

Retail Suites available!

4427 E Sunset Rd, Henderson, NV 89014



Presented By:
Berkshire Sahara Office



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Property Details

High-Traffic Retail Opportunity – Premier Sunset Road Location

Align your brand with one of the valley’s strongest retail traffic drivers at this prime East Sunset Road location. Join Lee's Discount Liquor, where 100,000+ customers visit monthly, creating built-in exposure and consistent consumer flow for neighboring businesses.

Available Retail Suites

- ±4,200 SF (Suites 1–3 combined)
- ±2,800 SF (Suites 4–5 combined)
- ±7,000 SF (Suites 1–5 combined)

Flexible Use & Tenant Improvements Available

Currently configured as professional office space, the landlord will provide Tenant Improvement Allowance for qualified tenants to convert the suites to retail use.

Ideal for: Restaurants & specialty food, Nail & hair salons / beauty bars, Boutique retail & apparel, Pet supply & grooming, Floral shops, General retail or professional office users. No smoke shop uses.

Why This Location Wins • Major retail corridor with exceptional visibility • Powerful anchor driving consistent daily traffic • Excellent brand alignment opportunity • Dense surrounding residential neighborhoods

Lease Rate: \$1.80 PSF / Month

NNN: \$0.40 PSF / Month

For retailers seeking visibility, traffic, and strong co-tenancy, this is one of the most strategic retail locations in Las Vegas.

Call today for details: 702-217-9850

Rental Rate:	\$21.60 /SF/YR
Property Type:	Retail
Property Subtype:	Freestanding
Gross Leasable Area:	37,634 SF
Year Built:	1999
Walk Score ®:	60 (Moderately friendly)
Transit Score ®:	30 (Somewhat friendly)
Rental Rate Mo:	\$1.80 /SF/MO

Price: \$21.60 /SF/YR

- Join Lee's Discount Liquor
- Over 100,000 customers visit each month
- There are five suites available, each 1,400 sf.
- You can lease 1,400 - 7,000 sf.
- TIA available for qualified tenants

View the full listing here: <https://www.loopnet.com/Listing/4427-E-Sunset-Rd-Henderson-NV/38237577/>

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Listing spaces

1st Floor Ste 1 -3

Space Available:	4,200 SF
Rental Rate:	\$21.60 /SF/YR
Contiguous Area:	7,000 SF
Date Available:	Now
Service Type:	Triple Net (NNN)
Built Out As:	Professional Services
Space Type:	Relet
Space Use:	Retail
Lease Term:	3 - 10 Years

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1st Floor Ste 4 & 5	Space Available:	2,800 SF
	Rental Rate:	\$21.60 /SF/YR
	Contiguous Area:	7,000 SF
	Date Available:	Now
	Service Type:	Triple Net (NNN)
	Built Out As:	Professional Services
	Space Type:	Relet
	Space Use:	Retail
	Lease Term:	3 - 10 Years

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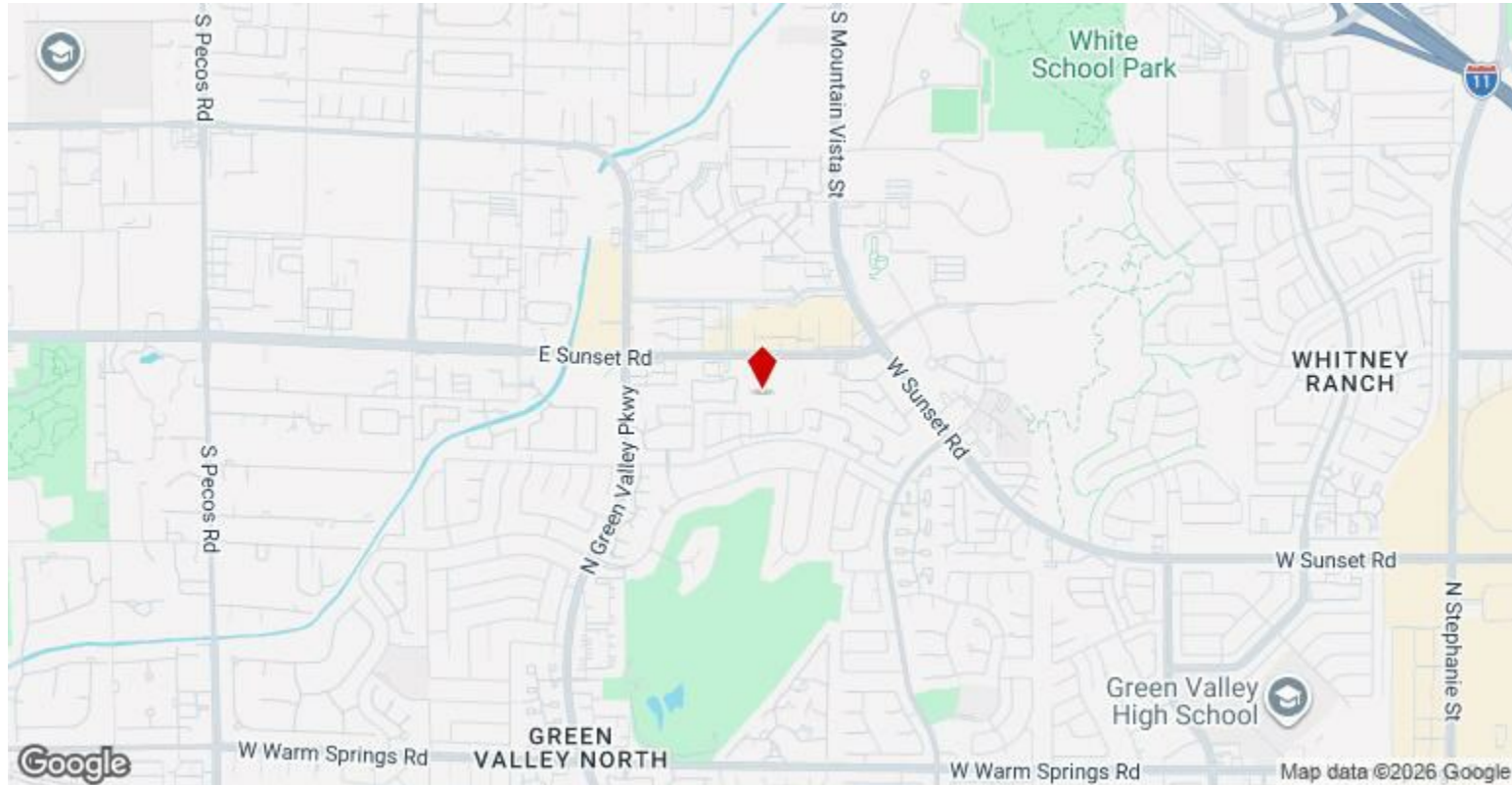
Major Tenant Information

Tenant	SF Occupied	Lease Expired
Lee's Discount Liquor- e Sunset	-	

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Location



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Property Photos



Primary Photo



Building Photo

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Property Photos



Interior Photo



Interior Photo

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