STAND-ALONE RESTAURANT ON EASTERN FOR LEASE

N/NWC Ione Road & Eastern Ave | 9901 S. Eastern | Las Vegas, NV 89183



AVAILABLE SF	±6,000 SF
JURISDICTION	Henderson - 89183
ZONING	Community Commercial (CC)
NNN	$0.76 PSF
RATES	Call for Details

PROPERTY HIGHLIGHTS

- Occupied, shown by appt only
- Restaurant, fully improved with hood
- Stand-alone building fronts Eastern Ave. Retail Corridor
- Busy Intersection
- Residential Master Plan communities
- Close to St. Rose Hospital
- Medical Corridor

NEARBY TENANTS

LOWE'S · Chick-fil-A · TARGET

2026 DEMOGRAPHIC SNAPSHOT

Population: 3-mile radius — **158,599**

Average HH Income: — **$131,921**

Traffic Counts: Eastern Ave — **50,123 vpd**

newmarket COMMERCIAL REAL ESTATE ADVISORS

Contact: Penny J. Mendlovic • o: 702.221.2500 ext. 317 • pmendlovic@newmarketadvisors.com
Araceli Campanella • o: 702.221.2500 ext. 315 • acampanella@newmarketadvisors.com

ICSC · 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: Araceli Campanella, NV S.190082
Penny J. Mendlovic, S.0039894

October 6, 2026

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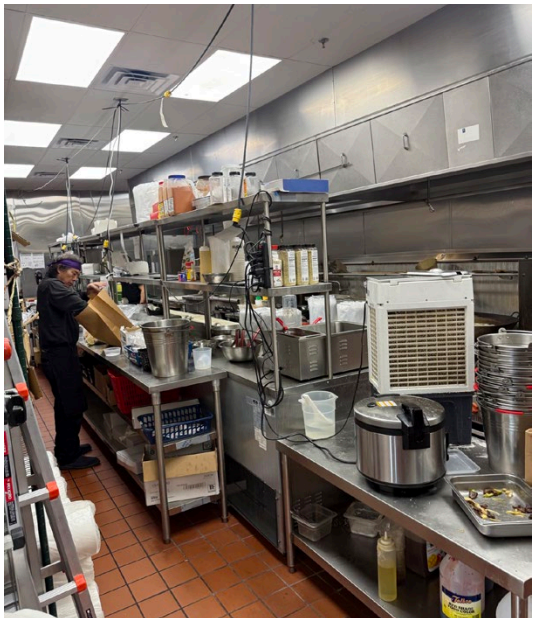
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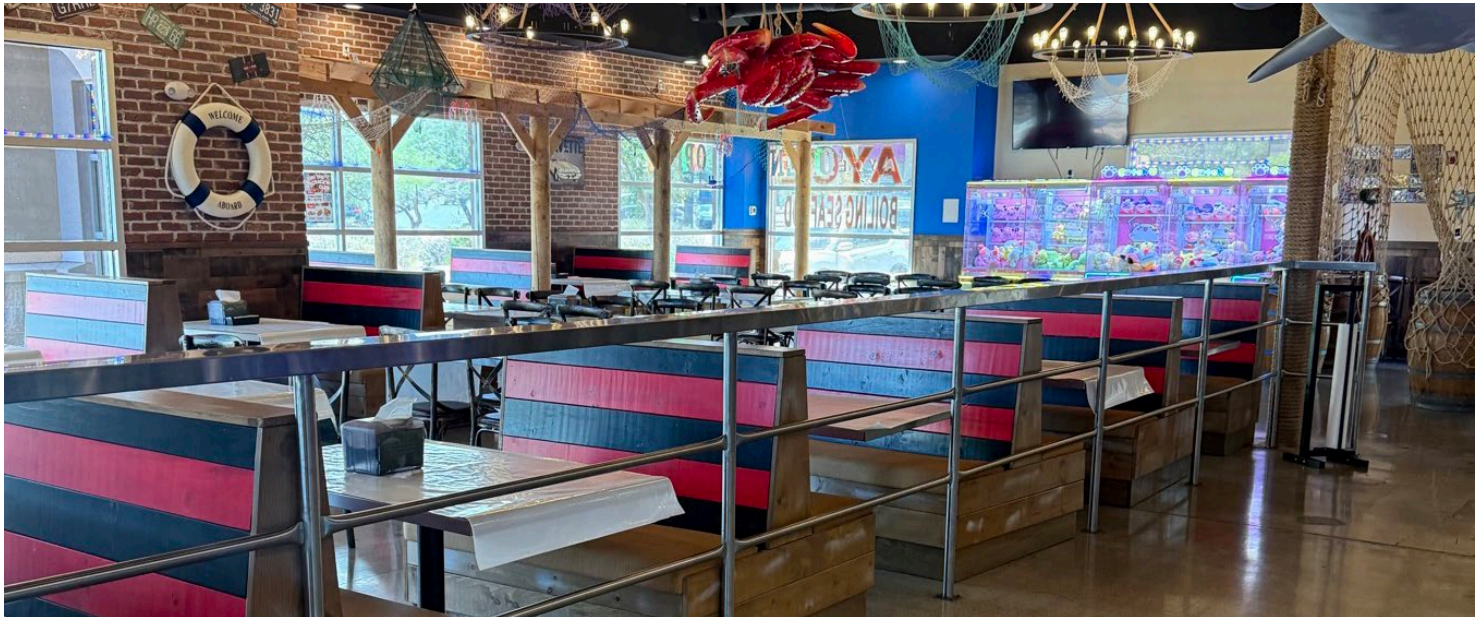
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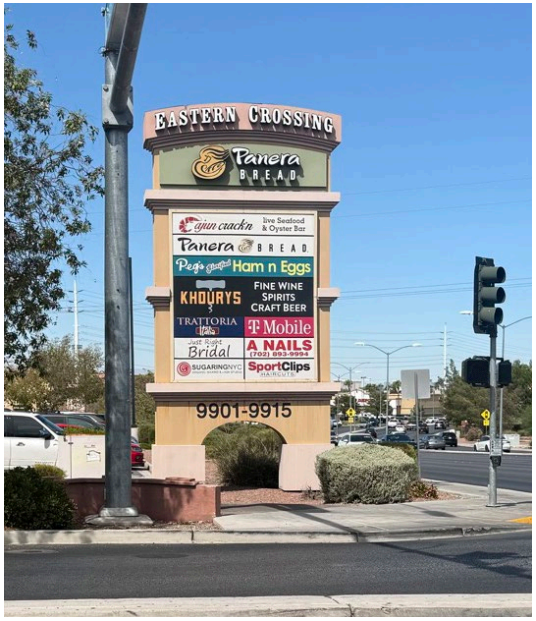
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2026 ESTIMATED DEMOGRAPHICS

