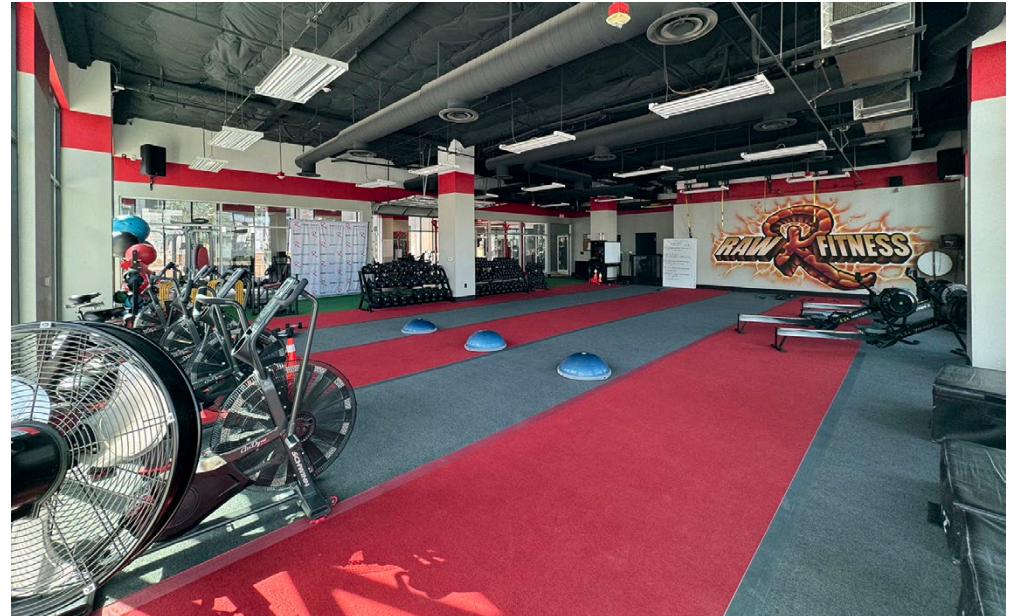
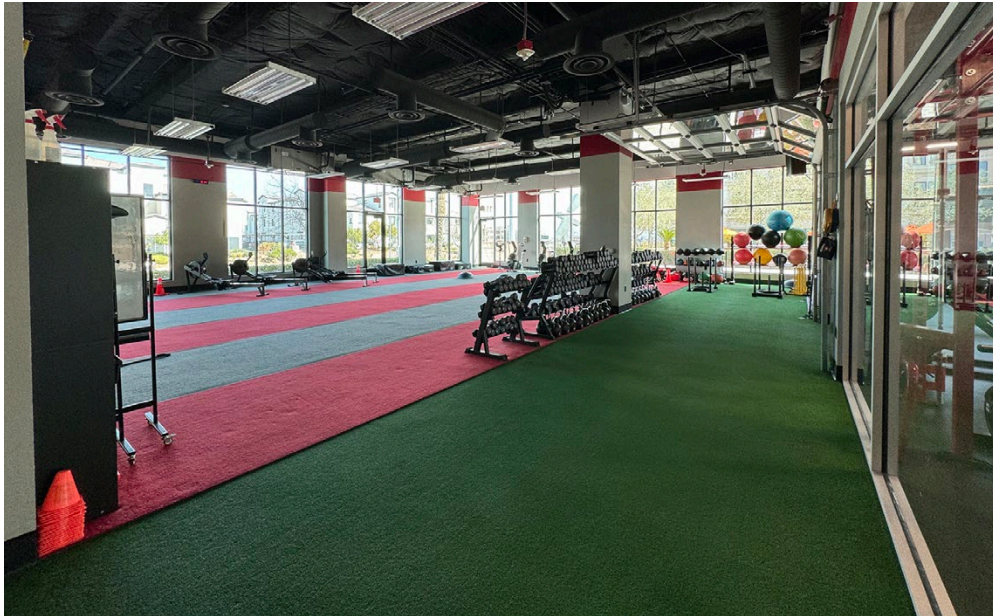


