

DENTAL / MEDICAL OFFICE

LEASE

3663 E Sunset Rd Las Vegas, NV 89120



LEASE RATE \$1.80 SF

CAMS \$.37/ SF

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PROPERTY DESCRIPTION

Now leasing at Sunset Professional Park—an established, Green Valley-adjacent office and professional complex on East Sunset Road. Ideal for dental, medical, and professional office users, the property offers a range of suite sizes with flexible layouts to accommodate a variety of practice needs. Tenants benefit from high visibility with over 37,000 vehicles passing daily and ample on-site parking. Conveniently located just 2.5 miles from the 215 Beltway, the property offers easy access to nearby neighborhoods including Green Valley, Paradise, Silverado Ranch, and Henderson, as well as McCarran Airport and the Las Vegas Strip. Join a strong mix of healthcare and professional tenants in a well-maintained setting designed for long-term success.

OFFERING SUMMARY

Lease Rate:	\$1.80 SF Modified Gross
CAMs:	\$.37/SF
Suite 401:	2,875 SF
Suite 502:	2,190 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,557	61,499	171,619
Total Population	10,431	153,080	419,471
Average HH Income	\$89,942	\$91,176	\$86,301

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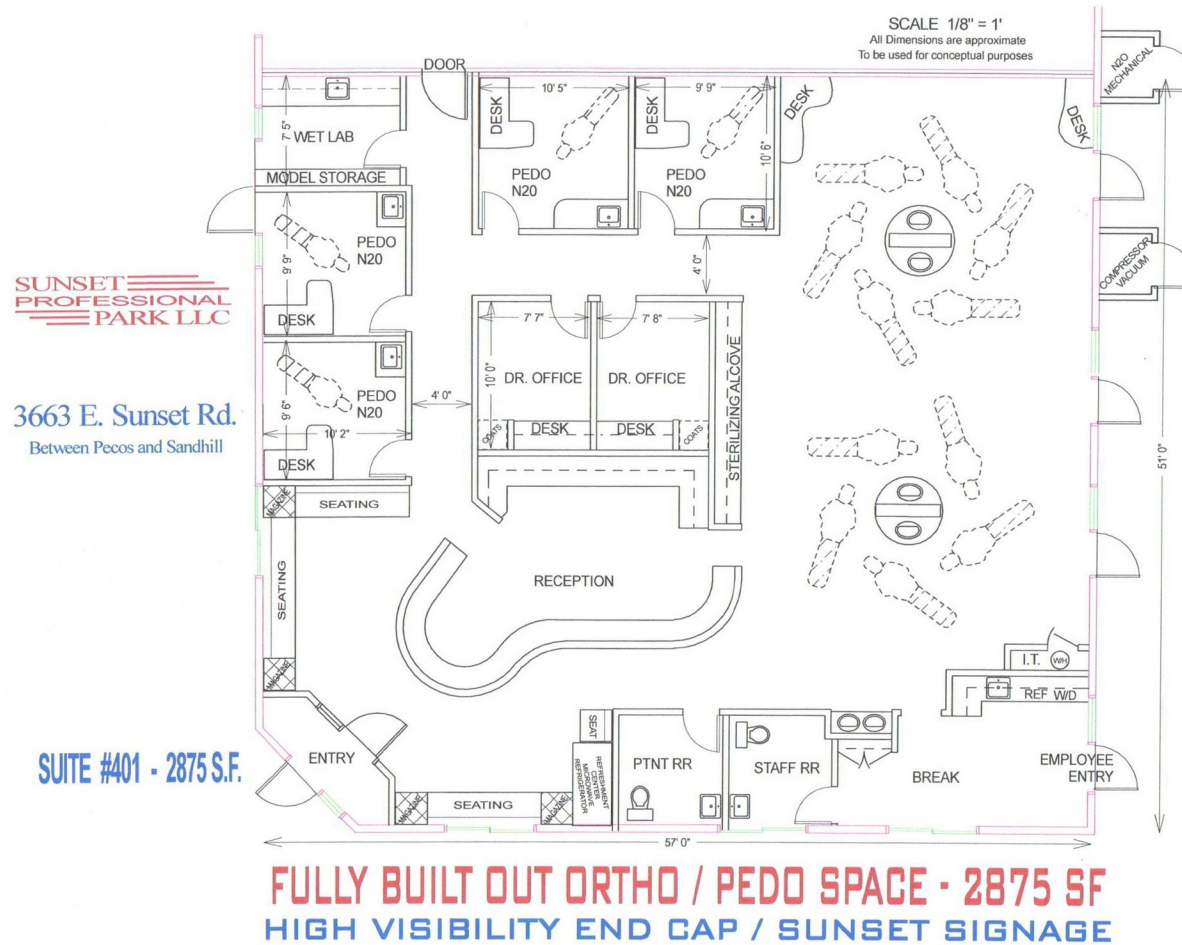


