

# THE CURVE

SEC CR 215 & Sunset Rd  
Las Vegas, NV



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LICENSE# BS.0146680.LLC

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**Aaron Hodgdon**

Developed by  
Hodgdon Group

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SEC CR 215 & Sunset Rd  
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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



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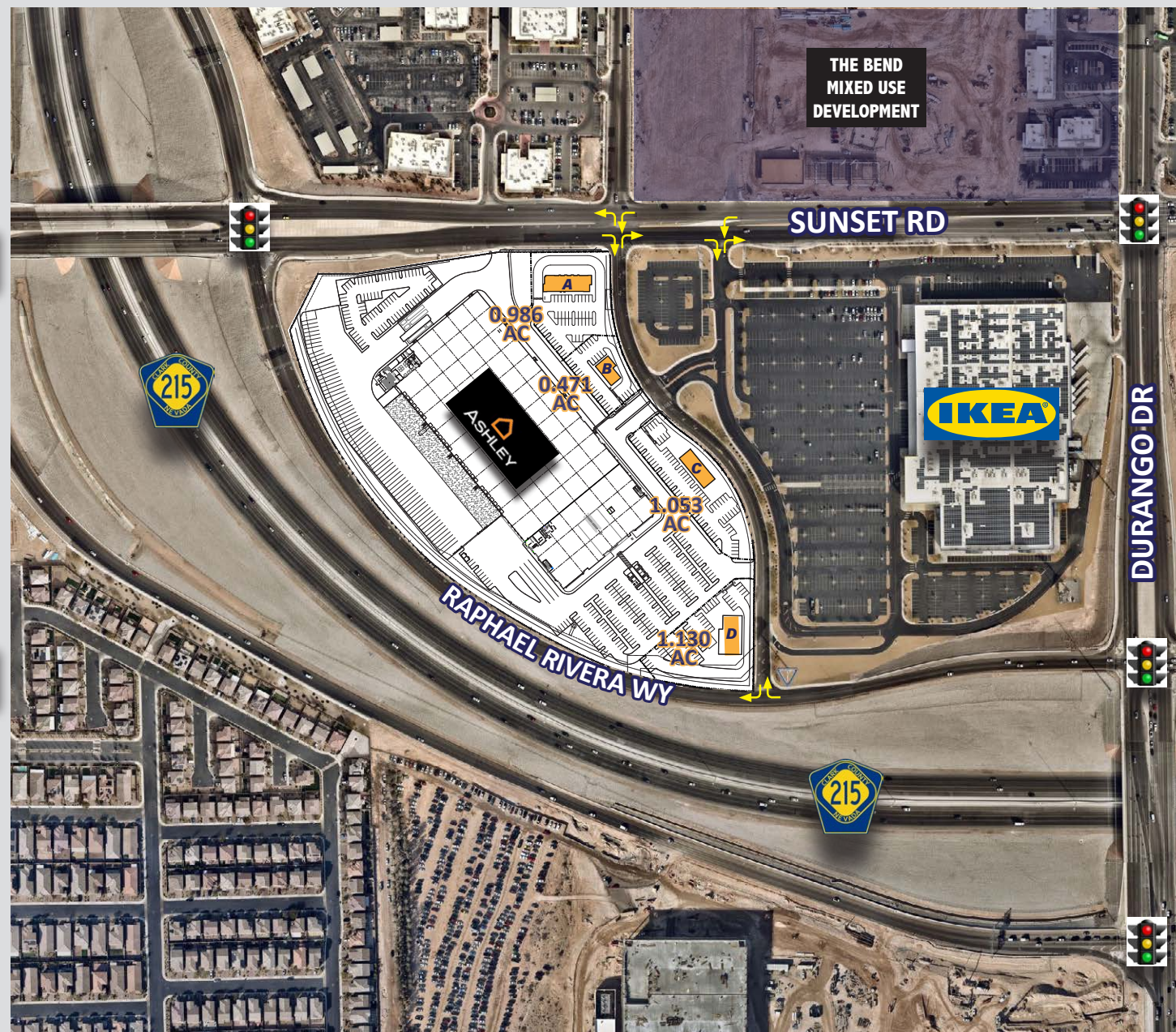
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138,300 ADT

