

RETAIL FOR LEASE

PAD SITE

E. SUNSET RD &
S. EASTERN AVE

±0.88
ACRES

SITE

S EASTERN AVE

SUNSET ROAD

HARRY REID
INTERNATIONAL
AIRPORT

Roasting
Cane's
CHICKEN FINGERS

FLEX ED
Comprehensive Education For Healthcare

**TACO
BELL**

**WELLS
FARGO**

EGGWORKS
Family Restaurants

McDonald's

E/NEC SUNSET & EASTERN, LAS VEGAS, NV 89120

CBRE

E/NEC OF
E. SUNSET RD &
S. EASTERN AVE

PAD
SITE

±0.88
ACRES

GROUND LEASE
OR BUILD TO SUIT

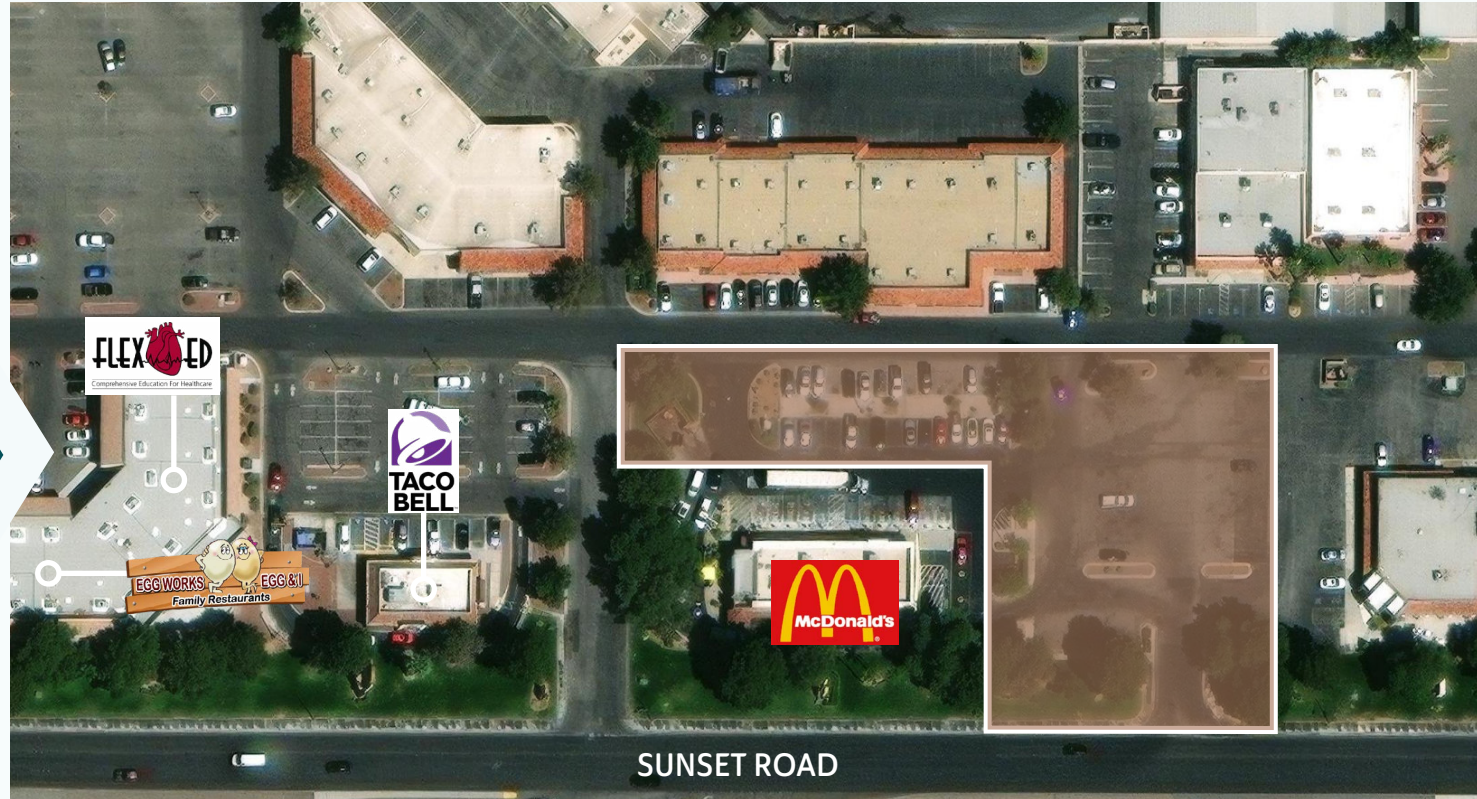


ZONING:
CG (COMMERCIAL GENERAL)



APN:
162-36-410-040

Property Highlights



INTRODUCING A REMARKABLE LEASING OPPORTUNITY ON BUSTLING SUNSET ROAD, JUST EAST OF EASTERN AVE!

Prime 0.88-Acre pad site positioned East of the Northeast Corner of Sunset Road and the Northeast Corner of Sunset Road and Eastern Ave within the Park 2000 Development. Exceptional opportunity for a Drive-Thru user fronting Sunset Road, the final west bound pad before the I-215/Eastern freeway exchange. The property is situated across from Harry Reid International Airport, adjacent to McDonald's. The site enjoys heavy traffic counts, superb street visibility in a central location, and further benefits from recent new developments within the subdivision including an incoming Raising Cane's QSR.

SITE PLAN 1



SITE PLAN 2



SURROUNDING AREA



PAD SITE

E. SUNSET RD &
S. EASTERN AVE

LEASING CONTACTS

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