



**FOR LEASE**

1501 - 1555 W Sunset Rd,  
Henderson, NV 89014

- Only Two Suites Available
- A Pad Available for Build-to-Suit

**±1,900 - 11,633 SF RETAIL**

## Property Specs

LEASE PRICE	<b>Suite 1533   \$2.75/SF/NNN</b> <b>Suite 1541   \$1.75/SF/NNN</b>
CAMS	<b>\$0.43/SF</b>
MONTHLY RENT	<b>Suite 1533   \$6,042.00</b> <b>Suite 1541   \$25,359.94</b>
AVAILABLE	<b>Suite 1533   ±1,900 SF</b> <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 1533:** large front area with concrete floors. Three offices, two restrooms and a storage room located at the rear of the suite.
- **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

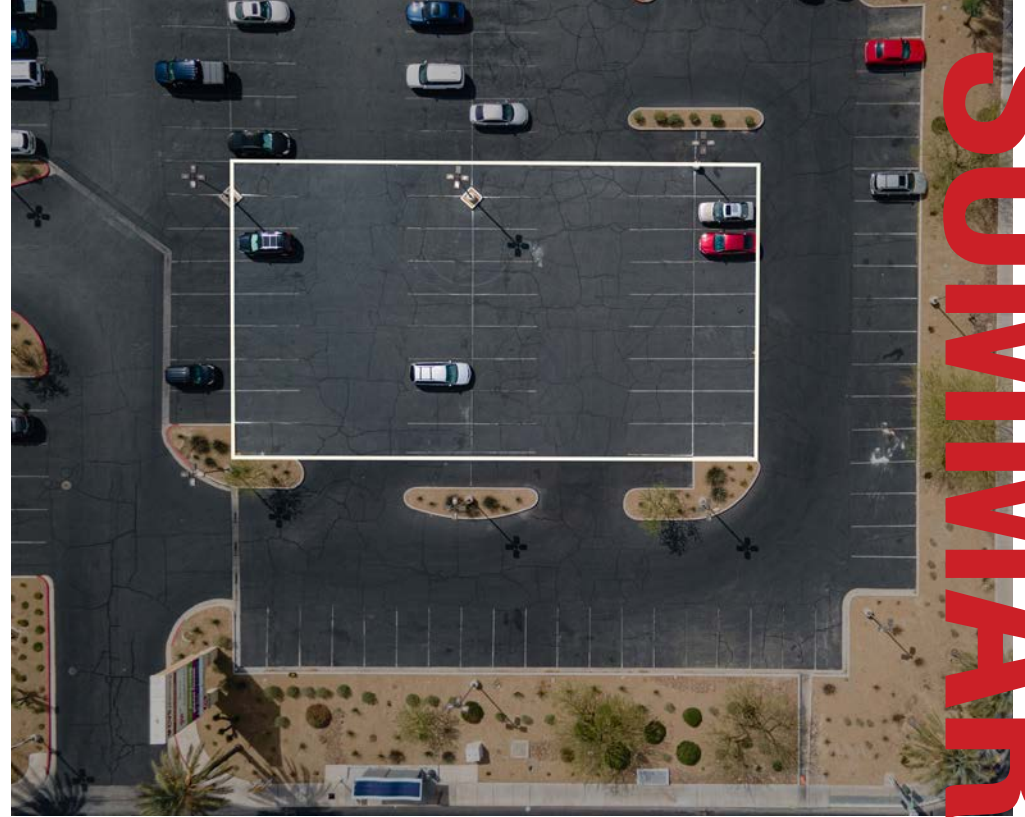
- Pad available for a build to suit
- Pad can accommodate a 2,500 sf building with a drive-thru
- Or, the pad can accommodate a 5,000 sf building without a drive-thru
- Be part of a thriving center that includes CVS, AAA Automotive, Archwell Medical Clinic, and Chuck E Cheese!
- Lease rate will depend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



