



For Lease

**1381 West Sunset Road,** Henderson, NV 89014

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**AVISON  
YOUNG**

# Property Highlights

1381 West Sunset Road, Henderson, NV 89014

- ±1,427 SF Suite 110 Available
- Zoning: CC Community Commercial
- Sunset Station Hotel and Casino out parcel shopping center
- Directly across the street from Sunset Galleria Mall
- Less than 1/4 mile to US-95 Freeway, on ramp & off ramp at Sunset Road
- Asking Rate: \$3.00 PSF NNN
- \$0.73 PSF CAM's

## Demographics (2024)

 <b>Total Population</b>	1-mile <b>11,894</b>	3-miles <b>144,783</b>	5-miles <b>325,569</b>
 <b>Median HH Income</b>	1-mile <b>\$74,850</b>	3-miles <b>\$69,736</b>	5-miles <b>\$70.496</b>
 <b>Median Home Value</b>	1-mile <b>\$292,895</b>	3-miles <b>\$306,731</b>	5-miles <b>\$317,856</b>
 <b>Total Households</b>	1-mile <b>4,634</b>	3-miles <b>56,636</b>	5-miles <b>128,177</b>
 <b>Average Size Household</b>	1-mile <b>2.5</b>	3-miles <b>2.6</b>	5-miles <b>2.5</b>

**For more  
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# Site Plan

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