

# PROFESSIONAL / MEDICAL OFFICE

## SUITE 502 FOR LEASE

3663 E Sunset Rd Las Vegas, NV 89120



LEASE RATE      \$2.00 SF  
CAMS              \$.37/ SF

**Jerry Steklachick**  
(702) 518-2526

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# SUITE 502

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## SUITE OVERVIEW

This well-appointed office space features two private offices, two spacious open work areas, a glass-walled conference room, a welcoming reception area, a break room, and two restrooms. Situated just adjacent to Green Valley, the location offers excellent accessibility, strong surrounding demographics, and proximity to major residential and commercial corridors. The suite is versatile and could be adapted for salon suites, dental, medical, or general professional office use.

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# SUITE 502

3663 E SUNSET RD

LEASE



## PROPERTY DESCRIPTION

Now leasing at Sunset Professional Park—an established, Green Valley-adjacent office and professional complex on East Sunset Road. Ideal for dental, medical, and professional office users, the property offers a range of suite sizes with flexible layouts to accommodate a variety of practice needs. Tenants benefit from high visibility with over 37,000 vehicles passing daily and ample on-site parking. Conveniently located just 2.5 miles from the 215 Beltway, the property offers easy access to nearby neighborhoods including Green Valley, Paradise, Silverado Ranch, and Henderson, as well as McCarran Airport and the Las Vegas Strip. Join a strong mix of healthcare and professional tenants in a well-maintained setting designed for long-term success.

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## OFFERING SUMMARY

|             |                |
|-------------|----------------|
| Lease Rate: | \$2.00 SF (NN) |
| CAMs:       | \$.37/SF       |
| Suite 502:  | 2,190 SF       |

| DEMOGRAPHICS      | 1 MILE   | 3 MILES  | 5 MILES  |
|-------------------|----------|----------|----------|
| Total Households  | 4,557    | 61,499   | 171,619  |
| Total Population  | 10,431   | 153,080  | 419,471  |
| Average HH Income | \$89,942 | \$91,176 | \$86,301 |



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# SUNSET PROFESSIONAL PARK <sup>3663 E SUNSET RD</sup>

LEASE



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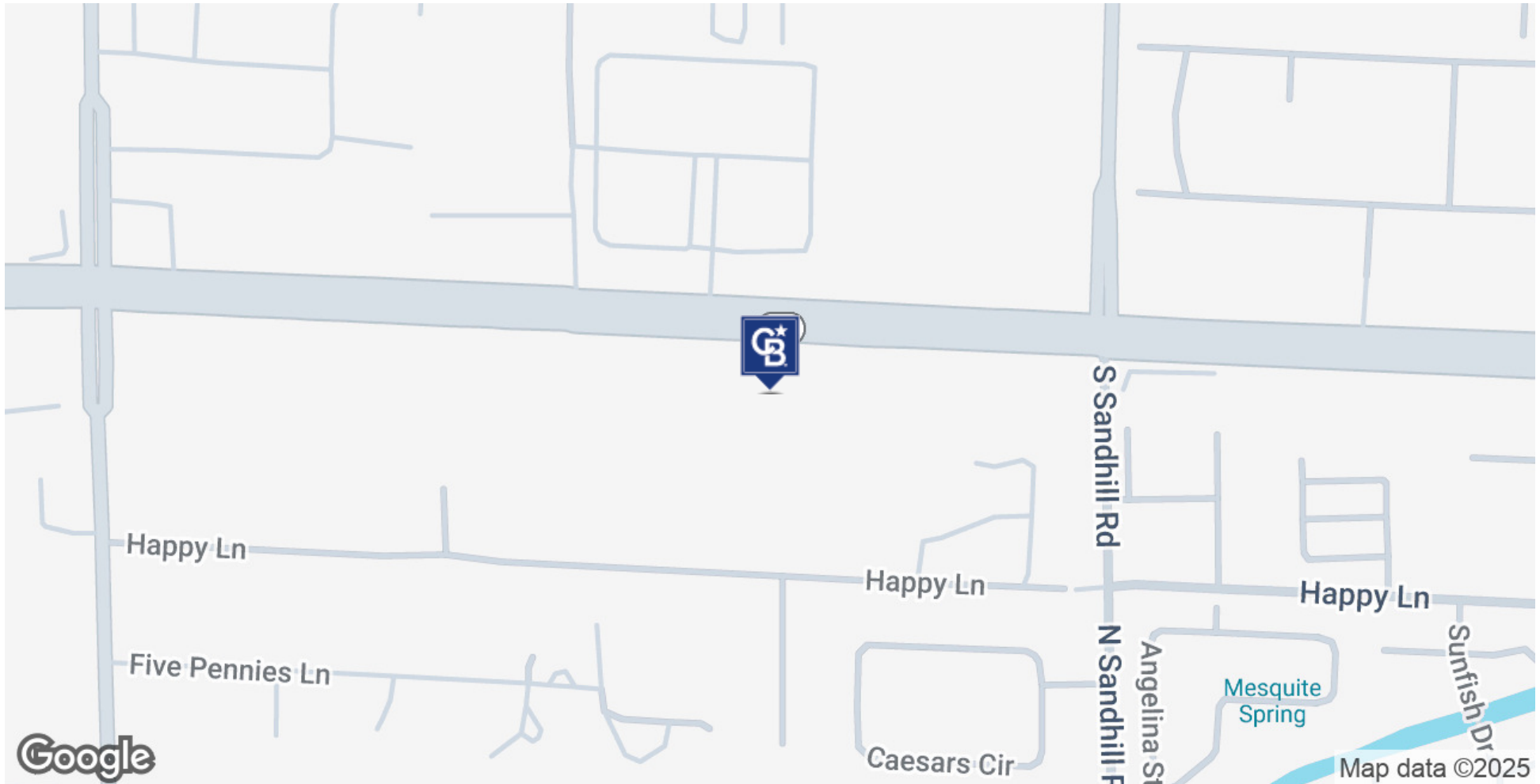
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# LOCATION