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# SUMMARY

# PHOTOS



# AREA MAP

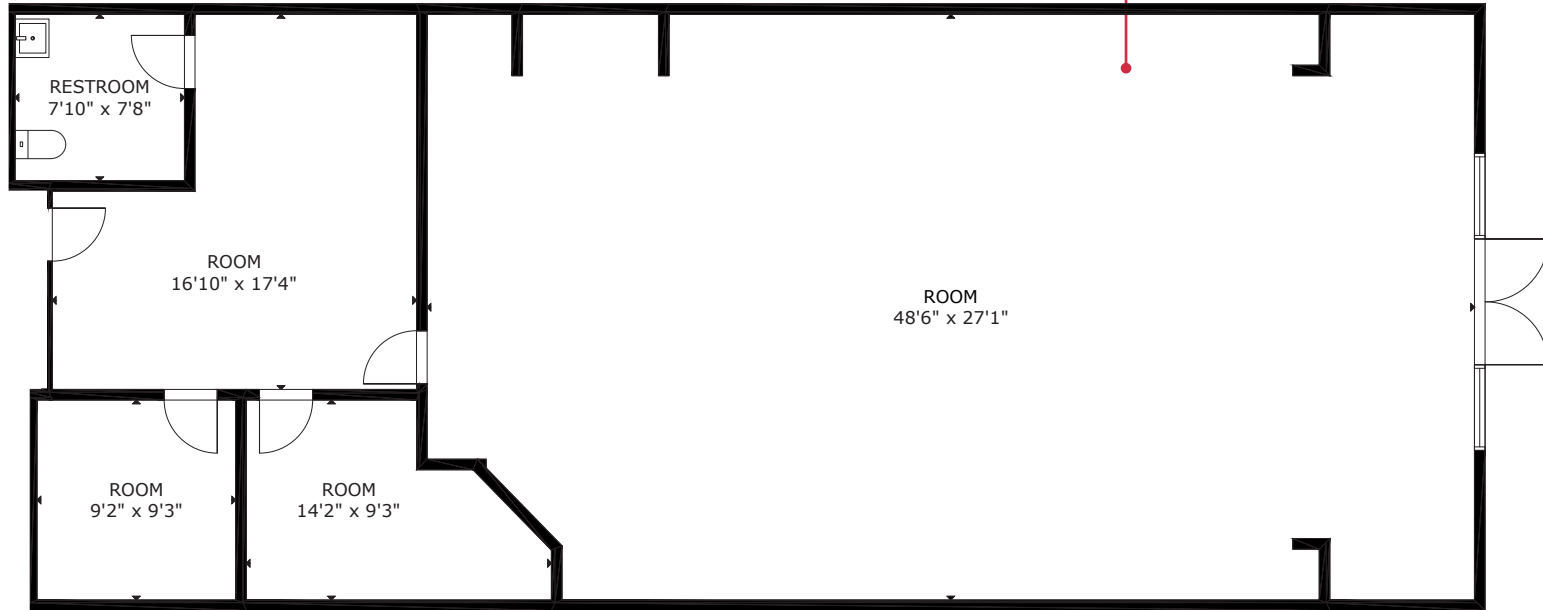


- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport

Suite 1533



CLICK HERE  
FOR A 3D TOUR



