

# SUNSET PLACE



3720-3780 E. SUNSET ROAD | Las Vegas, NV 89120

## AVAILABLE FOR LEASE

**Asking Rate: \$1.75 - \$2.50/SF NNN** (2024 estimated CAMs are \$0.66 PSF)

Located on signalized intersection of Sunset Rd. and Sandhill Rd.

## PROPERTY HIGHLIGHTS

- Endcap restaurant space with possible outside patio seating available
- Great street visibility
- Strong historical occupancy
- Signalized intersection of Sunset Rd. and Sandhill Rd.
- Excellent lineup: Carl's Jr., Miz Lola's Tavern, and Leslie's Pool Supplies



**FOR MORE INFORMATION CONTACT:**

**GERI JAMESON** | NV Lic # S.0190514

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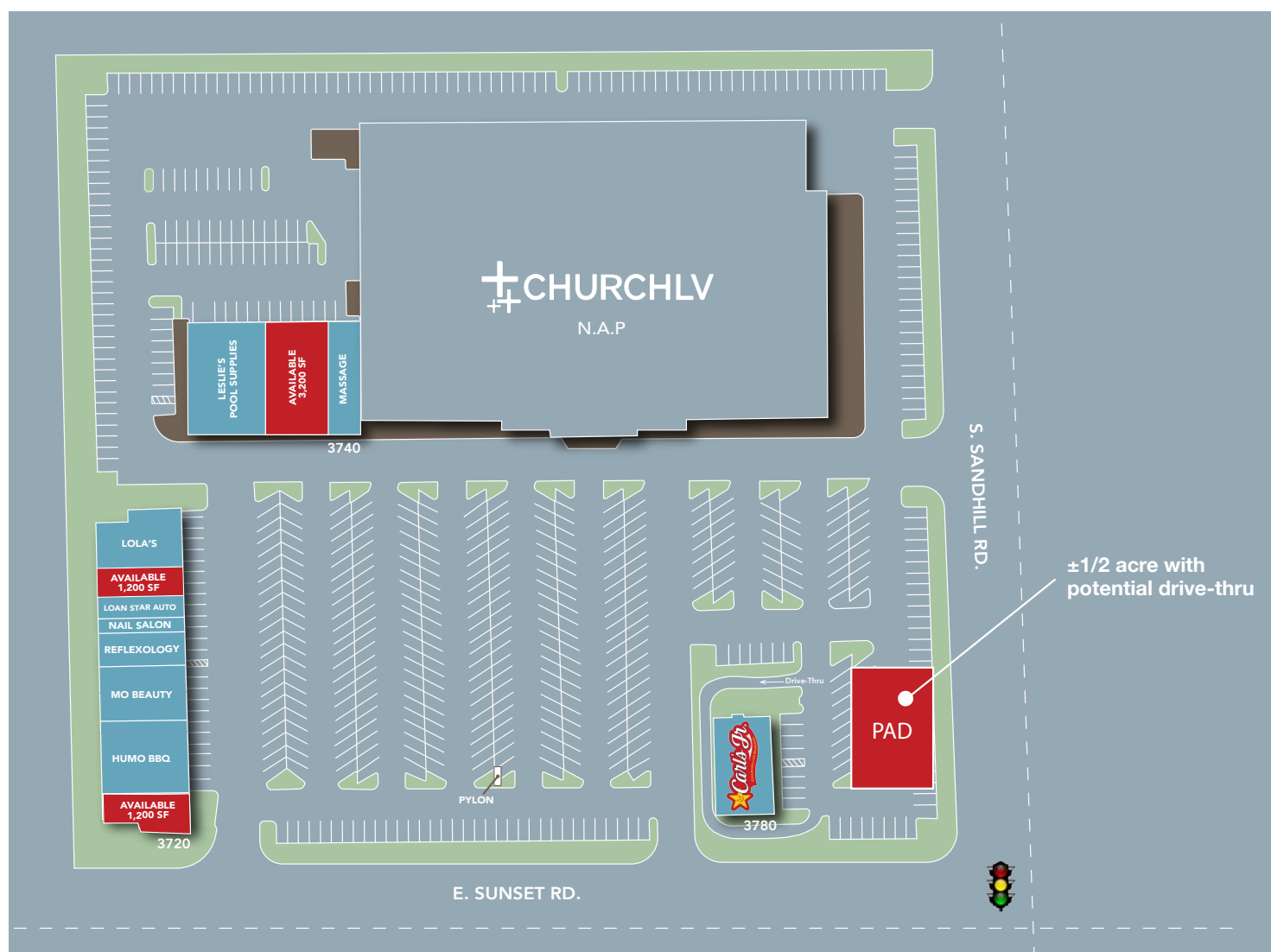
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## TENANT LINEUP

