



**FOR LEASE**

1501 - 1555 W Sunset Rd,  
Henderson, NV 89014

- Only One Suite Available
- A Pad Available for Build-to-Suit

**±11,633 SF RETAIL**

## Property Specs

LEASE PRICE	<b>Suite 1541   \$1.75/SF/NNN</b>
CAMS	<b>\$0.38/SF</b>
MONTHLY RENT	<b>Suite 1541   \$24,778.29</b>
AVAILABLE	<b>Suite 1541   ±11,633 SF</b>
ZONING	<b>CN</b>
TYPE	<b>Retail   Community Center</b>

- Come join this busy neighborhood center featuring CVS, Planet Fitness, Chuck E. Cheese, Arch Well Health, Honey Baked Ham, and Great Clips.
- Close to well established residential and power centers.
- Close to an office park to attract daytime traffic.
- **Suite 1541:** Former furniture store. Suite has a beautifully appointed front showroom with tile floor and carpet, seven private offices, a kitchen, a warehouse space with one grade level rollup door. Suite has ceiling heights of 18-20”.



OR TEXT 22506 TO 39200

Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.

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# SUMMARY

## Property Specs

LEASE PRICE	Contact Agent for Info
CAMS	\$0.38/SF
AVAILABLE	±2,500 SF
PAD SIZE	±0.28 Acres
ZONING	CN
TYPE	Retail   Community Center

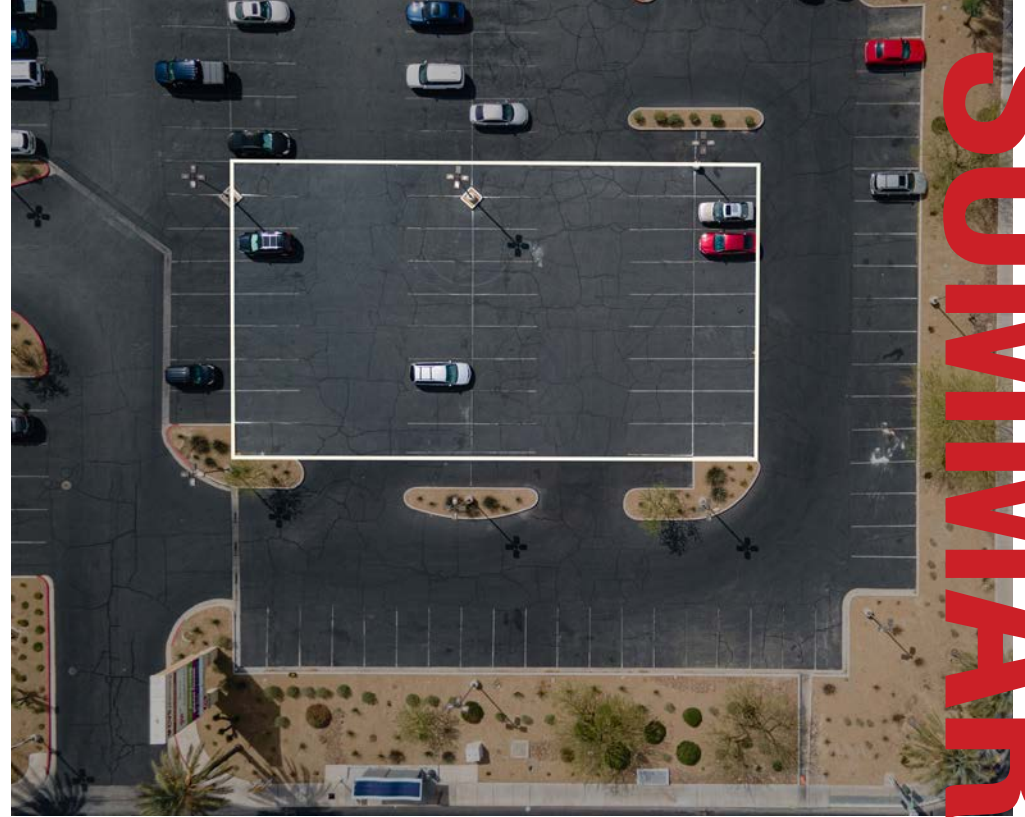
- Pad available for a build to suit
- Pad can accommodate a 2,500 sf building with a drive-thru
- Or, the pad can accommodate a 5,000 sf building without a drive-thru
- Be part of a thriving center that includes CVS, AAA Automotive, Archwell Medical Clinic, and Chuck E Cheese!
- Lease rate will depend on size of building and Landlord contribution needed. **Call listing agent for additional information**



