

AVAILABLE FOR LEASE

Lease Rate: \$3.00/SF NNN

(2023 estimated CAMs are \$0.81 PSF)

1351 W SUNSET ROAD

FULLY LEASED



RETAIL SPACES • 1351 W Sunset Road | Henderson, NV 89014

AVAILABLE FOR LEASE

Asking Rate: \$3.00/SF NNN + \$0.81 CAM Fees

Located near signalized NEC W. Sunset Rd. and N. Stephanie St.

PROPERTY HIGHLIGHTS

- Close proximity to US-95 via West Sunset Road (approx 9 mins).
- Close proximity to Sunset Station Hotel & Casino (approx 0.4 miles).
- Across from Galleria At Sunset Shopping Mall (approx 0.4 miles).
- Upscale street presence with terrific visibility.
- Surrounded by impressive amounts of retail shops, restaurants, and more.
- Strong area demographics with dense rooftop counts.
- Solid traffic counts.

FOR MORE INFORMATION CONTACT:

GERI JAMESON | NV Lic # S.0190514

o: 702.787.0123 | c: 702.907.0767 | leasing@virtusco.com

2470 Paseo Verde Pkwy, Ste 140, Henderson, NV 89074 | 702.787.0123 ph | 702.463.0123 fax

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.

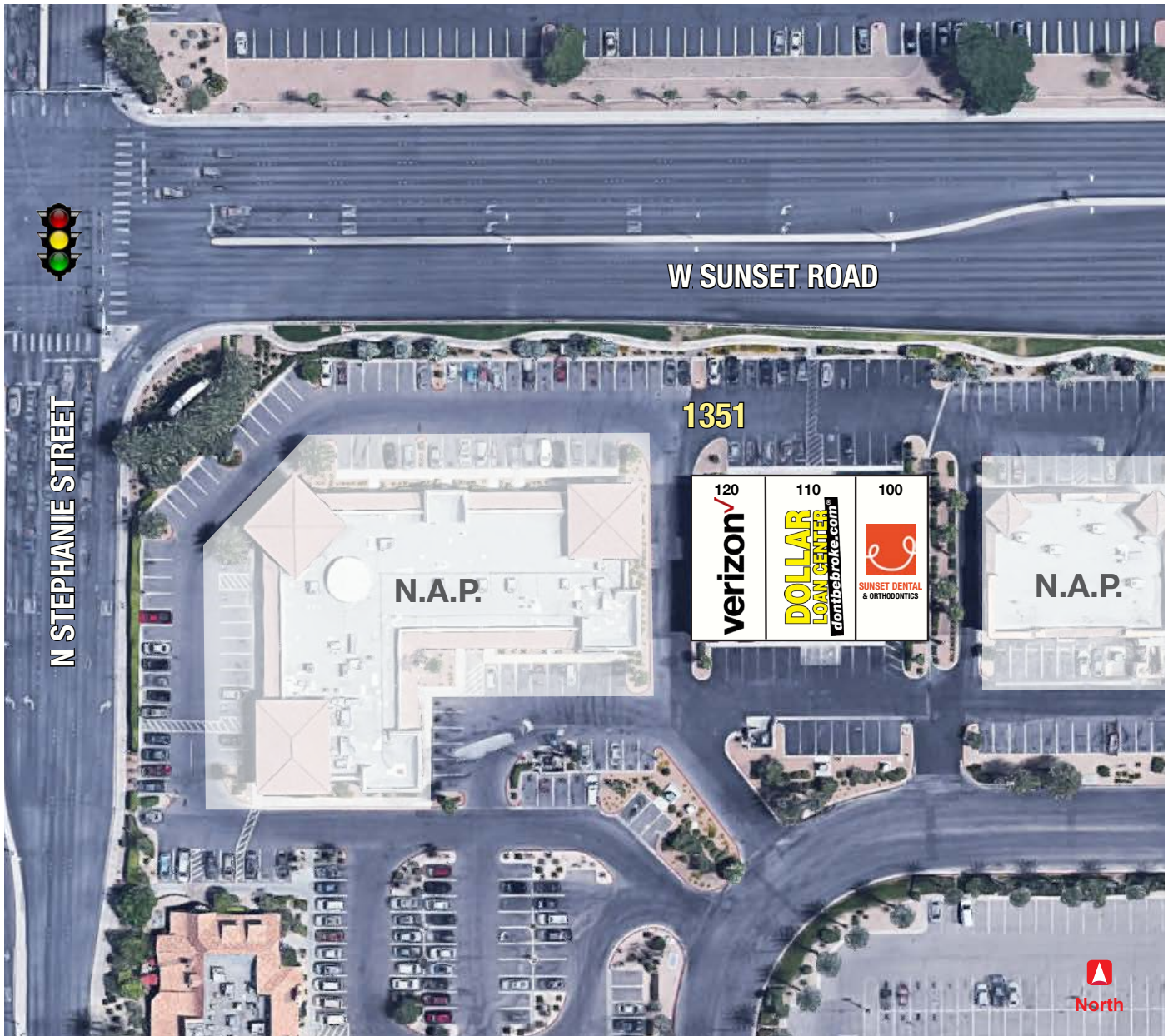
virtus
commercial

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SITE PLAN

SUITE	TENANT	SF
1351-100	Sunset Dental & Orthodontics	3,000
1351-110	Dollar Loan Center	2,012
1351-120	Verizon	1,482

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Site Plan is not to exact scale. It is intended for general information purposes only.

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