SUITE	TENANT	SF
3720-101	Miz Lola's Spirits & Gaming	3,000
<b>3720-103</b>	<b>AVAILABLE</b>	<b>1,200</b>
3720-104A	Loan Star Auto	900
3720-104B	Nail Salon	900
3720-105	Ocean Reflexology	1,200
3720-106/107	Mo & Company Hair Factory	2,700
3720-108	Humo BBQ	1,500

SUITE	TENANT	SF
3720-109	Humo BBQ	900
3720-110	Humo BBQ	900
<b>3720-111</b>	<b>AVAILABLE</b>	<b>1,200</b>
3740-101	Dry Cleaners	2,800
3740-102	New Rainbow Massage	1,200
<b>3740-103</b>	<b>AVAILABLE</b>	<b>3,200</b>
3740-105	Leslie's Pool Supplies	4,000



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

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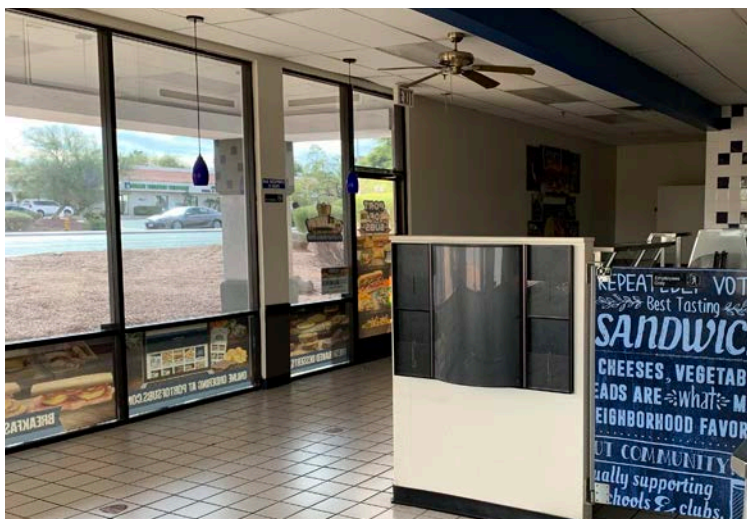
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**SUITE 3720-111 (1,200 SF) - ENDCAP RESTAURANT SPACE - ASKING RATE: \$2.50/SF NNN**



