

For Lease

# Freestanding QSR Drive-Thru Sunset Station Out-Parcel



535 Marks St.  
Henderson, NV 89014

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# Listing Snapshot



**Contact Broker**  
Lease Rate



**± 3,300 SF**  
Available Square Footage



**± 0.77 AC**  
Lot Size

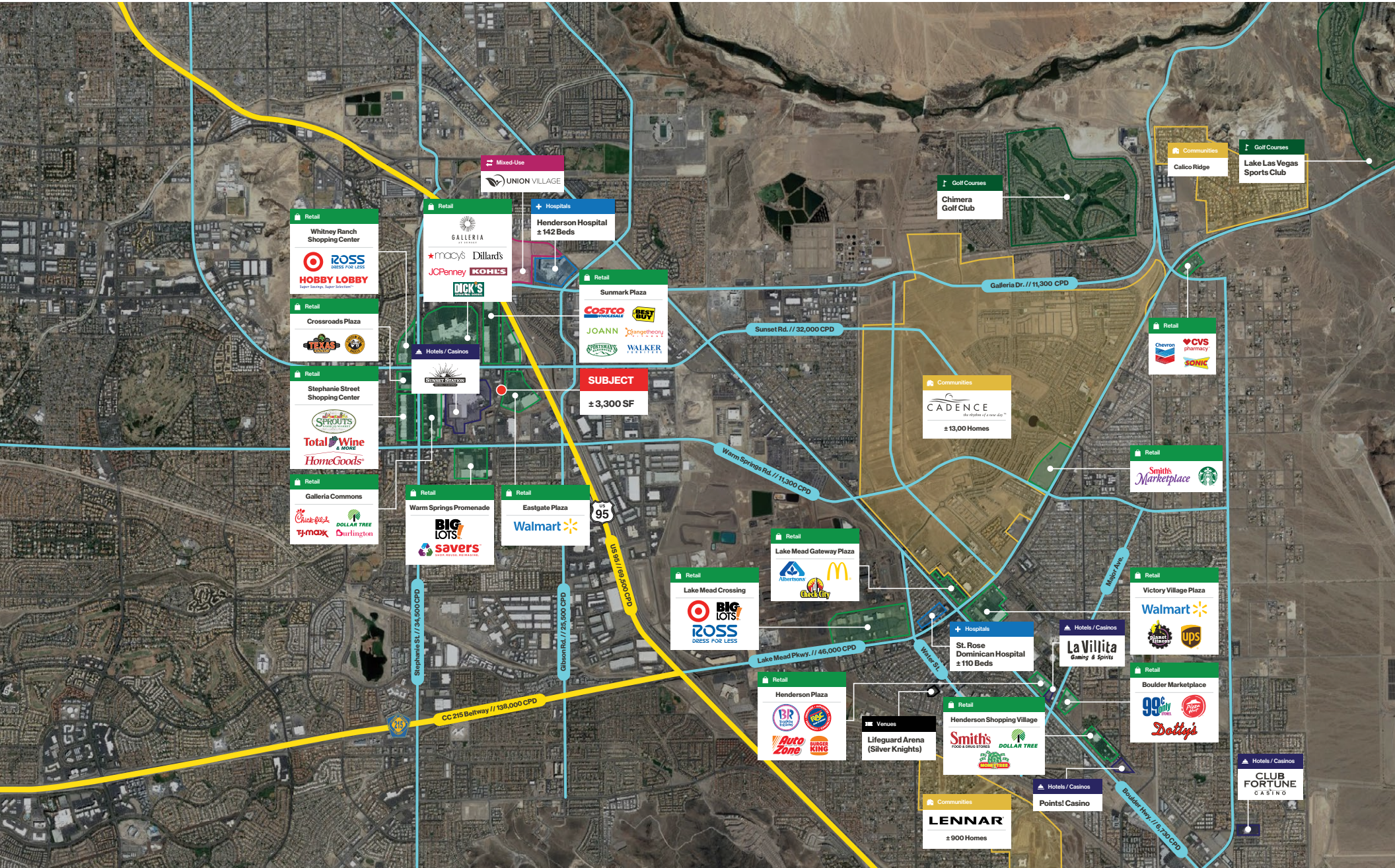
## Property Highlights

- Turnkey Freestanding QSR Drive-Thru:** ± 3,300 SF building originally built for Carl's Jr. and extensively renovated by White Castle, which invested \$1MM+ into the building within the last 5 years. Modern drive-thru stack accommodates 15 vehicles — ideal for immediate F&B occupancy.
- #1 Suburban Retail Trade Area in Nevada (Placer.ai):** Ranked #3 statewide — trailing only Fashion Show Mall and the Las Vegas Strip. This dominant Henderson trade area draws 29.3MM annual visits from 2.9MM unique visitors, with 10x+ visit frequency and consistent year-over-year traffic growth. Anchored by the valley's strongest national co-tenancy, including Walmart, Target, Costco, Best Buy, Starbucks, Chick-fil-A, and McDonald's — with nearly every major national QSR brand represented along this corridor.
- Out-Parcel to Sunset Station Hotel & Casino:** 21-story, 457-room Station Casinos flagship with ± 164,000 SF of gaming, 2,400+ slots, a 13-screen Regal Cinema, 72-lane bowling center, and the Sunset Amphitheater — estimated to draw ± 3MM annual visits and generate consistent 24-hour cross-shop traffic to the pad.
- Directly Across Sunset Rd. from Mershops Galleria at Sunset:** ± 1,080,000 SF super-regional mall — Henderson's only enclosed shopping center and one of four indoor malls in the Las Vegas Valley. Anchored by Macy's, Dillard's, Dick's Sporting Goods, Kohl's, and JCPenney, with 130+ stores spanning national fashion, beauty, and lifestyle brands.
- Shared Access with High-Volume Walmart:** Property shares ingress/egress with the Walmart-anchored Eastgate Plaza directly across Marks St., connected via a signalized intersection at Marks St. & Sunset Station entry.
- Strong Traffic Counts & Freeway Connectivity:**  
W. Sunset Rd: ± 32,000 CPD  
US-95: ±101,000 CPD
- Dense Residential Trade Area:** Surrounded by established neighborhoods with 322,196 residents and 128,499 households within 5 miles, and average household incomes exceeding \$111,000 — driving consistent daytime and evening demand.

## Demographics

	1-mile	3-mile	5-mile
2025 Population	10,867	134,715	322,196
2025 Average Household Income	\$99,958	\$103,917	\$111,262
2025 Total Households	4,053	54,576	128,499





**Hotels / Casinos**

- SUNSET STATION
- WILDFIRE casino

**Retail**

- Crossroads Plaza
  - MARIANA'S SUPERMARKETS
  - BOBBY BARN
  - EGG FITNESS
- Whitney Ranch Shopping Center
  - Target
  - McDonald's
  - HOBBY LOBBY
  - ROSS DRESS FOR LESS
- Rubio's
- THE VITAMIN SHOPPE
- GALLERIA AT MARKET
  - macy's
  - Dillard's
  - JCPenney
  - KOHL'S
  - DICK'S
- RED LOBSTER SEAFOOD • LIVE LOBSTER
- Sunmark Plaza
  - BEST BUY
  - JOANN
  - WALKER
- COSTCO WHOLESALE
- Wendy's
- TERRIBLE'S