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# SUMMARY

# PHOTOS



# AREA MAP

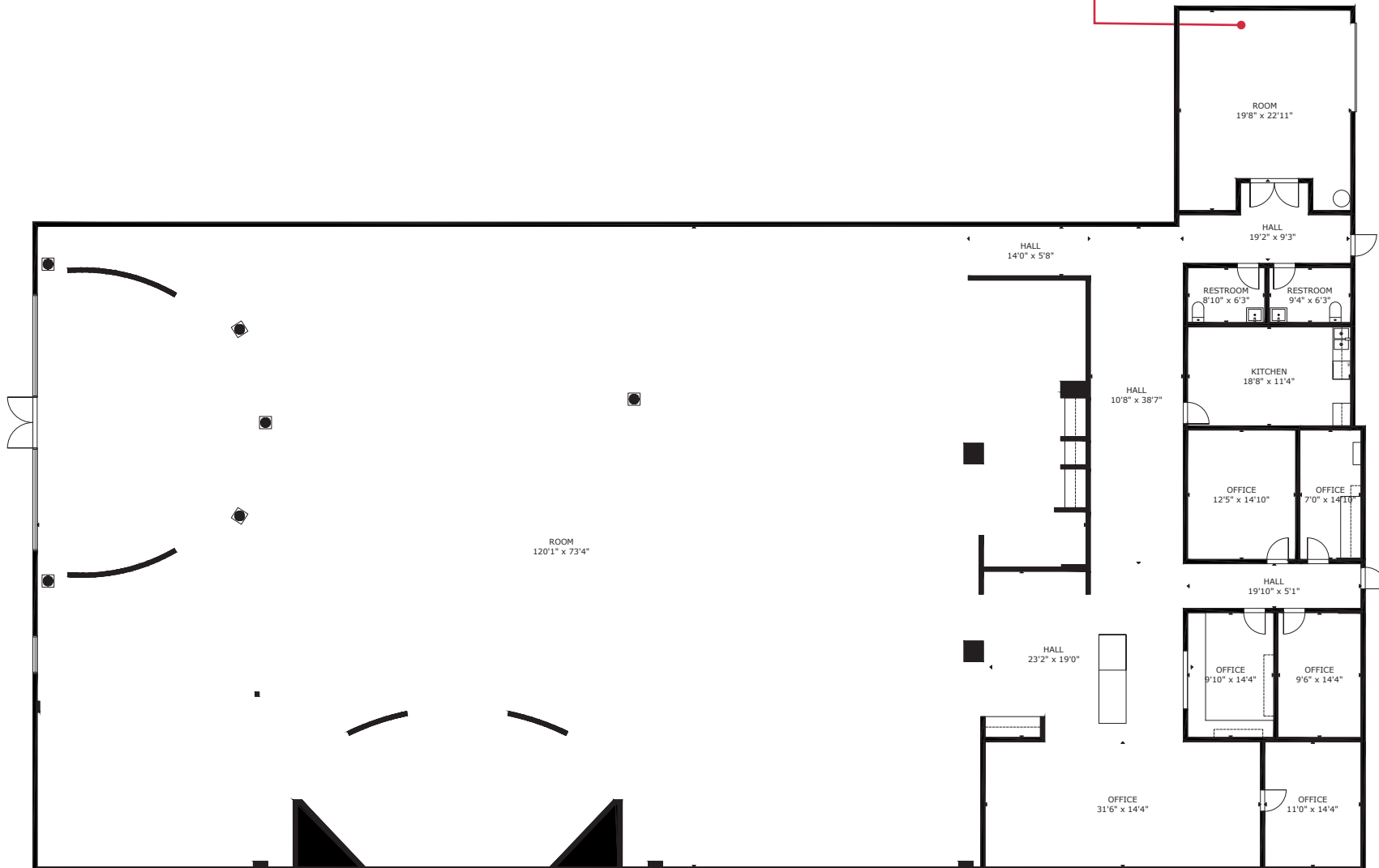


- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport

Suite 1541



CLICK HERE  
FOR A 3D TOUR



# FLOOR PLAN

# PHOTOS





# DEMOGRAPHICS

## POPULATION

2024 Population

1-mile

16,296

3-mile

152,376

5-mile

339,871

## HOUSEHOLDS

2024 Households

1-mile

6,509

3-mile

60,670

5-mile

135,746

## INCOME

2024 Average HH Income

1-mile

\$96,132

3-mile

\$99,574

5-mile

\$101,667

## Traffic Counts

### STREET

N Stephanie St

### AADT

33,000

W Sunset Road

29,500

## Cities Nearby

Reno, Nevada

441 miles

Los Angeles, California

270 miles

Salt Lake City, Utah

420 miles

Denver, Colorado

748 miles

Phoenix, Arizona

301 miles

San Antonio, Texas

1,280 miles

# TERMS & CONDITIONS

## Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

## Financial Information

Any and all financial projections and information are provided for general reference purposes only and have been gathered from sources deemed reliable. Certain assumptions have been made relating to the general economy, market conditions, competition and other factors beyond the control of seller and NAI Vegas. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation.

## Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being “as built”, and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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Neither the seller or NAI Excel, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, as to the financial performance of the property, or as to the condition of the Property, malfunctions or mechanical defects on the Property or to any improvements thereon, including but not limited to the material, workmanship or mechanical components of the structures, foundations, roof, heating, plumbing, electrical or sewage system, drainage or moisture conditions, air conditioning, or damage by the presence of pests, mold or other organisms, environmental condition, soils conditions, the zoning of the Property, the suitability of the Property for Interested parties intended use or purpose, or for any other use or purpose.

## No Obligation

No legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; Interested Parties are to rely solely on its investigations and inspections of the Property in evaluating a possible purchase or lease of the real property. The seller expressly reserves the right, at its sole discretion, to reject any or all offers to purchase or lease the Property, and/or to terminate discussions with any entity at any time, with or without notice, which may arise as a result of review of this Memorandum.

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