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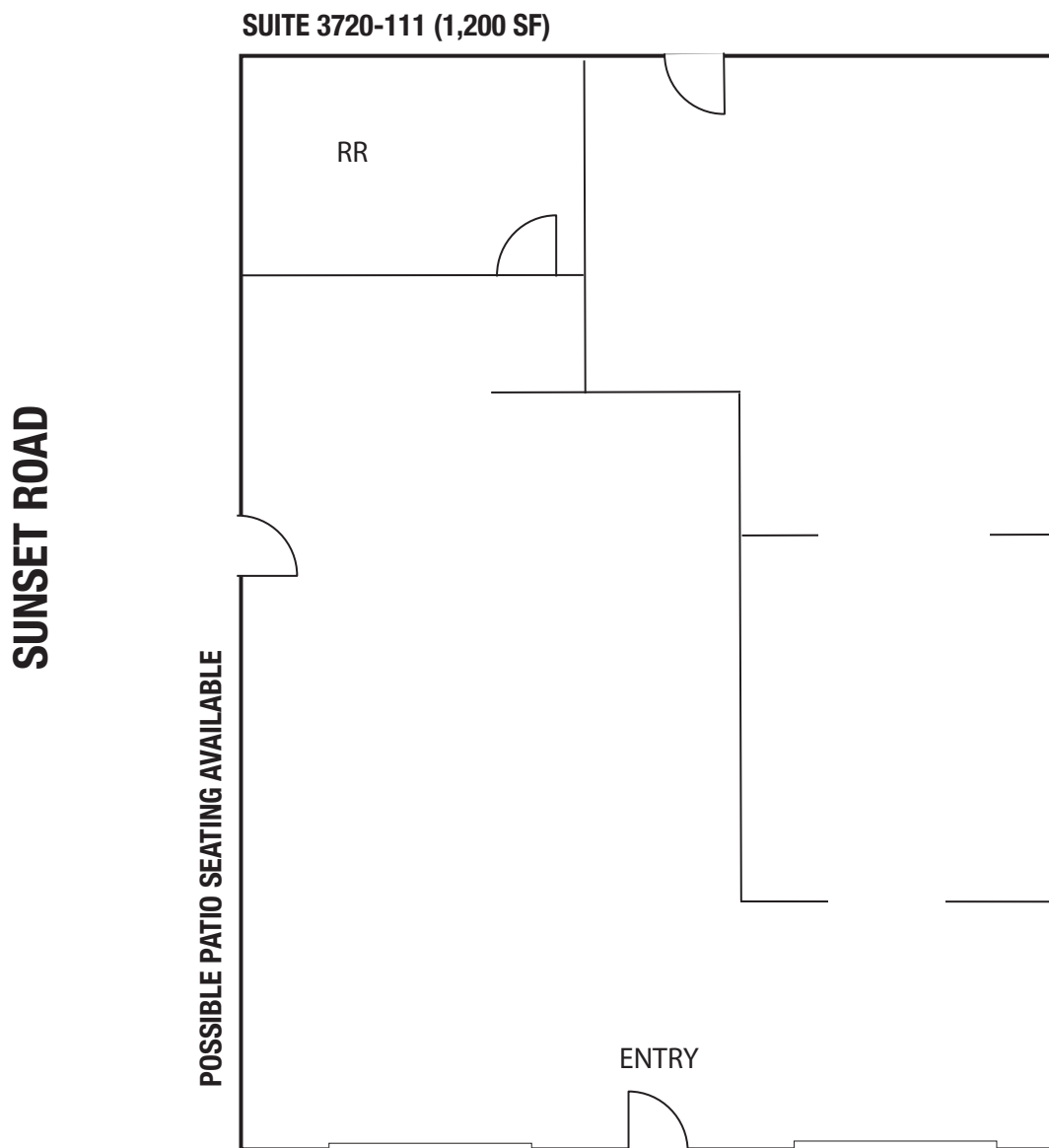
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**POSSIBLE PATIO SEATING AVAILABLE**

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## FLOOR PLAN



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**SUITE 3720-103 (1,200 SF) - ASKING RATE: \$2.50/SF NNN**