Population

1-Mile	**20,419**
3-Mile	**158,599**
5-Mile	**321,648**

Average Household Income

1-Mile	**$121,916**
3-Mile	**$131,921**
5-Mile	**$135,531**

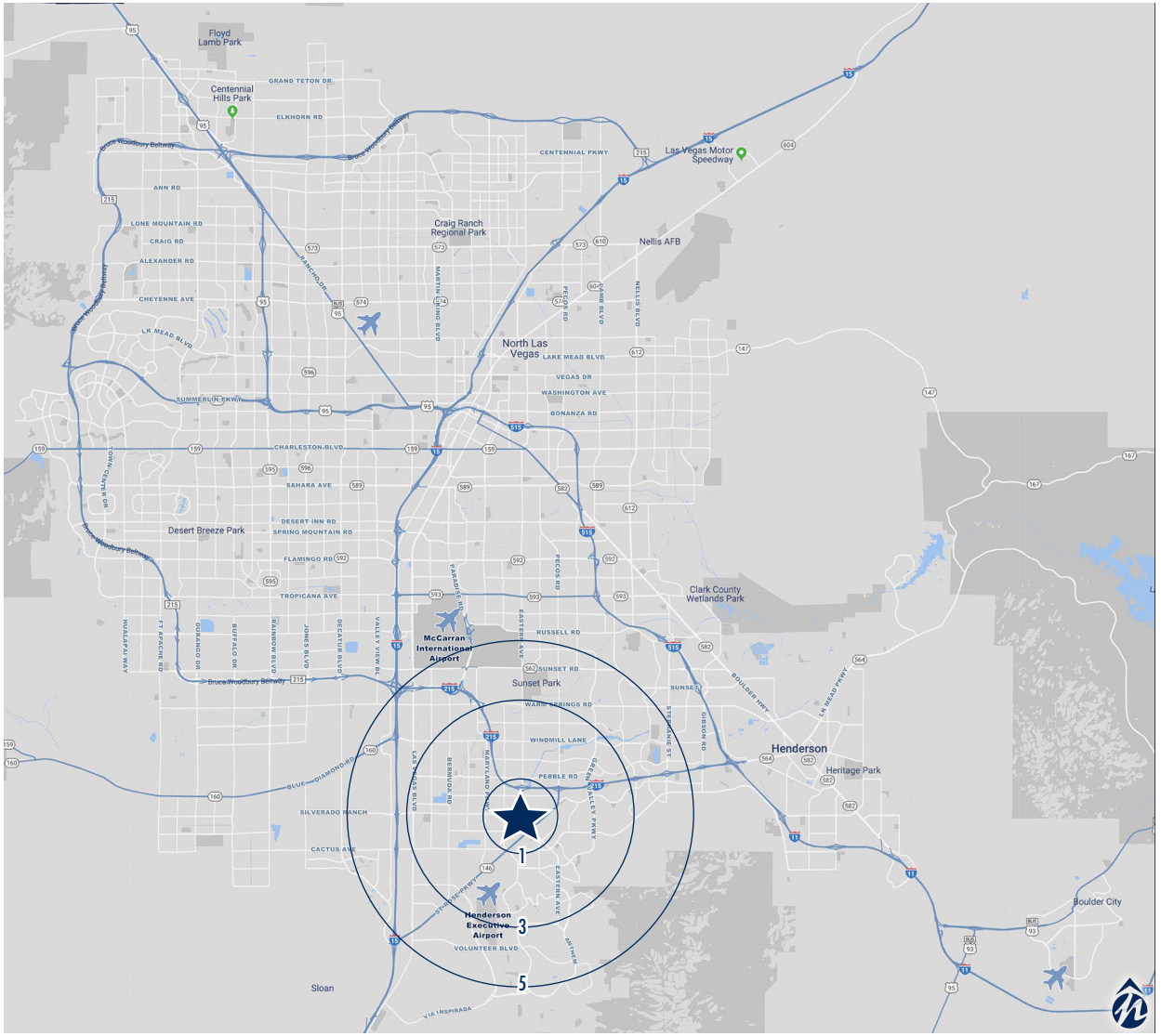
Number of Households

1-Mile	**8,322**
3-Mile	**66,191**
5-Mile	**135,910**

Daytime Population (Employees)

1-Mile	**11,951**
3-Mile	**46,849**
5-Mile	**125,232**

LAS VEGAS VALLEY



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INFORMATION ABOUT BROKERAGE SERVICES

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

In Nevada, a real estate licensee is required to provide a form setting forth the duties owed by the licensee to:

a) Each party for whom the licensee is acting as an agent in the real estate transaction, and
b) Each unrepresented party to the real estate transaction, if any.

LICENSEE'S DUTIES OWED TO ALL PARTIES:

A Nevada real estate licensee shall:

1. Not deal with any party to a real estate transaction in a manner which is deceitful, fraudulent or dishonest.
2. Exercise reasonable skill and care with respect to all parties to the real estate transaction.
3. Disclose to each party to the real estate transaction as soon as practicable:
   a. Any material and relevant facts, data or information which licensee knows, or with reasonable care and diligence the licensee should know, about the property.
   b. Each source from which licensee will receive compensation.
4. Abide by all other duties, responsibilities and obligations required of the licensee in law or regulations.

LICENSEE'S DUTIES OWED TO THE CLIENT:

A Nevada real estate licensee shall:

1. Exercise reasonable skill and care to carry out the terms of the brokerage agreement and the licensee's duties in the brokerage agreement;
2. Not disclose, except to the licensee's broker, confidential information relating to a client for 1 year after the revocation or termination of the brokerage agreement, unless licensee is required to do so by court order or the client gives written permission;
3. Seek a sale, purchase, option, rental or lease of real property at the price and terms stated in the brokerage agreement or at a price acceptable to the client;
4. Present all offers made to, or by the client as soon as practicable, unless the client chooses to waive the duty of the licensee to present all offers and signs a waiver of the duty on a form prescribed by the Division;
