



FOR LEASE

1501 - 1555 W Sunset Rd,
Las Vegas, NV 89119

● Only Two Suites Available

±1,900 - 11,633 SF RETAIL

Property Specs

LEASE PRICE	Suite 1533 \$2.75/SF/NNN Suite 1541 \$1.75/SF/NNN
CAMS	\$0.38/SF
MONTHLY RENT	Suite 1533 \$5,947.00 Suite 1541 \$24,778.29
AVAILABLE	Suite 1533 ±1,900 SF Suite 1541 ±11,633 SF
ZONING	CN
TYPE	Retail Community Center

- Come join this busy neighborhood center featuring CVS, Planet Fitness, Chuck E. Cheese, Arch Well Health, Honey Baked Ham, and Great Clips.
- Close to well established residential and power centers.
- Close to an office park to attract daytime traffic.
- **Suite 1533:** large front area with concrete floors. Three offices, two restrooms and a storage room located at the rear of the suite.
- **Suite 1541:** Former furniture store. Suite has a beautifully appointed front showroom with tile floor and carpet, seven private offices, a kitchen, a warehouse space with one grade level rollup door. Suite has ceiling heights of 18-20”.



OR TEXT 22506 TO 39200

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SUMMARY



PHOTOS



AREA MAP

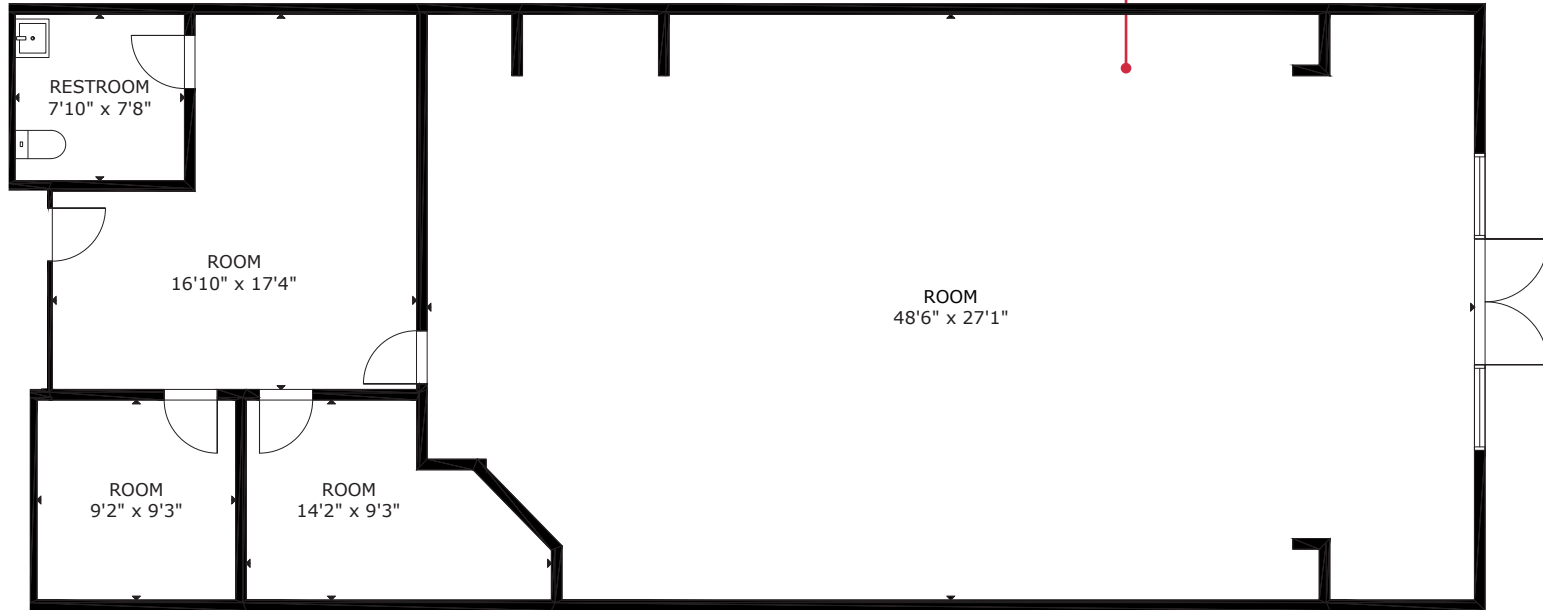


- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport

Suite 1533



CLICK HERE
FOR A 3D TOUR



FLOOR PLAN



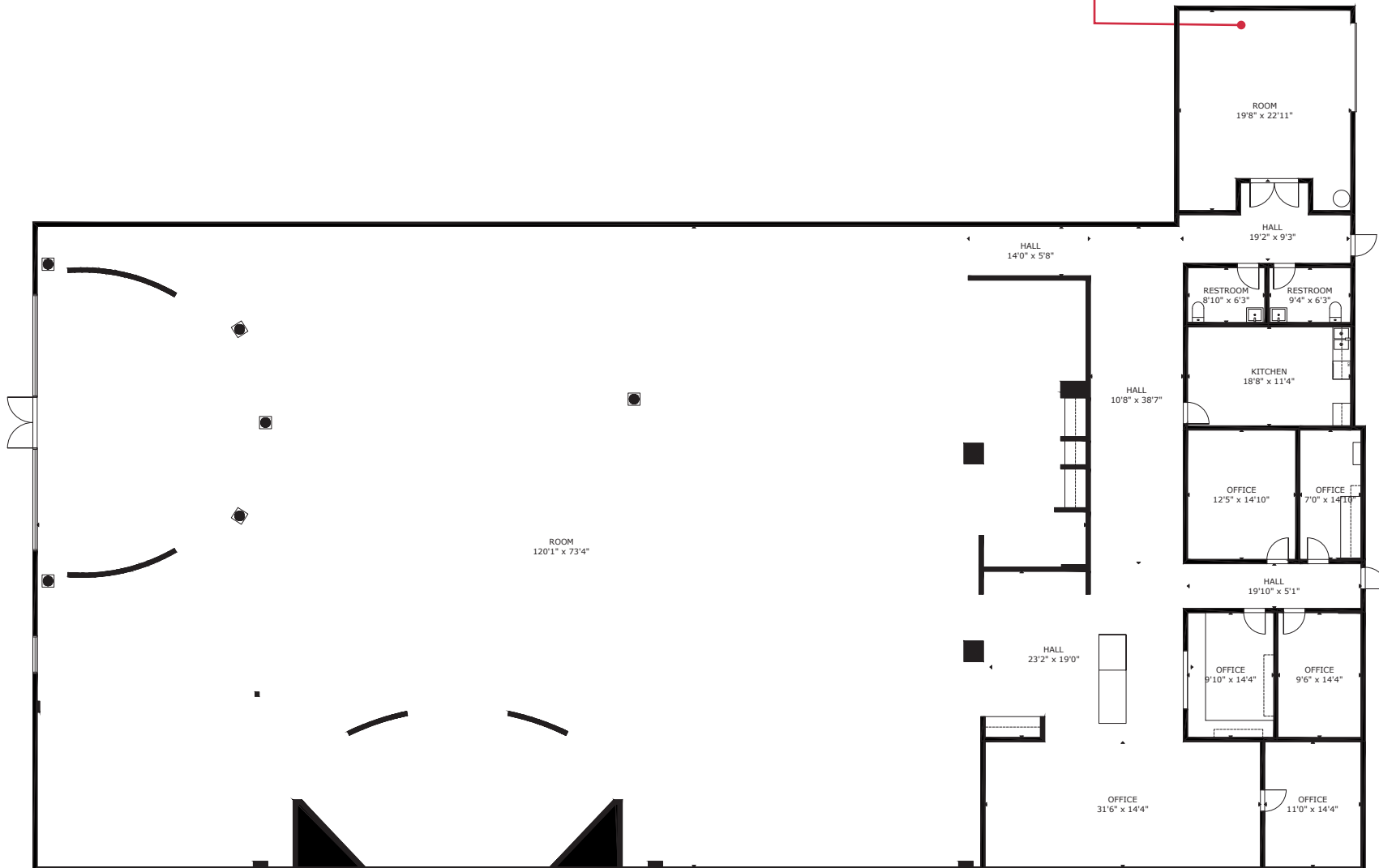
PHOTOS



Suite 1541



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FLOOR PLAN

PHOTOS





DEMOGRAPHICS

POPULATION

2024 Population

1-mile

16,296

3-mile

152,376

5-mile

339,871

HOUSEHOLDS

2024 Households

1-mile

6,509

3-mile

60,670

5-mile

135,746

INCOME

2024 Average HH Income

1-mile

\$96,132

3-mile

\$99,574

5-mile

\$101,667

Traffic Counts

STREET

N Stephanie St

AADT

33,000

W Sunset Road

29,500

Cities Nearby

Reno, Nevada

441 miles

Los Angeles, California

270 miles

Salt Lake City, Utah

420 miles

Denver, Colorado

748 miles

Phoenix, Arizona

301 miles

San Antonio, Texas

1,280 miles

TERMS & CONDITIONS

Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

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Summary Documents

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