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FLOOR PLAN SUITE 401

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INTERIOR SUITE 401

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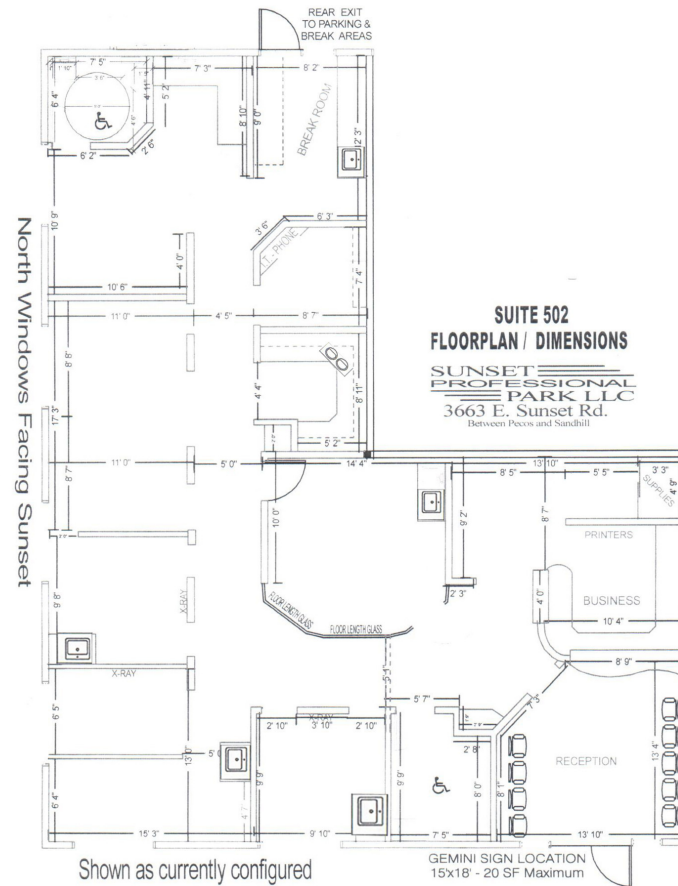


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FLOOR PLAN SUITE 502

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INTERIOR 502

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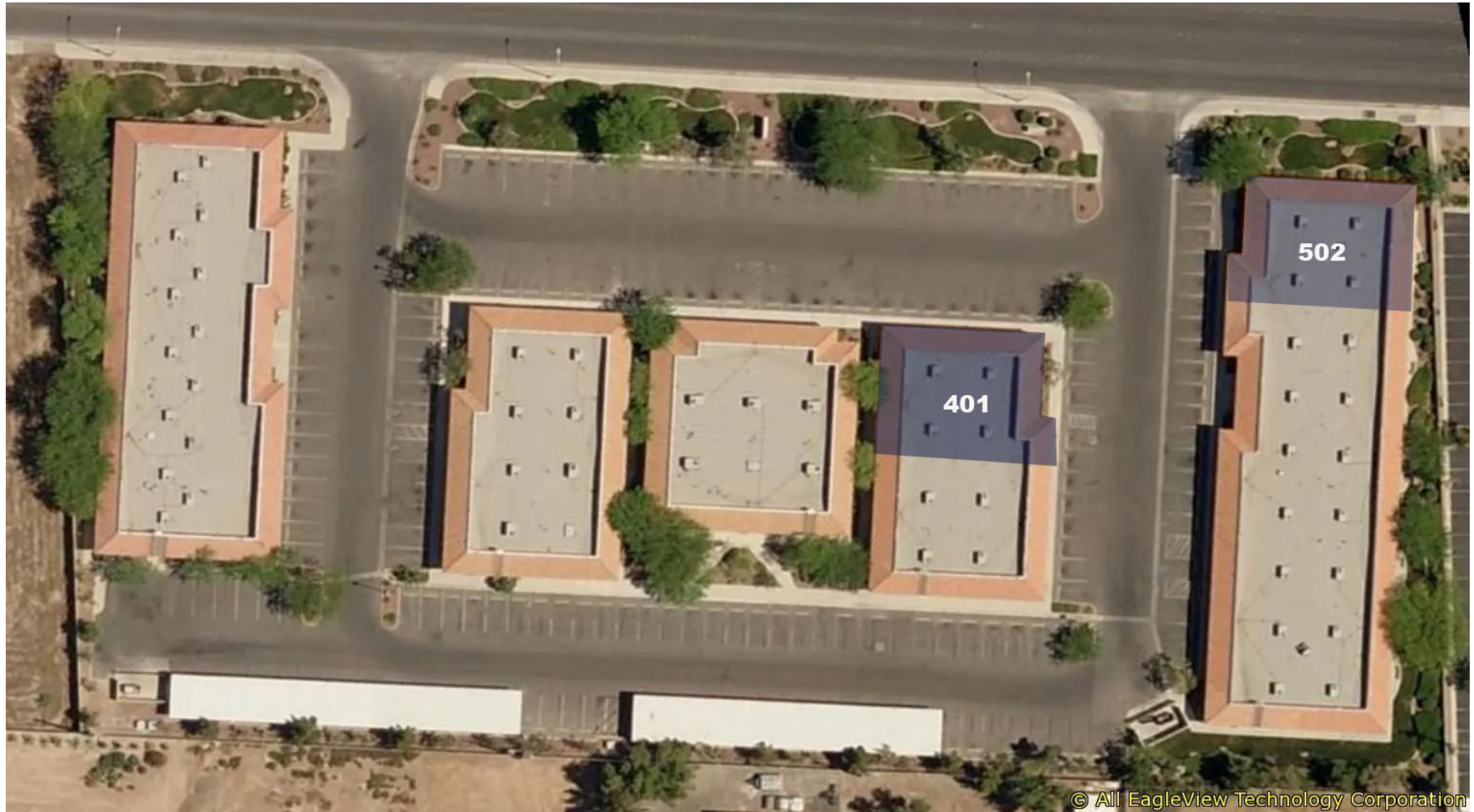
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LOCATION

