

Pacific Sunset Center

2955 East Sunset Road
Las Vegas, NV 89120



Retail Suite For Lease

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The property

Discover exceptional visibility and strong traffic at 2955 East Sunset Road, a well-positioned retail and office destination in the heart of South Las Vegas. This established strip center, built in 1990, offers prominent frontage along East Sunset Road, ample parking with 45 spaces, and proximity to both Sunset Park and surrounding residential communities—making it ideal for service, retail, or professional users.

10k

square foot
retail center



±2,050 sf
Available



±5.0:1000
parking ratio



Easy access to
Harry Reid
Inter'l Airport

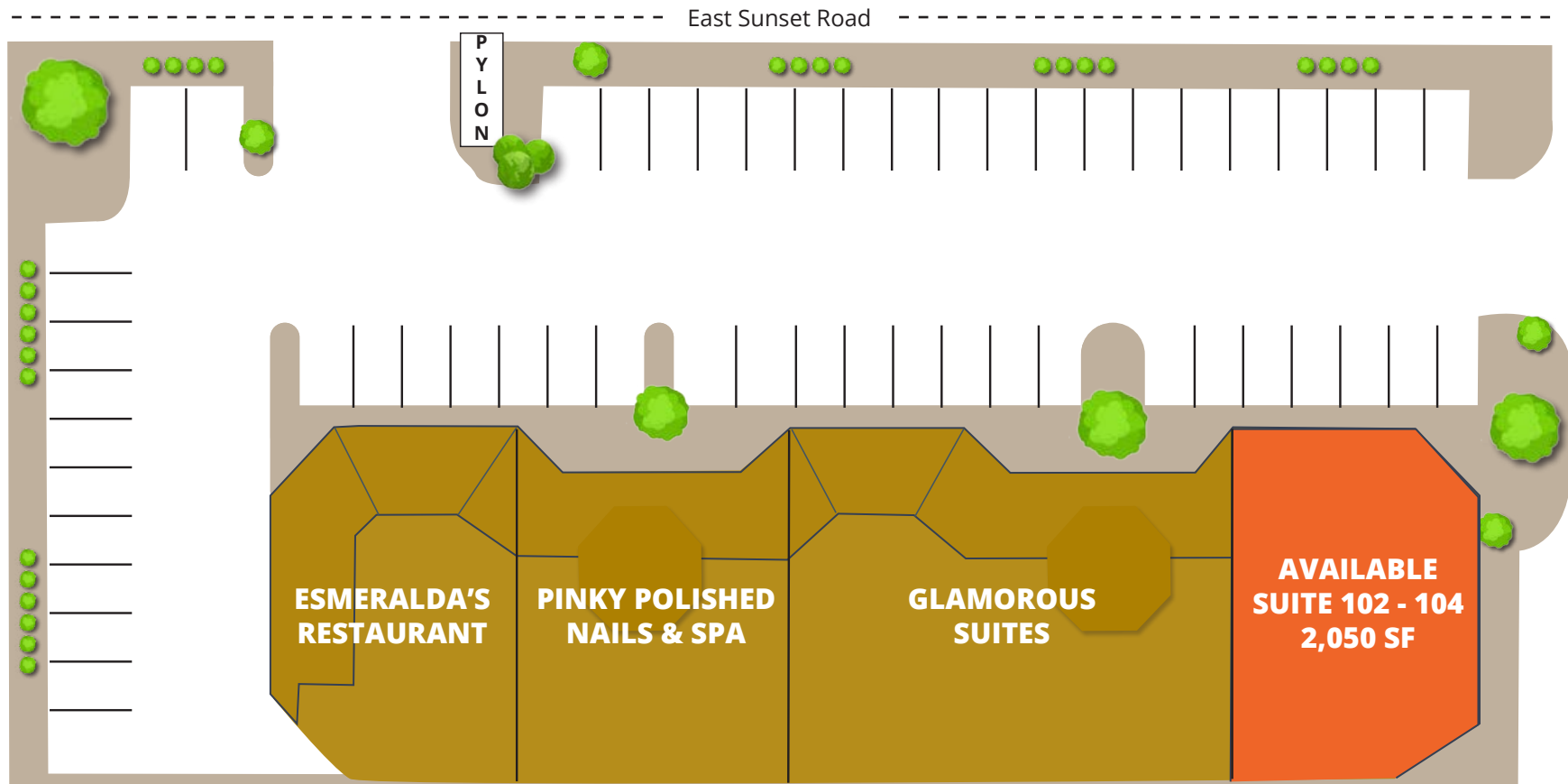


\$1.90 psf, NNN
(\$0.30 psf NNN)



