



RETAIL | FOR LEASE



1000 - 1152 W. Sunset Rd.
Henderson, NV 89014

NAIVegas

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

8945 W. Russell Road Suite 110
Las Vegas, NV 89148

(702) 383.3383 | naivegas.com

Offered By:

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27181

Property Details

DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2017 Population	8,775	117,743	283,623
HOUSEHOLDS	1-mile	3-mile	5-mile
2017 Households	3,287	44,925	108,257
INCOME	1-mile	3-mile	5-mile
2017 Average HH Income	\$67,283	\$63,179	\$68,597

LEASING DETAILS

Inline Space:
\$1.25 – \$2.00 PSF NNN
CAM CHARGES \$0.52

Space Available:
± 4,000 SF

> **FOR MORE INFORMATION**
<http://helloarti.com/view/27181>



Property Highlights

- Located on W. Sunset Rd. and Marks St. just east of the Galleria Mall and across from Sunset Station Hotel and Casino
- Second generation check cashing suite
- New ownership
- Anchored by Home Depot
- Immediate access from US-95 Freeway Exit at W. Sunset Rd.
- Second generation condition spaces available
- Excellent Henderson location
- Former bank space available
- Great street visibility on W. Sunset Rd. and US-95 Freeway
- Community Commercial



Aerial Map



Site Plan



SUITE	TENANT	SF
1000	Puppy Store	2,400
1004	Waterlicious	1,020
1006	21 Facial & Massage	1,080
1008	Vapor Rage	1,200
1010	Available	2,340
1014	Nail Envy	1,200
1016	Metro PCS	1,320
1018	Michi Ramen	1,440
1022	Sprint	3,000
1090 A/B	One Nevada Cedit Union	4,000
1090 - D	Available	4,000
1124	Sleep Number	3,444
1130	Desert Birkenstock	1,450
1134	Available	1,200
1138	Super Cuts	1,200
1142	KBN Cleaners	1,450
1146	Capriotti's	1,000
1152	Mattress Firm	3,500



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