

SUNSET PLAZA

1381 W Sunset Rd
Henderson, NV 89014



Contact our team today!



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PROPERTY HIGHLIGHTS

Join Sunset Plaza, a Sunset Station out-parcel shopping center.

Prime high-visibility retail destination situated at the bustling intersection of Sunset and Stephanie, serving as an outparcel to Sunset Station. Located directly across from the Galleria at Sunset, this center features strong national tenants and exceptional daily traffic counts.

- ✓ Positioned on the hard corner of W Sunset Rd and N Stephanie St, a dense retail corridor in Henderson, NV.
- ✓ High-profile outparcel to Sunset Station Hotel & Casino with prominent street frontage.
- ✓ Located directly across from Galleria at Sunset regional mall, benefiting from cross-shopping traffic.
- ✓ Popular national brands such as Café Zupas, and DXL Men's Apparel
- ✓ Easy access via signalized intersection at E Sunset Rd & Stephanie St.

COMMERCIAL GENERAL (CG)
ZONING

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All information contained herein is from sources we deem reliable, and we have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are submitted subject to errors and omissions and all information should be carefully verified. *All measurements quoted herein are approximate
roicre.com

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MAJOR TRAFFIC GENERATORS

GALLERIA AT SUNSET

EōSFITNESS



FIVE GUYS
BURGERS and FRIES



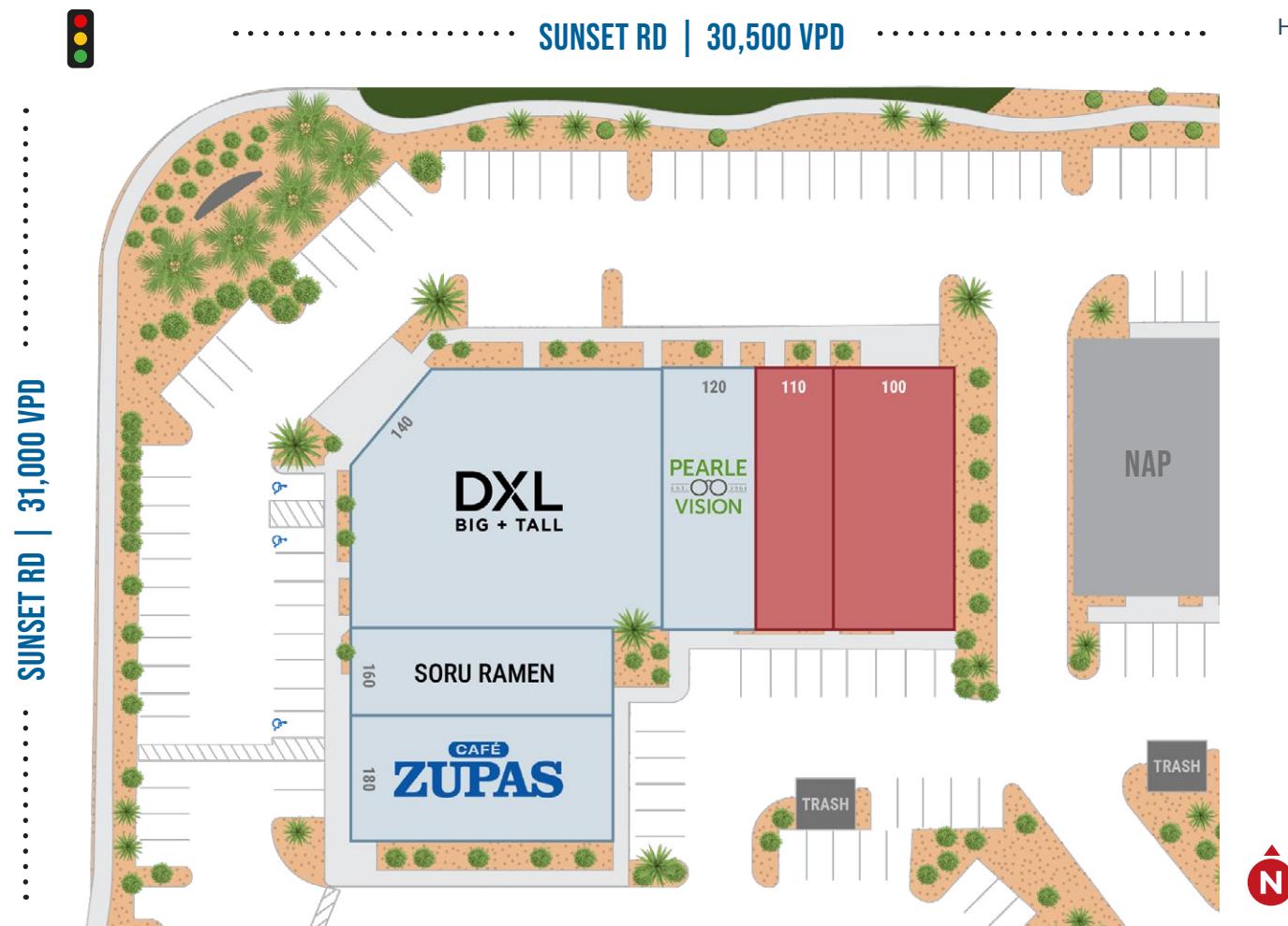
ASHLEY



SITE PLAN

SUNSET PLAZA

1381 W Sunset Rd
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Availability

SUITE	TENANT	SIZE SF	RATE	SUITE	TENANT	SIZE SF	RATE
100	AVAILABLE	±1,950	\$4.50/SF/Mo.	140	DXL Men's Apparel	±7,438	
110	AVAILABLE	±1,427	\$4.00/SF/Mo.	160	Soru Ramen	±2,070	
120	Pearle Vision	±2,589		180	Café Zupas	±3,720	

TRADE AREA AERIAL

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AREA DEMOGRAPHICS

Accessible & Connected

THE LAS VEGAS STRIP

41.7 MILLION VISITORS IN 2024

Source: LVCVA

HARRY REID INTERNATIONAL AIRPORT (LAS)

58.4 MILLION PASSENGERS IN 2024

Source: LVCVA

FUTURE BRIGHTLINE TRAIN STATION

HIGH SPEED TRANSIT HUB CONNECTING LAS VEGAS TO SOUTHERN CALIFORNIA - EXPECTED 5.5M ANNUAL VISITORS

CC-215

251,000 CARS PER DAY



POPULATION

1 MILE	3 MILES	5 MILES
15,120	150,381	334,872

AVERAGE HOUSEHOLD INCOME



1 MILE	3 MILES	5 MILES
\$96,548	\$102,958	\$111,715

TRAFFIC COUNTS



SUNSET RD	STEPHANIE ST	IR 515, US 95
30,500 VPD	31,000 VPD	123,000 VPD

Source:
SitesUSA 2025
TRINA, NV DOT 2024