THE ALCOVE  
456 LUXURY  
APARTMENTS

SW APARTMENTS  
310 LUXURY UNITS



UNLV  
RESEARCH  
FACILITY

THE BEND  
MIXED USE  
DEVELOPMENT

Durango Dr

INTERCHANGE

14,600 ADT

Sunset Rd

10,000 ADT

PICERNE  
APARTMENTS



ASHLEY



30,900 ADT

UC  
LIFETIME  
FITNESS

SITE

96,500 ADT

Frontage Rd

INTERCHANGE



APARTMENTS

DURANGO

DURANGO STATION  
HOTEL & CASINO

53,300 ADT

uncommons™

Mixed Use  
Development



Average Daily Traffic provided by Utah Department of Transportation or Inrix.  
Aerial Photography provided by Nearmap, DigitalGlobe, Google or FSA.



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Las Vegas, NV

## 3 MILE DEMOGRAPHICS

2025  
Population



145,505

2025 Average  
Household Income



\$124,494

2025  
Households



56,752

5-Year Projected  
Population Growth

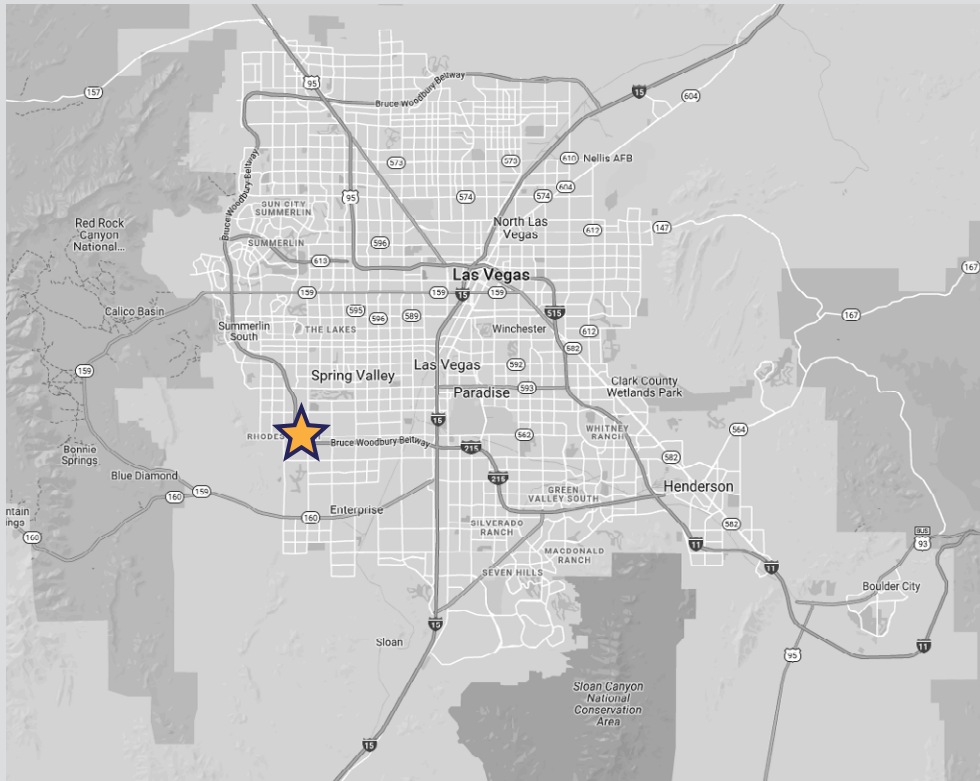


8.65%

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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