# FLOOR PLAN



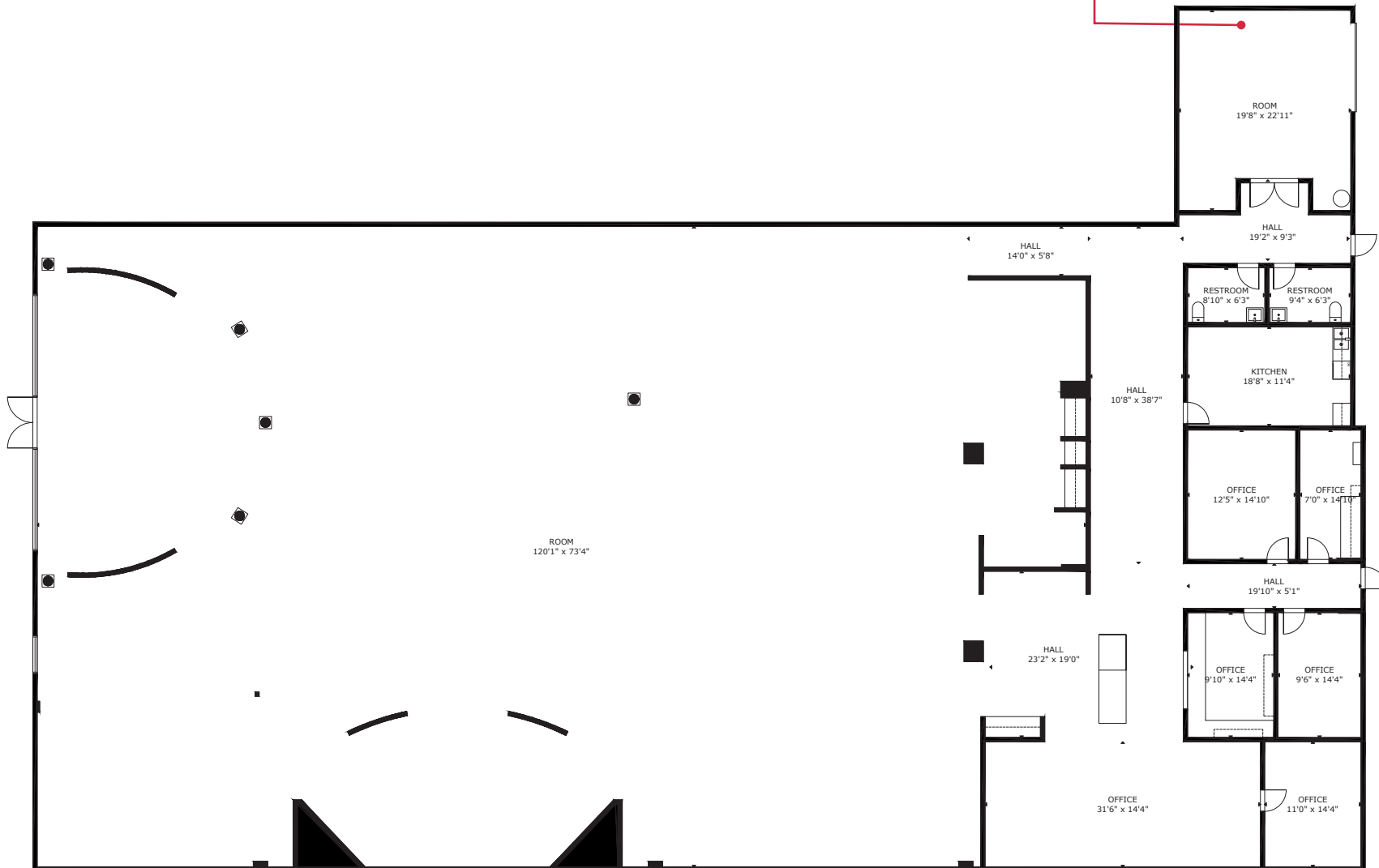
PHOTOS



Suite 1541



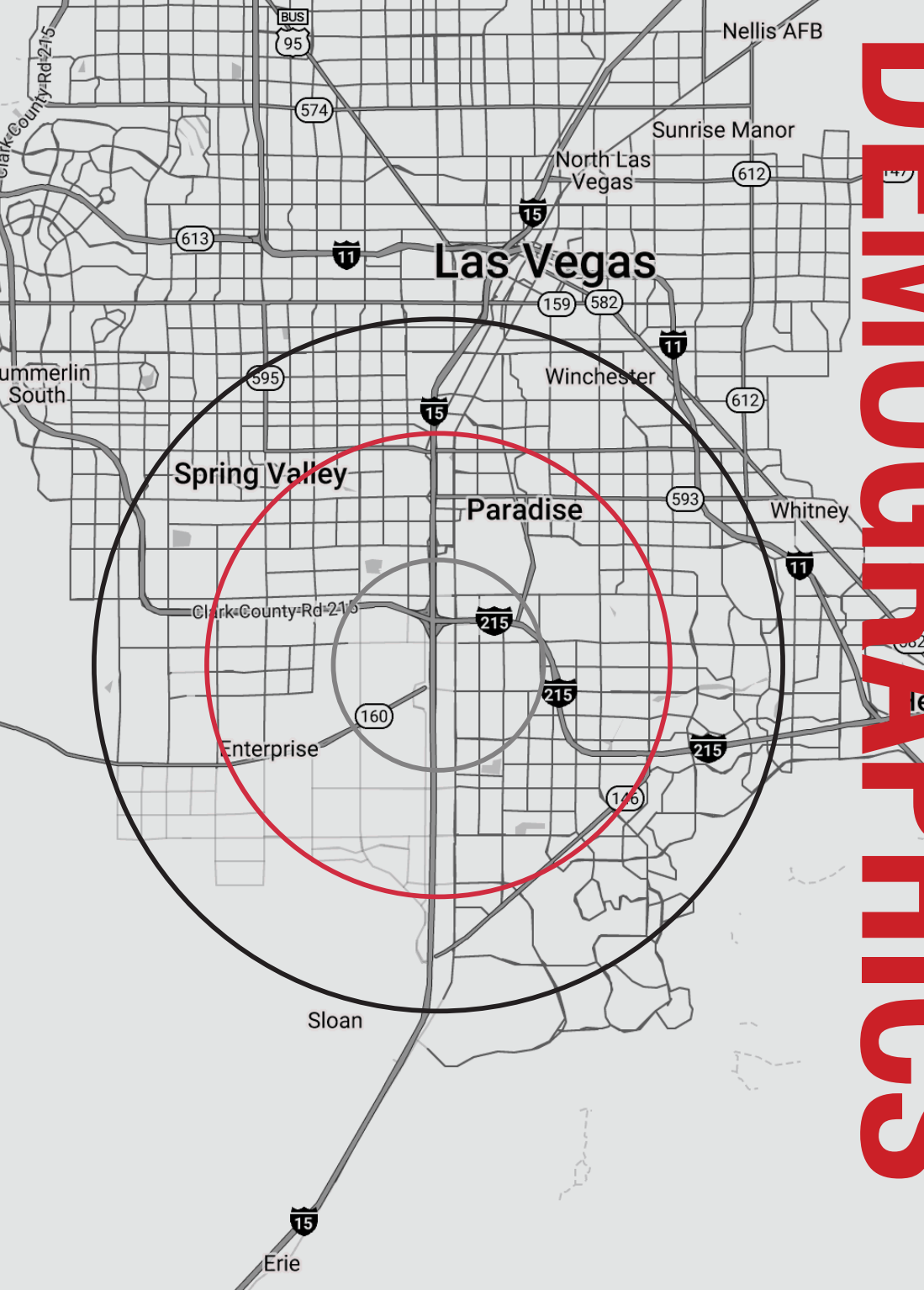
CLICK HERE  
FOR A 3D TOUR



# 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.

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