

THE CURVE

SEC CR 215 & Sunset Rd
Las Vegas, NV



DUNBAR
commercial

LAST UPDATED: 1/21/2026

Jeanene Maxson

702.740.0046
702.343.0904
jeanene@dunbarcommercial.com
LICENSE# BS.0146680.LLC

Bill Dunbar

702.740.0044
702.596.3440
bill@dunbarcommercial.com
LICENSE# B.1002946.LLC

hodgdon group

Aaron Hodgdon
Developed by
Hodgdon Group

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SUMMARY

- Pads Available For Ground Lease
- Lease Rate: Contact Broker
- Available Q2 2026
- APNs: 176-05-510-005

FEATURES

- Anchored by Future Ashley Homestore
- Easy Freeway Access
- Located next to IKEA
- Traffic: CR 215-96,500 ADT
Sunset Rd-14,600 ADT

THE BEND
MIXED USE
DEVELOPMENT



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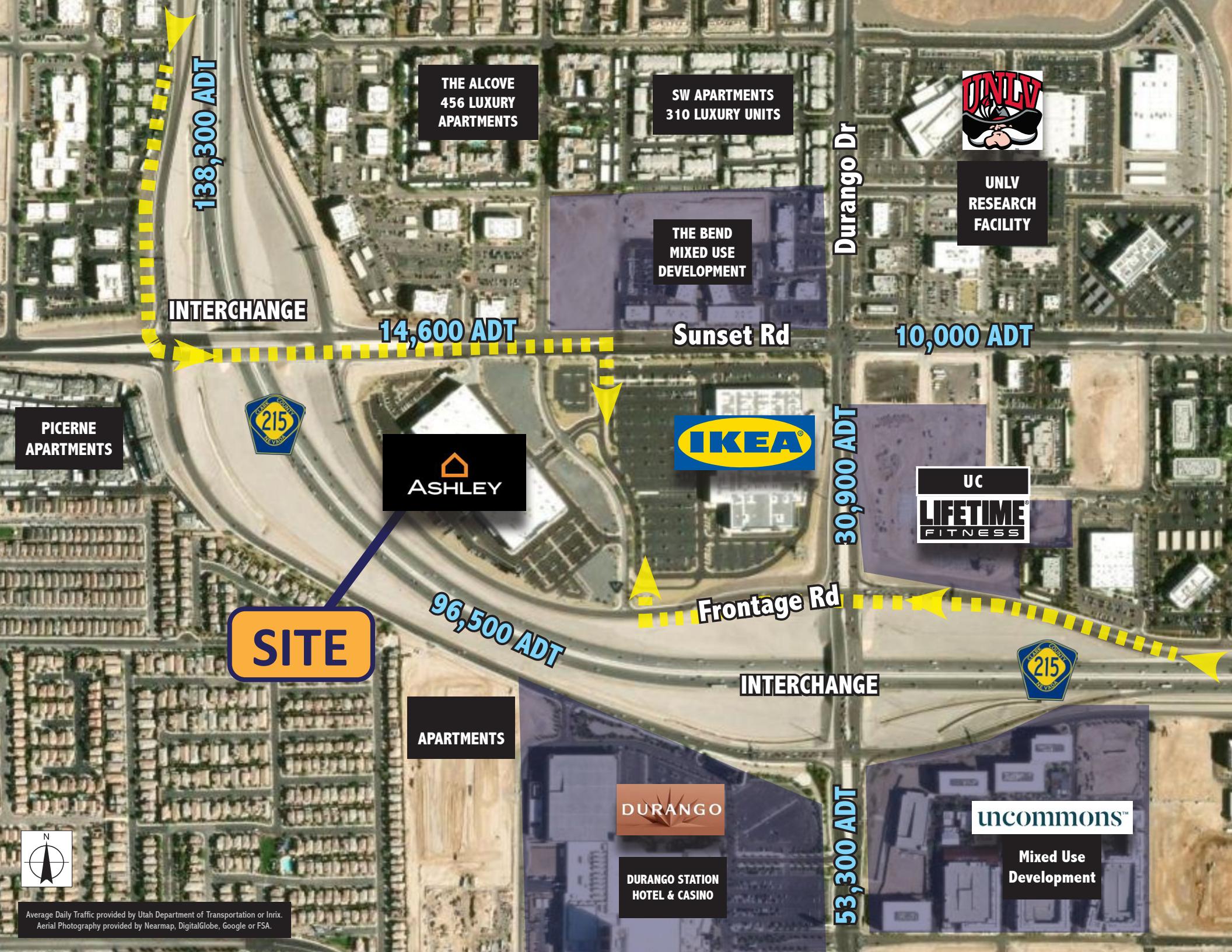
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3 MILE DEMOGRAPHICS

