

**FOR LEASE**

# SUNSET PLAZA

1381 W Sunset Rd  
Henderson, NV 89014



**graski retail team**

roicre.com

## Contact our team today!

**KIT GRASKI**

Director

702.570.5377

kgraski@roicre.com

NV License # BS.0015934.LLC

**GEORGE OKINAKA**

Executive Vice President

702.570.5376

gokinaka@roicre.com

NV License # S.0045747

**MAUREEN PARCHIA**

Vice President

702.570.5124

mparchia@roicre.com

NV License # S.0169395

**JONATHAN SERRANO, MBA**

Senior Associate

702.570.5099

jonathan@roicre.com

NV License # S.0183243

# PROPERTY HIGHLIGHTS

## SUNSET PLAZA

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### Join Sunset Plaza, a Sunset Station outparcel 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 Mershops (formerly 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 Mershops (formerly 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



## MAJOR TRAFFIC GENERATORS

 **MERSHOPS**  
GALLERIA AT SUNSET

 **SUNSET STATION**  
HOTEL • CASINO

 **TEXAS**  
ROADHOUSE

 **EoS FITNESS**

 **FIVE GUYS**  
BURGERS and FRIES

 **ASHLEY**

2

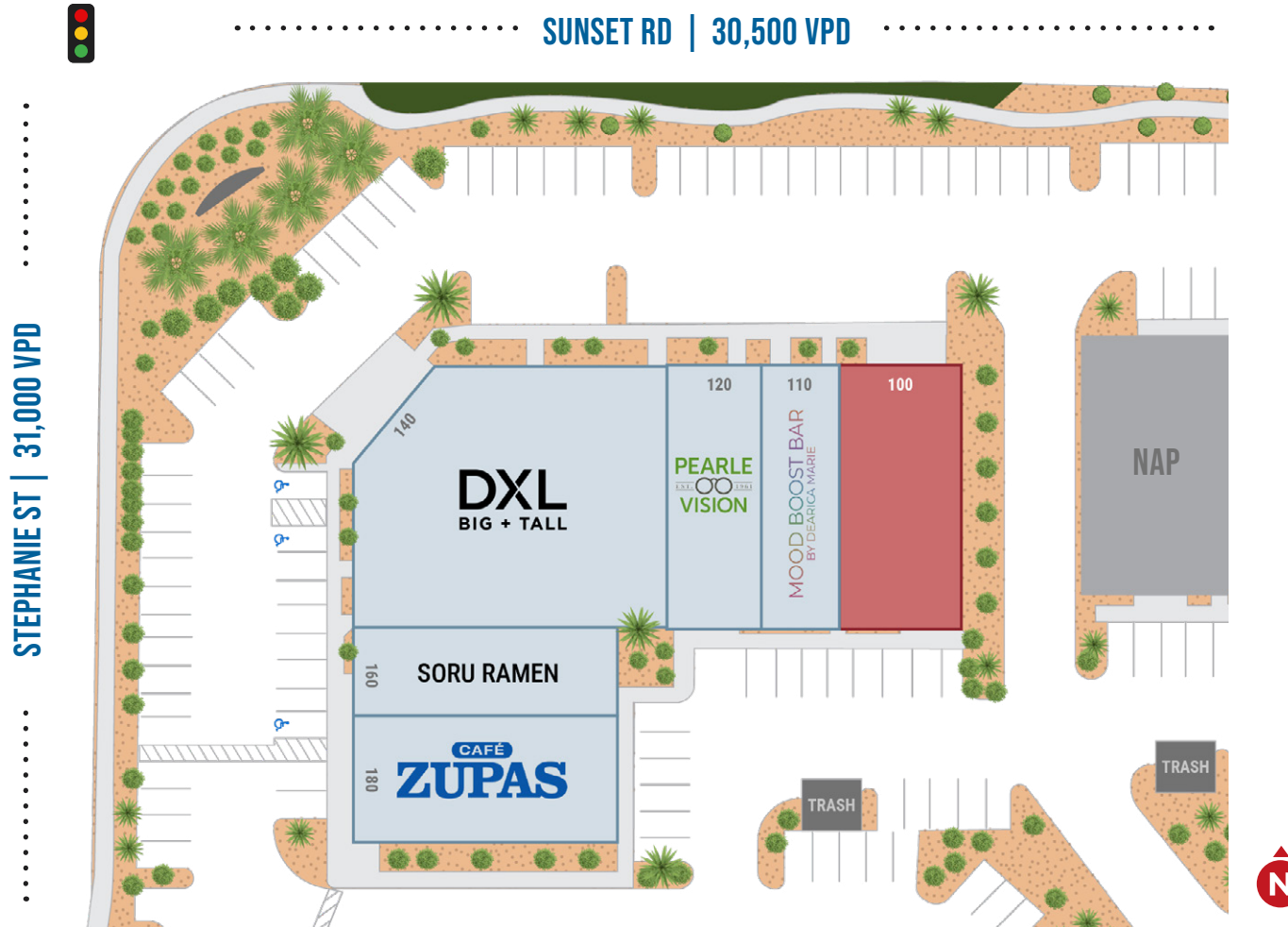
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 **ROI**  
Commercial Real Estate

# SITE PLAN

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### Availability

NNN ESTIMATE: \$0.82 PSF/MO.

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

# OBLIQUE AERIAL

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# 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



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