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DEMOGRAPHICS

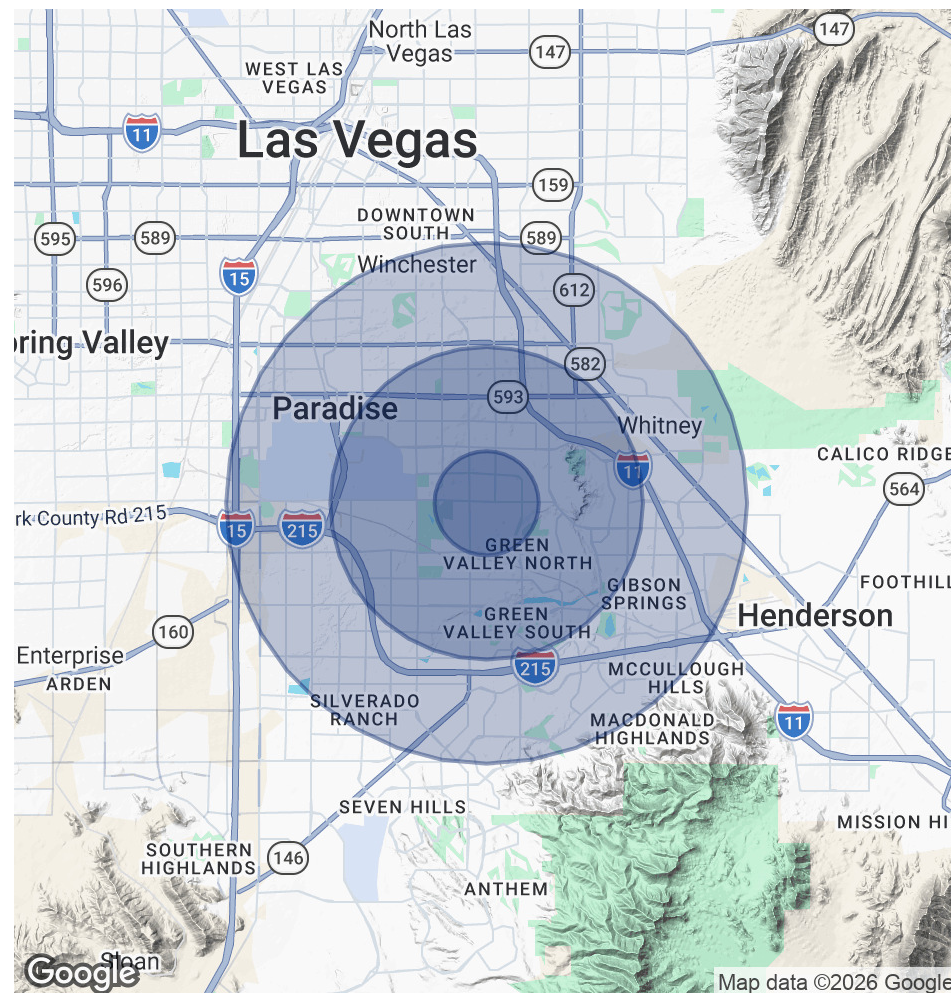
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,431	153,080	419,471
Average Age	42	42	41
Average Age (Male)	41	41	40
Average Age (Female)	43	42	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,557	61,499	171,619
# of Persons per HH	2.3	2.5	2.4
Average HH Income	\$89,942	\$91,176	\$86,301
Average House Value	\$609,944	\$466,471	\$426,804

2020 American Community Survey (ACS)



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