2025
Population



145,505

2025 Average
Household Income



\$124,494

2025
Households



56,752

5-Year Projected
Population Growth

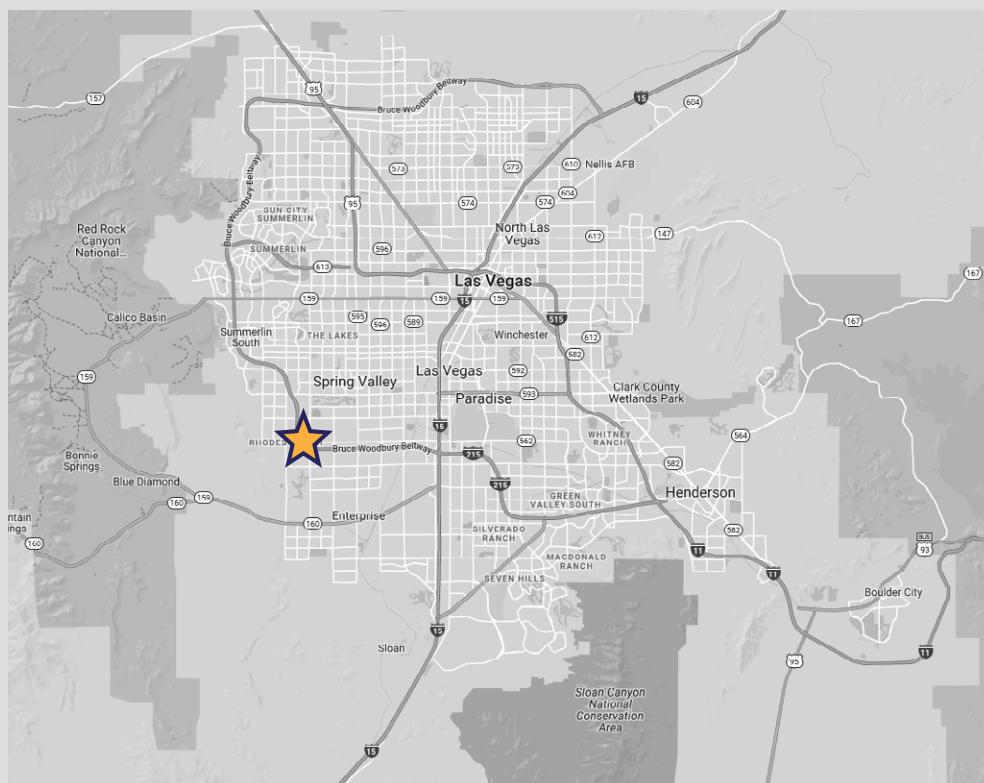


8.65%

2025
Employees



61,647



DEMOGRAPHIC REPORT

Census 2020 Summary

	1 mile	3 miles	5 miles
Population	18,529	131,144	327,136
Households	7,571	50,436	125,493
Average Household Size	2.45	2.60	2.60

2025 Summary

Population	22,123	145,505	354,400
Households	9,117	56,752	136,805
Families	5,100	35,526	85,664
Average Household Size	2.43	2.56	2.59
Owner Occupied Housing Units	3,691	31,751	78,450
Renter Occupied Housing Units	5,426	25,001	58,355
Median Age	36.5	38.5	39.1
Median Household Income	\$89,939	\$97,933	\$88,827
Average Household Income	\$112,195	\$124,494	\$119,946

2030 Summary

Population	24,631	158,511	374,219
Households	10,230	62,427	145,570
Families	5,696	38,860	90,828
Average Household Size	2.41	2.54	2.57
Owner Occupied Housing Units	3,971	34,585	84,113
Renter Occupied Housing Units	6,259	27,842	61,457



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