Site Plan

Pacific Sunset Center 2955 East Sunset Road
Las Vegas, NV 89120

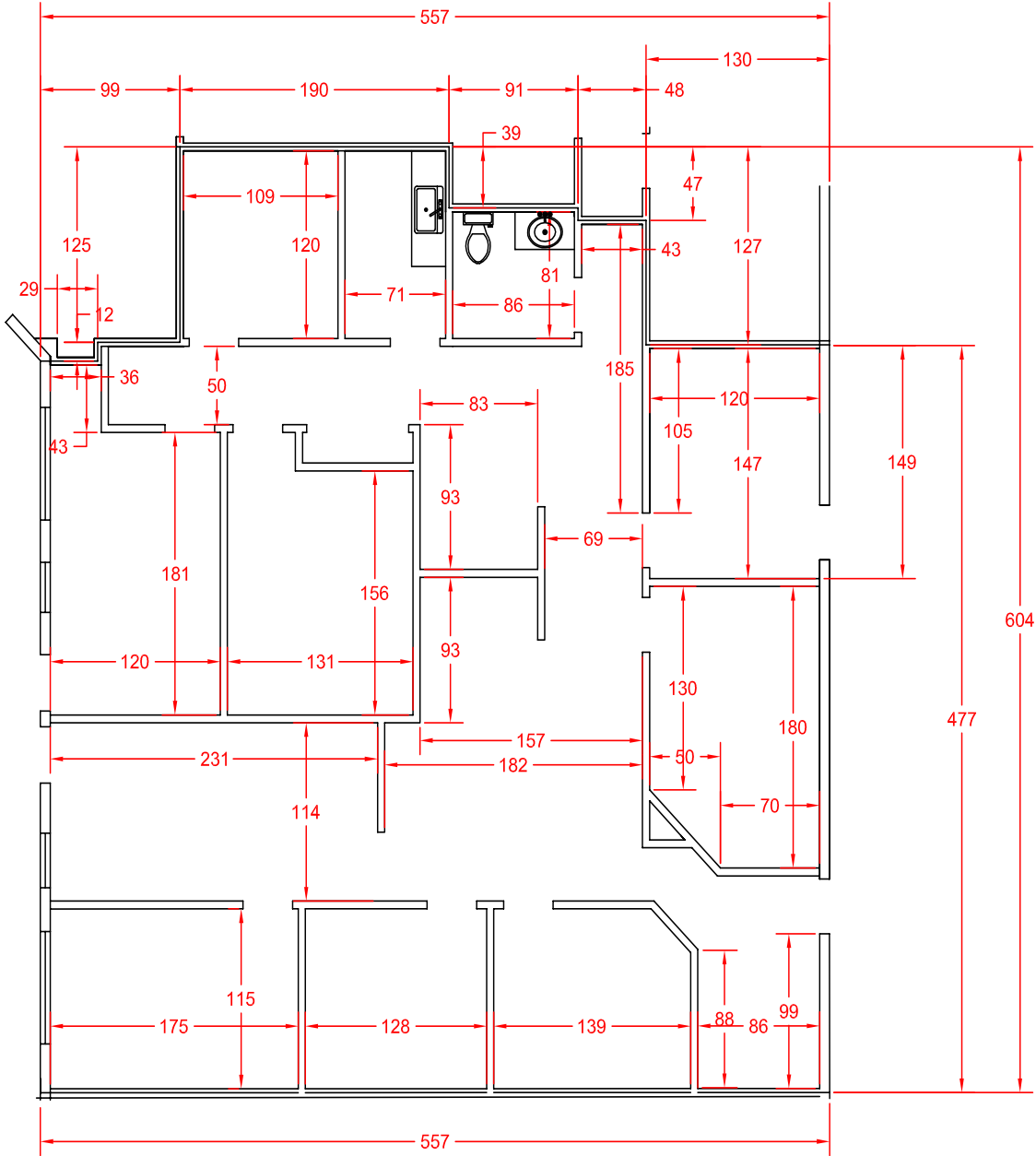


Suite	Tenant	Sq Ft.	Rate PSF	CAM PSF	Per Month
Suite 102 - 104	AVAILABLE	2,050 sf	\$1.90 psf NNN	\$0.30 CAM	\$4,510.00
Suite 105	Glamorous Suites				
Suite 106	Pinky Polished Nails & Spa				
Site 109 & 110	Esmeralda's Restaurant				

Floor plan

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Suite 102 - 104
±2,050 sf



Demographics

Pacific Sunset Center 2955 East Sunset Road Las Vegas, NV 89120

Population

	1 Mile	3 Mile	5 Mile
2025 Estimated Population	2,854	134,348	424,058
2030 Projected Population	2,814	133,179	421,472
Projected Annual Growth 2025 to 2030	-0.3%	-0.2%	-0.1%
2025 Estimated Households	1,263	56,431	180,738
2030 Projected Households	1,264	56,856	182,254
Projected Annual Growth 2025 to 2030	-	0.2%	0.2%
2025 Est. Median Age	43.3	40.4	39.3

Household Income

2025 Est. Average Household Income	\$107,148	\$103,849	\$101,063
2025 Est. Median Household Income	\$67,287	\$80,115	\$75,825

