

# 1381

W SUNSET RD. SUITE 100  
HENDERSON, NV 89030

Sunset Rd & Stephanie St SEC



## TURNKEY RESTAURANT - 1,950 SF



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VIRTUAL TOUR



## PROPERTY HIGHLIGHTS

- Turnkey restaurant space with exceptional exposure
- Located next to The Galleria Mall on Sunset Rd
- Patio seating
- High traffic area

	1 mi	3 mi	5 mi
POPULATION	16,402	147,816	323,511
HOUSEHOLDS	6,712	59,275	131,361
AVG HOUSEHOLD INCOME	\$89,522	\$83,653	\$82,186

Source: SitesUSA 2020

### LEASING CONTACT

**DAN ADAMSON**

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Lic # B.0026992.CORP

**EDWARD LEHNRDT**

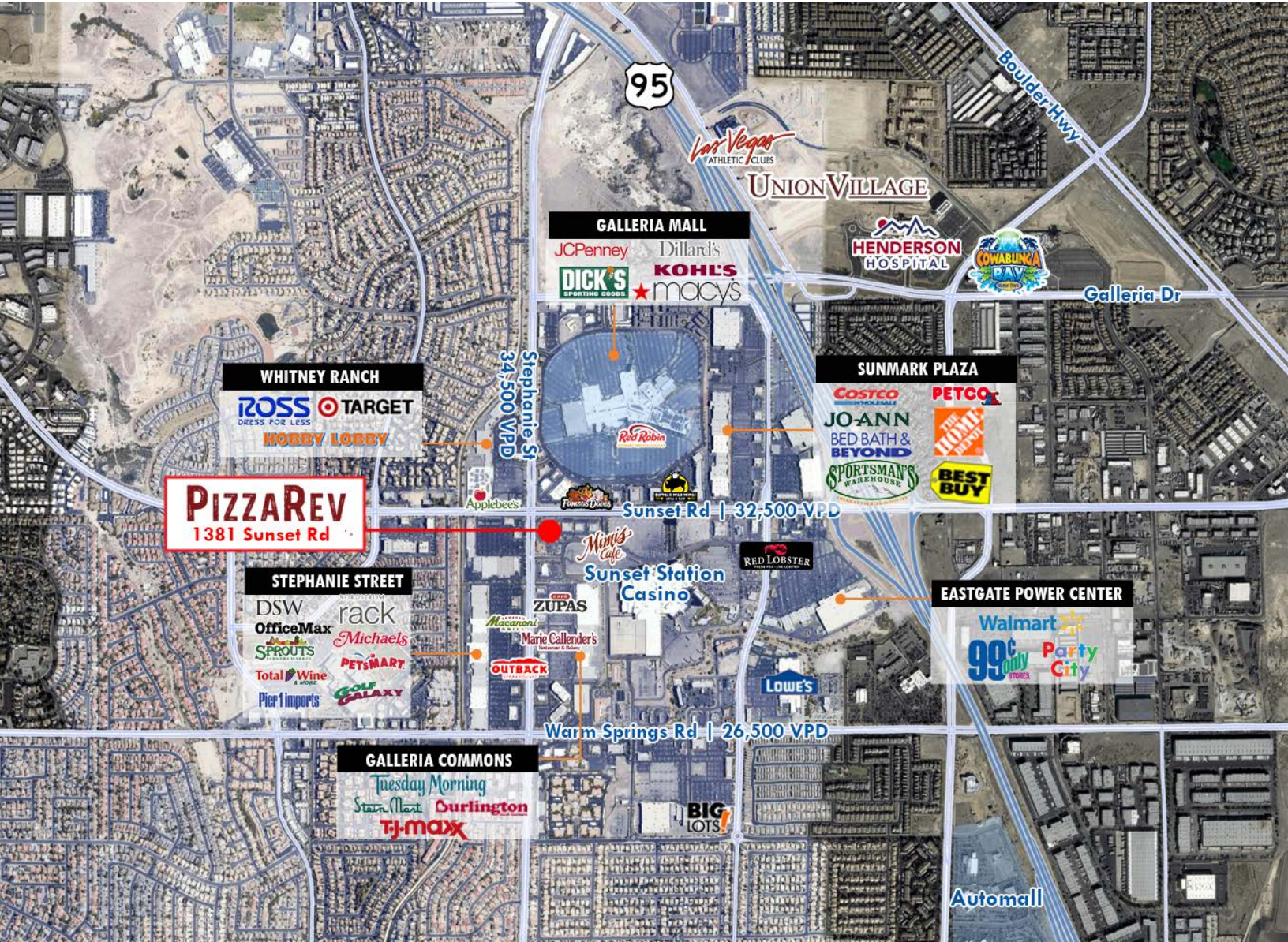
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**Size** 1,950 SF  
**APN** 178-03-310-015  
**Zoning** Community Commercial (CC)