3663 E SUNSET RD

LEASE



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# DEMOGRAPHICS

3663 E SUNSET RD

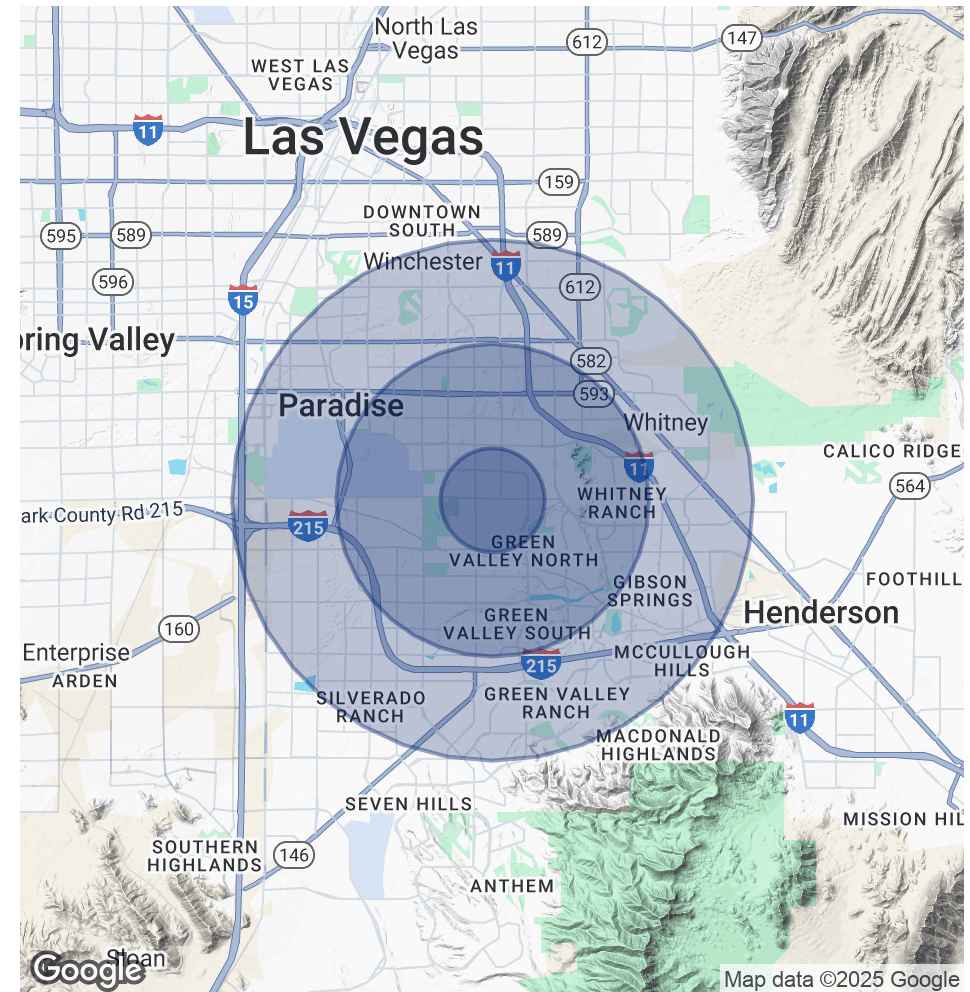
LEASE

| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 10,431 | 153,080 | 419,471 |
| Average Age          | 42     | 42      | 41      |
| Average Age (Male)   | 41     | 41      | 40      |
| Average Age (Female) | 43     | 42      | 42      |

| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 4,557     | 61,499    | 171,619   |
| # of Persons per HH | 2.3       | 2.5       | 2.4       |
| Average HH Income   | \$89,942  | \$91,176  | \$86,301  |
| Average House Value | \$609,944 | \$466,471 | \$426,804 |

Demographics data derived from AlphaMap



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