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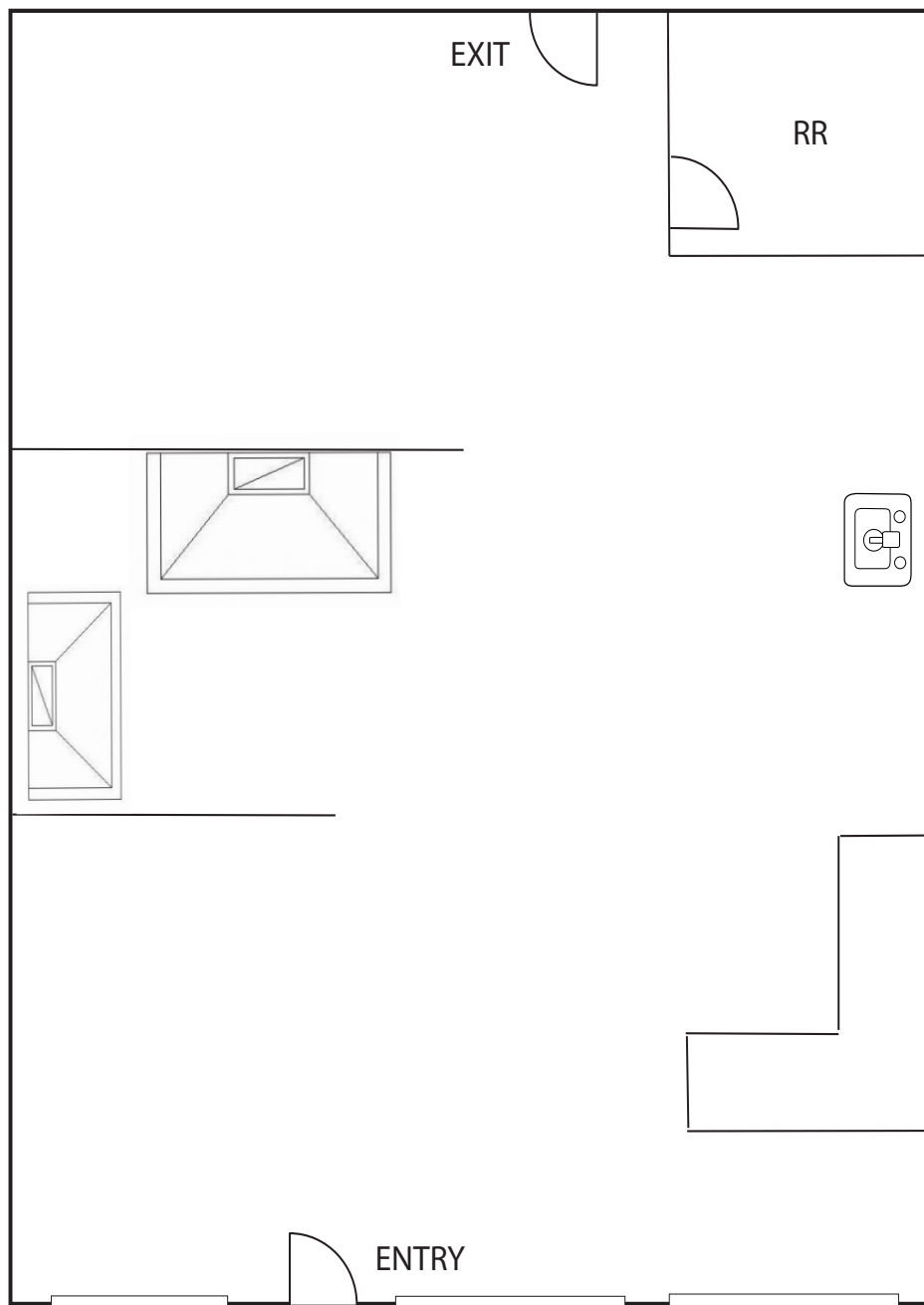
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## FLOOR PLAN

### SUITE 3720-103 (1,200 SF)



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**SUITE 3740-103 (3,200 SF) - ASKING RATE: \$1.75/SF NNN**