5. Disclose to the client material facts of which the licensee has knowledge concerning the real estate transaction;
6. Advise the client to obtain advice from an expert relating to matters which are beyond the expertise of the licensee; and
7. Account to the client for all money and property the licensee receives in which the client may have an interest.

Duties Owed By a broker who assigns different licensees affiliated with the brokerage to separate parties.

Each licensee shall not disclose, except to the real estate broker, confidential information relating to client.

CONFLICT OF INTEREST:

A licensee in a real estate transaction may legally act for two or more parties who have interests adverse to each other. In acting for these parties, the licensee has a conflict of interest.

DISCLOSURE OF CONFIDENTIAL INFORMATION:

Licensee will not disclose any confidential information for 1 year after the revocation or termination of any brokerage agreement entered into with a party to this transaction, unless Licensee is required to do so by a court of competent jurisdiction or is given written permission to do so by that party. Confidential information includes, but is not limited to, the client's motivation to purchase, trade or sell, which if disclosed, could harm one party's bargaining position or benefit the other.

DUTIES OF LICENSEE:

Licensee shall provide you with a "Duties Owed by a Nevada Real Estate Licensee" disclosure form which lists the duties a licensee owes to all parties of a real estate transaction, and those owed to the licensee's client. When representing both parties, the licensee owes the same duties to both seller and buyer. Licensee shall disclose to both Seller and Buyer all known defects in the property, any matter that must be disclosed by law, and any information the licensee believes may be material or might affect Seller's/Landlord's or Buyer's/Tenant's decisions with respect to this transaction.

NO REQUIREMENT TO CONSENT:

You are not required to consent to this licensee acting on your behalf. You may

- Reject this consent and obtain your own agent,
- Represent yourself,
- Request that the licensee's broker assign you your own licensee.

This information was taken from form 504 and 503 with the Nevada Real Estate Division. When you choose to do business with us the proper form will be presented for signature. To see these forms please visit NVRED.com.

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