**Hospitals**

- UMC Quick Care

**Las Vegas Strip**

Sunset Rd. // 32,000 CPD

Marks St. // 44,300 CPD

**AVAILABLE**

±3,300 SF





Retail

Retail

Stephanie Street Shopping Center

Retail

Eastgate Plaza

Hotels / Casinos

AVAILABLE

± 3,300 SF

Retail

Crossroads Plaza

Retail

Retail

Whitney Ranch Shopping Center

Retail

Retail

Retail

Galleria

Retail

Sunmark Plaza

Retail

Retail

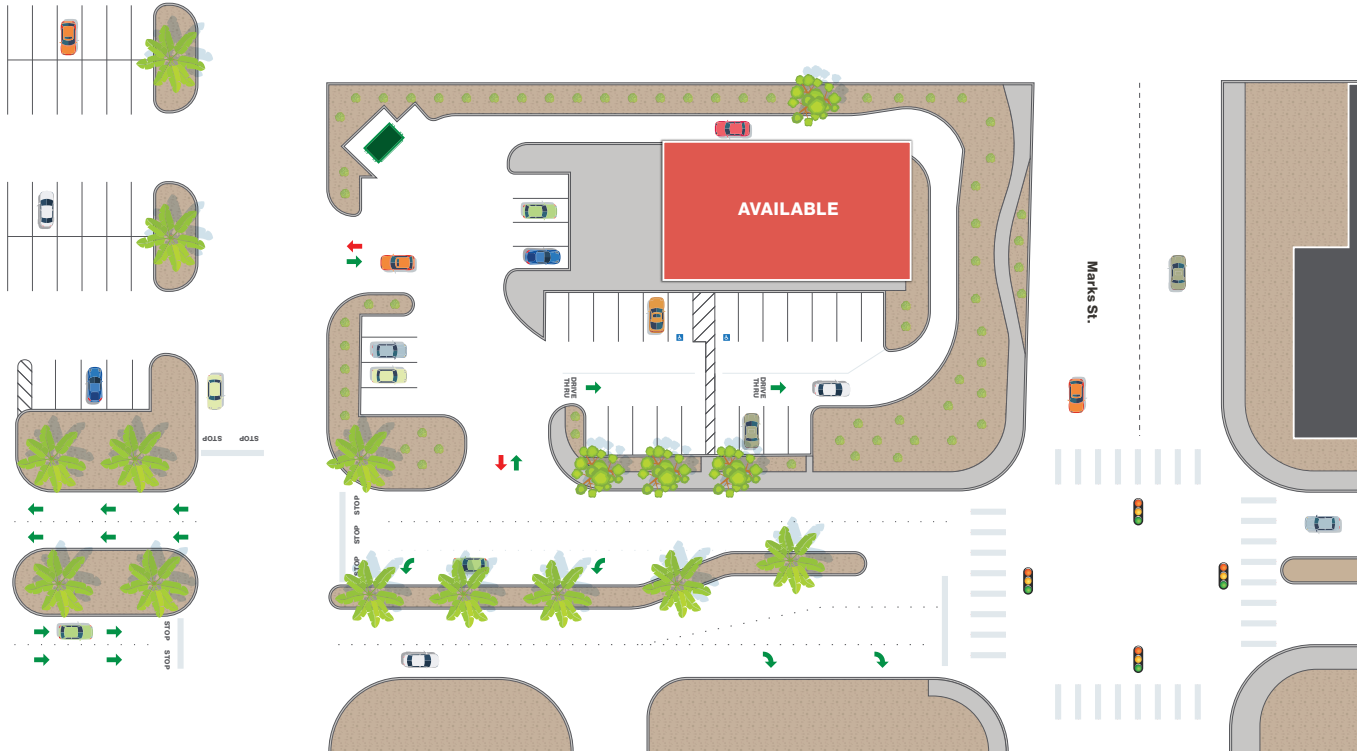
  

Las Vegas Strip

US 95 // 69,500 CPD

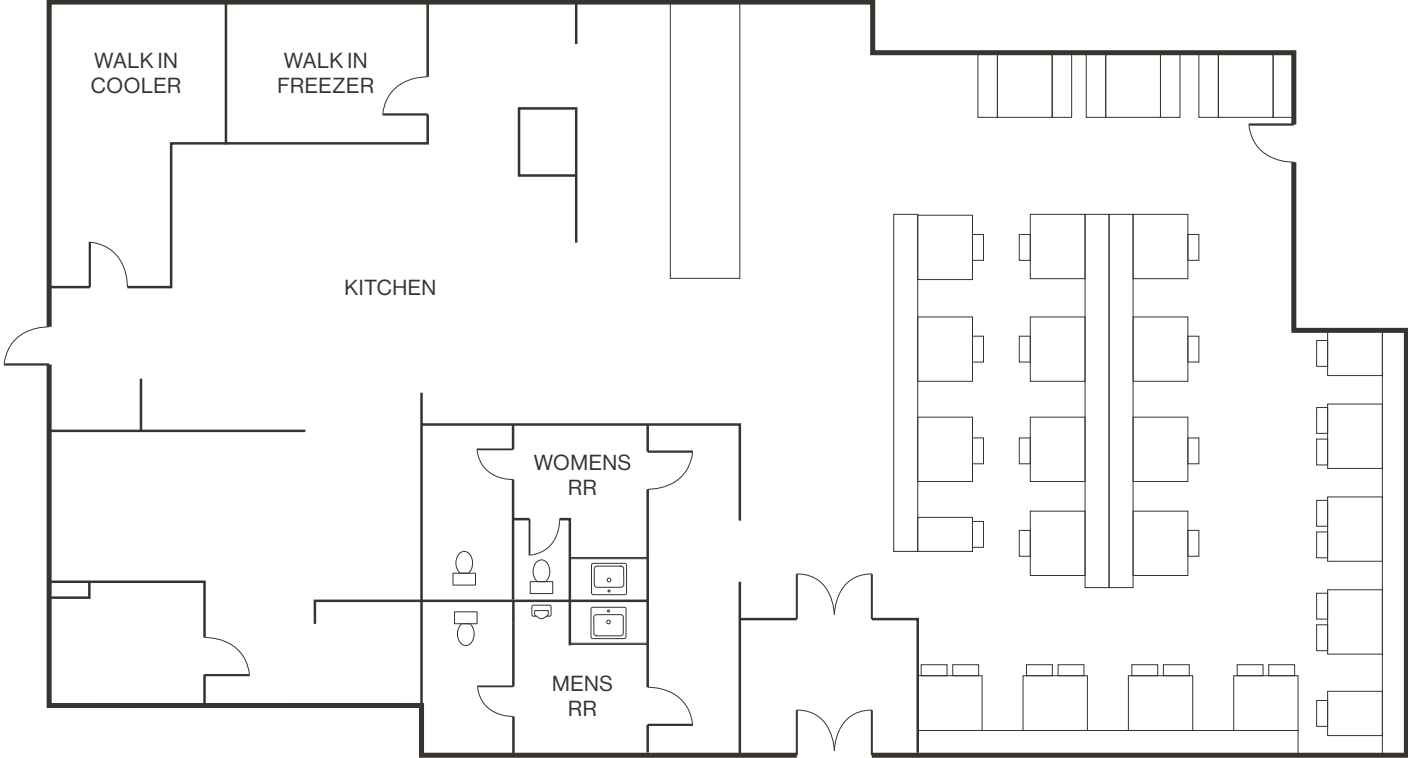
Sunset Rd // 32,000 CPD

# Site Plan



# Floor Plan

[Click for a Virtual Tour](#) 



Interior Photos



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For inquiries please reach out to our team.

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