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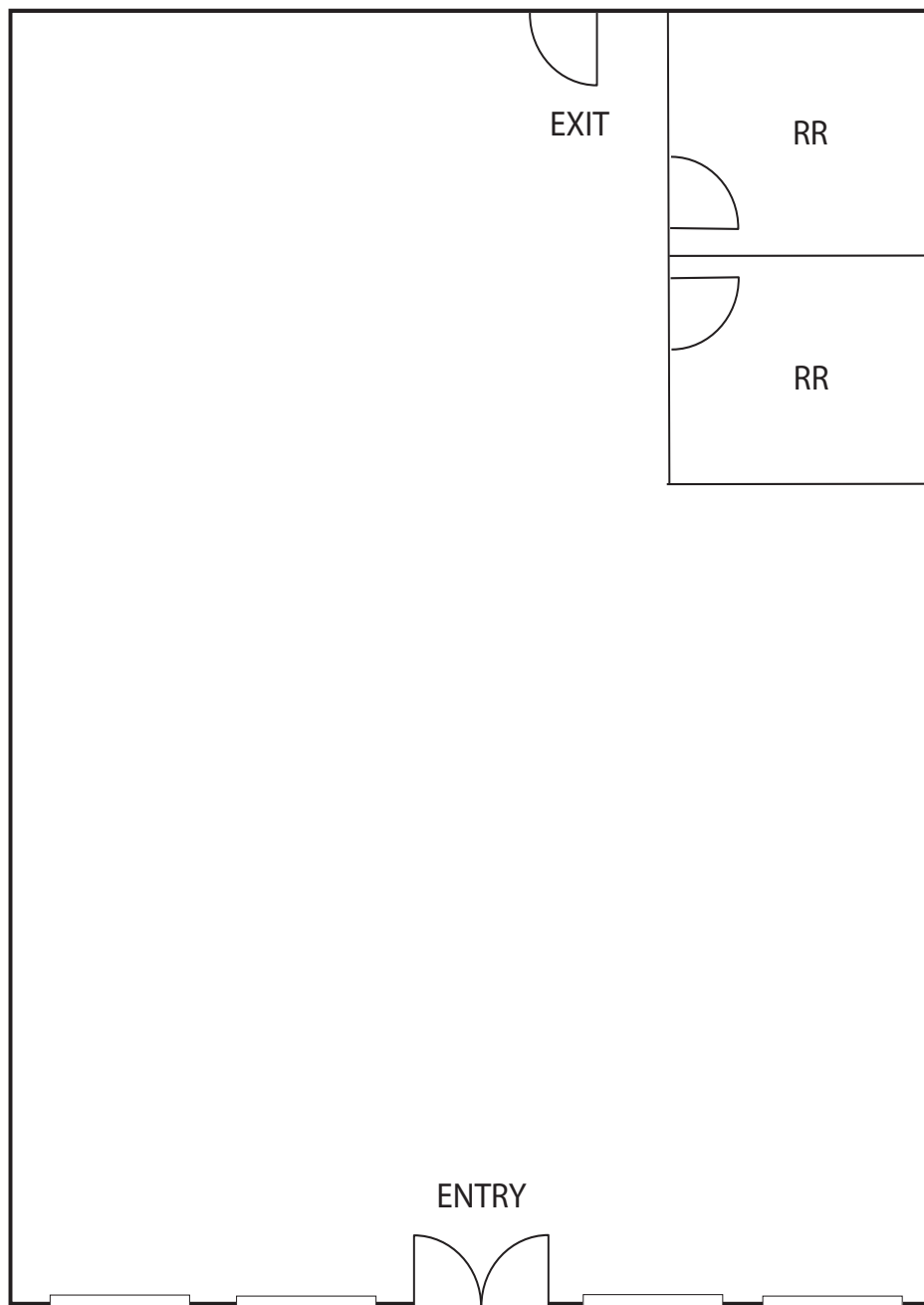
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## FLOOR PLAN

### SUITE 3740-103 (3,200 SF)



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## AERIAL OVERVIEW



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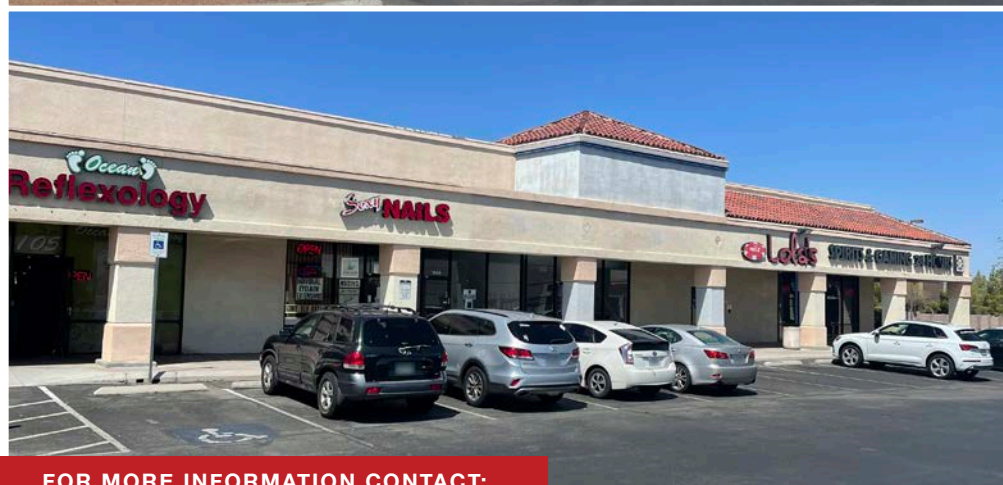
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## PROPERTY PHOTOS



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