**Traffic Counts**  
Sunset Rd - 32,500 VPD  
Stephanie St - 34,500 VPD  
Source: TRINA, NV DOT 2019

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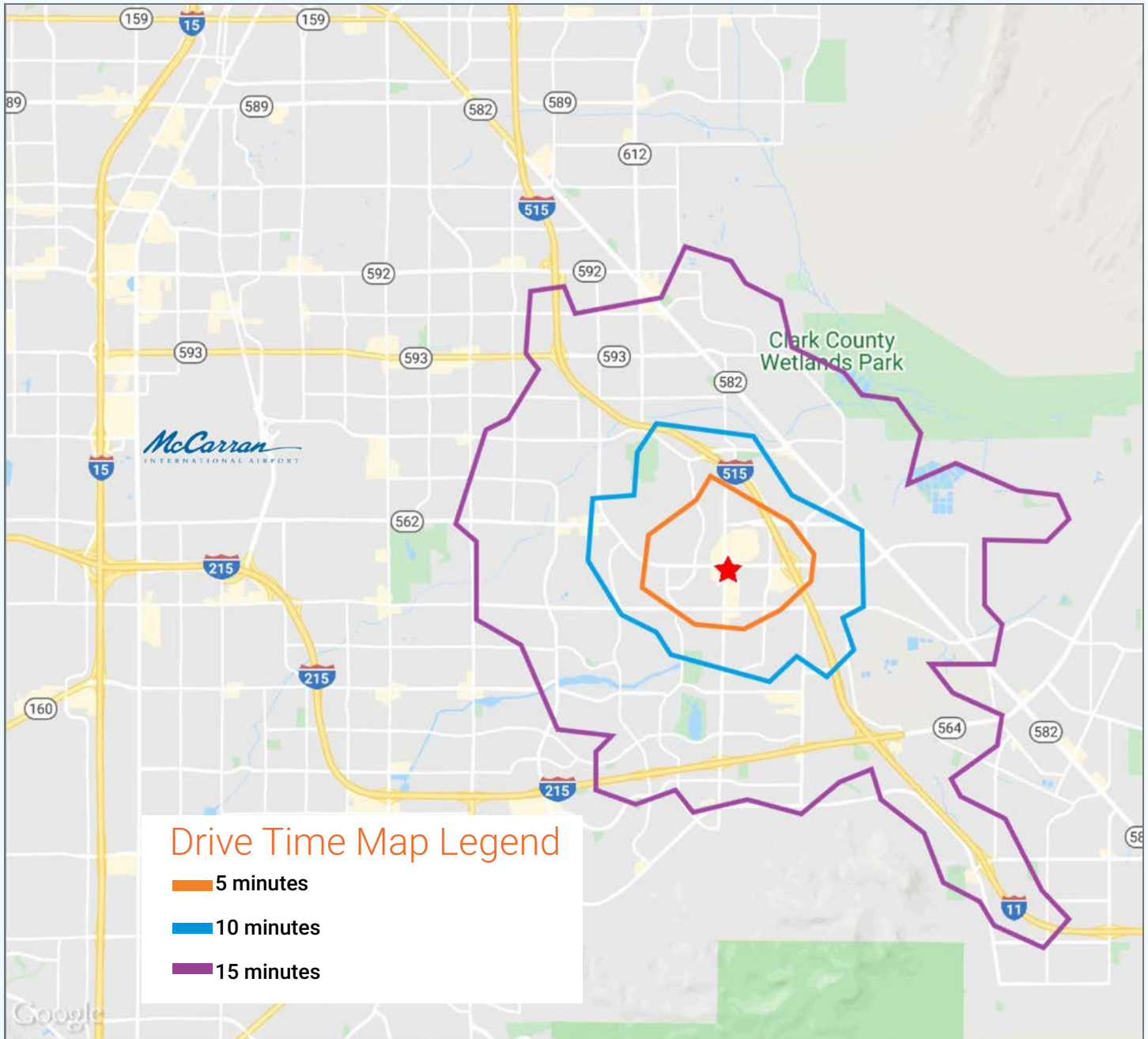
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