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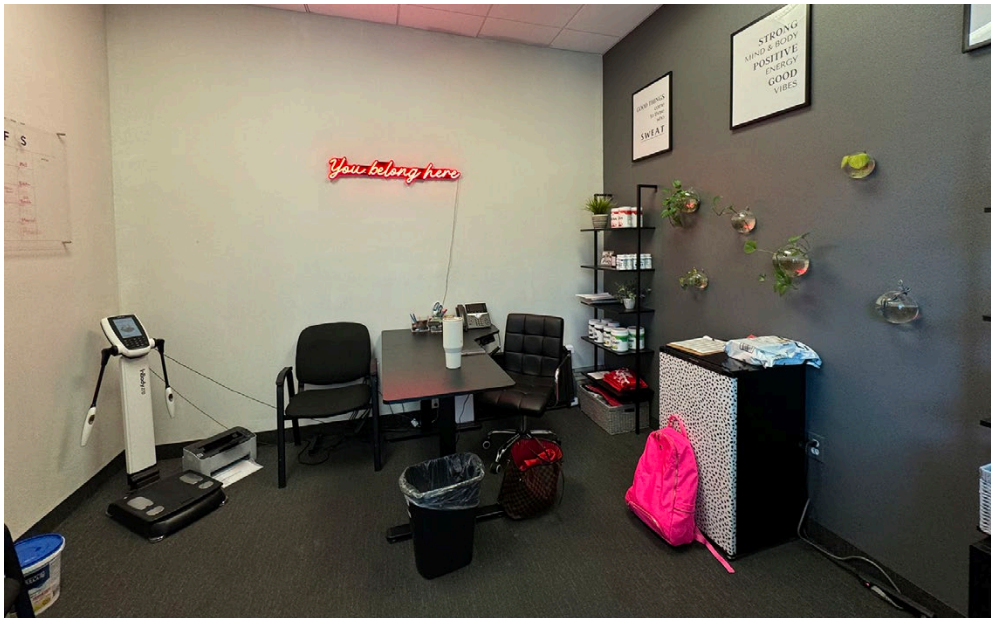
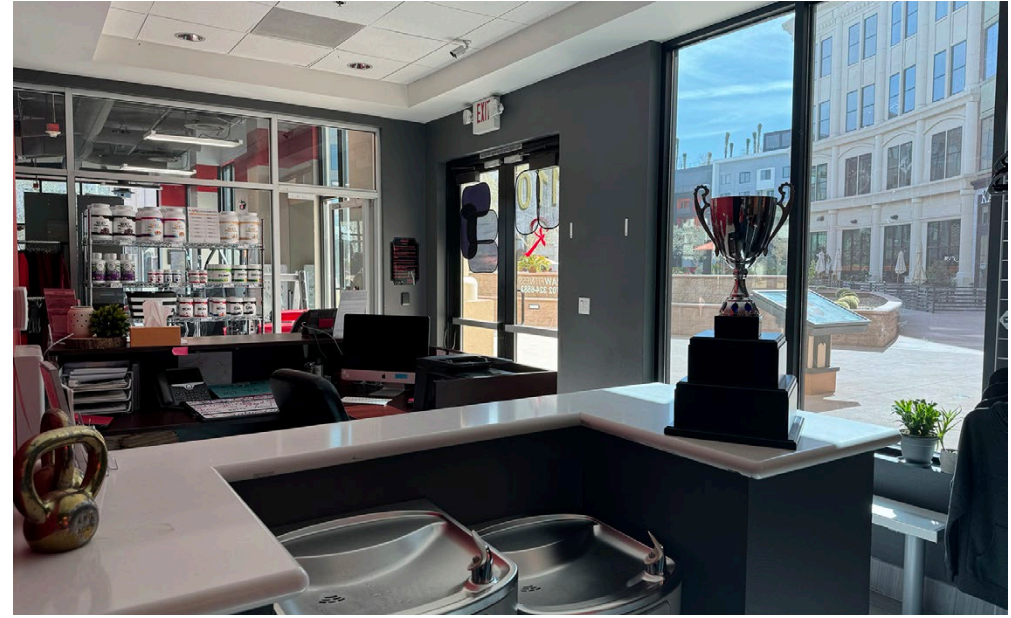
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2023 ESTIMATED DEMOGRAPHICS



