

SUNSET CENTER

1205 W SUNSET ROAD | HENDERSON, NV 89014



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PROPERTY HIGHLIGHTS



- 3,192-3,696 SF available
- \$1.50 to \$2.25/SF
- NNN: \$0.57/SF/mo.



Excellent daytime demographics, with more than 14,000 employees working within a one-mile radius



Located on an outparcel to Sunset Station Hotel & Casino



Directly adjacent to the one million SF Galleria at Sunset mall; nearby tenants include Best Buy, Dillard's, Home Depot, JCPenney, Kohl's, Lowe's, Macy's, Target, Walmart, and many more



I-11 is less than 1/4 mile east of the property



Zoning: CT (City of Henderson)



More than 950 new single-family homes under construction by KB Homes directly north of the site will further enhance the area's strong retail demand



Sunset Road: 31,037 VPD



SITE PLAN