Education

2025 Est. Some College	22.2%	23.1%	22.7%
2025 Est. Bachelor Degree Only	19.1%	19.2%	18.3%

Workforce

2025 White Collar Workers	57.2%	56.0%	55.1%
2025 Blue Collar Workers	42.8%	44.0%	44.9%

Traffic counts

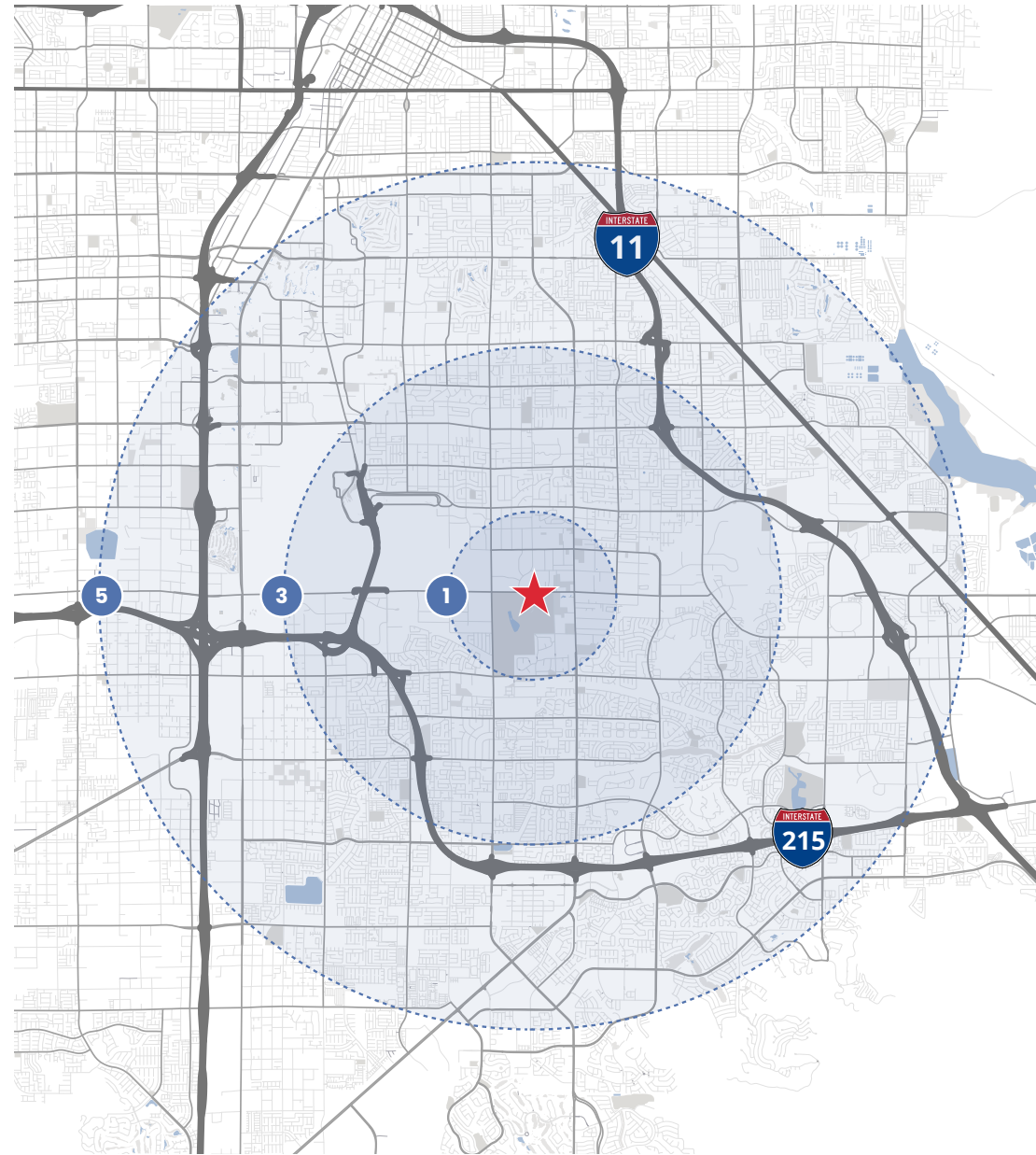


East Sunset Road

±35,120 vpd

South Eastern Avenue

±32,777 vpd





PARK MGM
LAS VEGAS

NEW YORK
NEW YORK
LAS VEGAS HOTEL & CASINO

MGM GRAND

Future
Oakland A's
Stadium

Excalibur
HOTEL & CASINO LAS VEGAS

LUXOR
LAS VEGAS

MANDALAY BAY
RESORT AND CASINO LAS VEGAS

RAIDERS
ALLEGIAN STADIUM

Bali Hai
BOAT CLUB

LAS VEGAS BLVD.

HARRY REID
INTERNATIONAL AIRPORT

MCCARRAN MARKETPLACE
Walmart
PET SMART
LOBBY'S
ROSS
Office DEPOT
Starbucks

SITE

E. TROPICANA AVE.

E. RUSSELL RD.

E. SUNSET RD.

USPS

SUNSET
PARK

E. SUNSET RD.

INTERSTATE
15

TOWN SQUARE
WHOLE FOODS
Flamingo
Yard House
AMC THEATRES
Apple
EXPRESS
H&M
STAPLES
OLD NAVY

MCCARRAN
CAR RENTAL
FACILITY

PREMIUM OUTLET
LAS VEGAS NORTH
PREMIUM OUTLETS
A BIRCH CENTER

S. EASTERN AVE.

S. PECOS ROAD

E. WARM SPRINGS RD.

GREEN VALLEY SHOPS
Smith's
EZ PAWN
La Bonita
Lee's Discount Liquor
Cafe Rio
Galaxy Theatre
Discount Tire
Polaris
BR

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Contact us



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