

FOR LEASE



NEWMARK



MOUNTAIN WEST

**JAKKE FARLEY, CCIM**

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## PROPERTY DETAILS

4602-4662 E. Sunset Rd., Henderson, NV 89014

- ±1,380 SF Available Space Located Next to Smith's
- ±1,100 SF Available Space – Bakery Suite, Grease Trap Included
- \$2.75/SF Plus NNN
- Vacant Space Located Next to Smith's
- Green Valley Trade Area

### SURROUNDING TENANTS



## 2026 DEMOS



### EST. POPULATION

1 MILE » **15,260**  
3 MILE » **149,612**  
5 MILE » **398,923**



### EST. HOUSEHOLDS

1 MILE » **7,083**  
3 MILE » **61,253**  
5 MILE » **166,300**



### EST. AVERAGE HH INCOME

1 MILE » **\$91,162**  
3 MILE » **\$105,604**  
5 MILE » **\$104,009**

**FULL SERVICE  
COMMERCIAL REAL ESTATE**  
8488 Rozita Lee Ave, Ste 125  
Las Vegas, NV 89113  
Office 702.374.0211  
[www.newmarkmw.com](http://www.newmarkmw.com)

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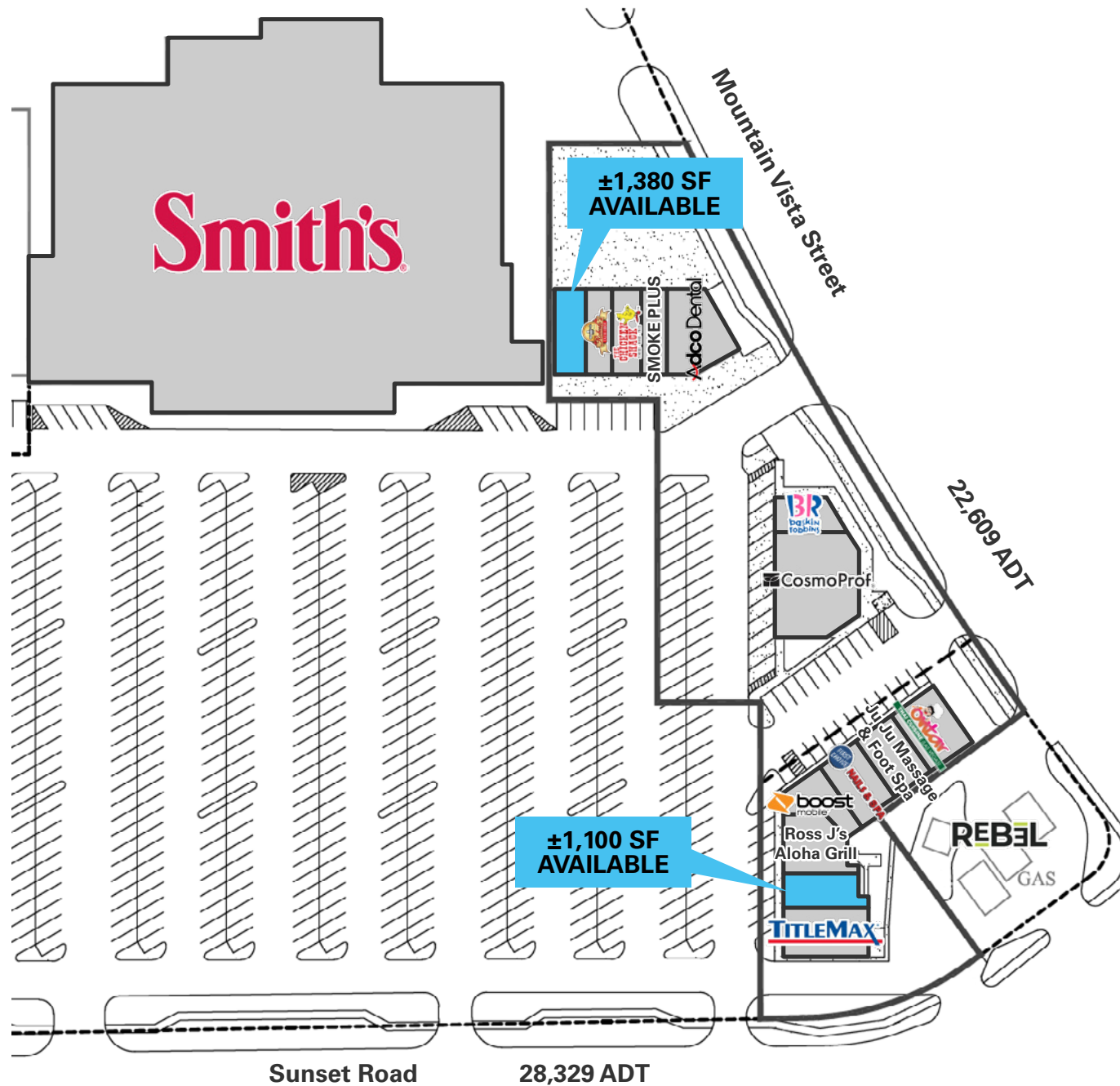
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# SUNSET MOUNTAIN VISTA PLAZA



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This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.



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