Population

1-Mile **23,627**
 3-Mile **135,522**
 5-Mile **337,227**



Average Household Income

1-Mile **\$95,905**
 3-Mile **\$106,166**
 5-Mile **\$106,995**



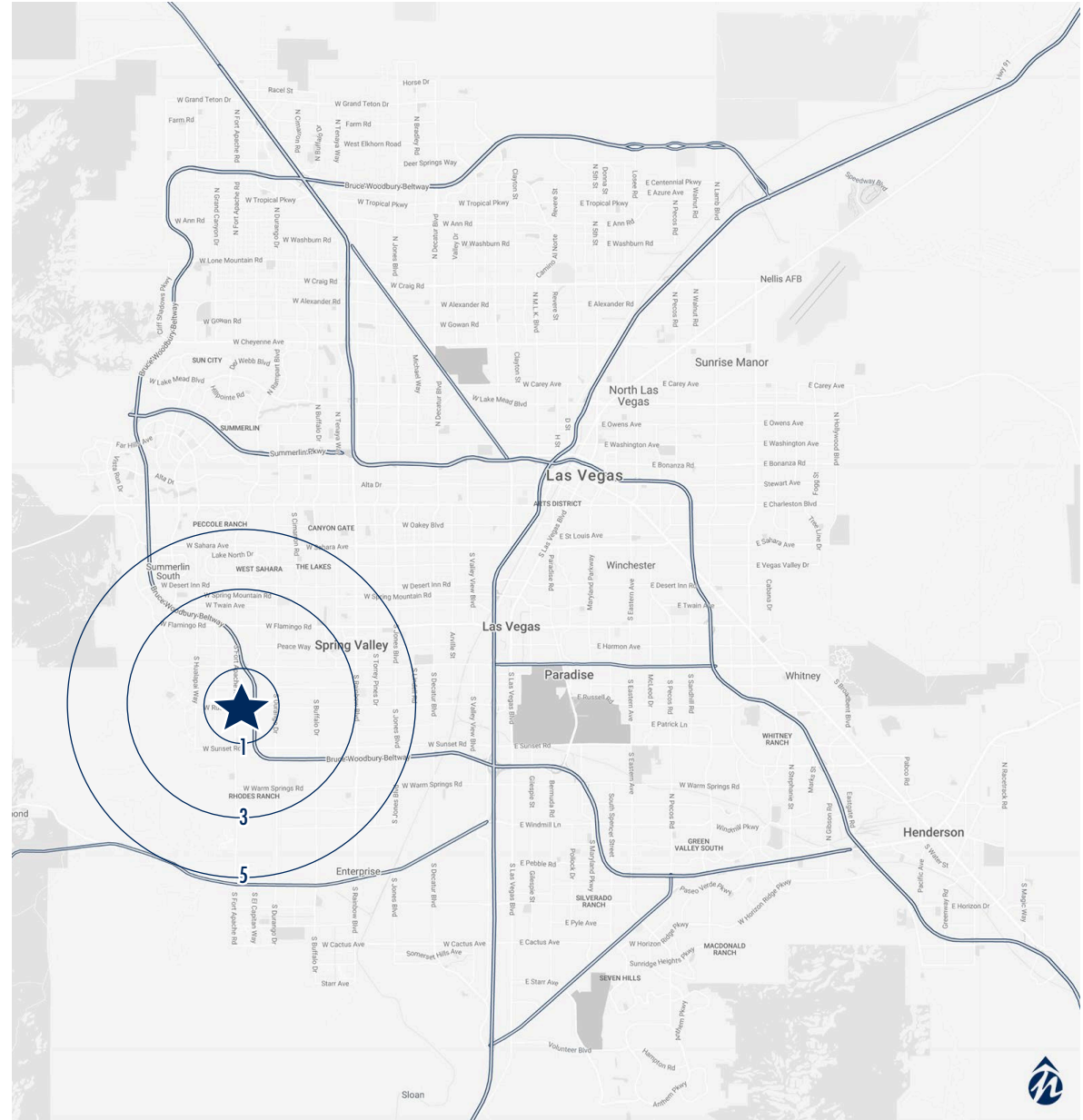
Number of Households

1-Mile **9,162**
 3-Mile **54,752**
 5-Mile **135,521**



Daytime Population (Employees)

1-Mile **14,856**
 3-Mile **48,352**
 5-Mile **102,947**



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