

FOR LEASE

# RETAIL SHOPS AT SUNSET & STEPHANIE

RETAIL SPACES • 1311 & 1321 W SUNSET RD, HENDERSON, NV - 89014

**\$3.00/SF NNN  
STARTING RATE!**

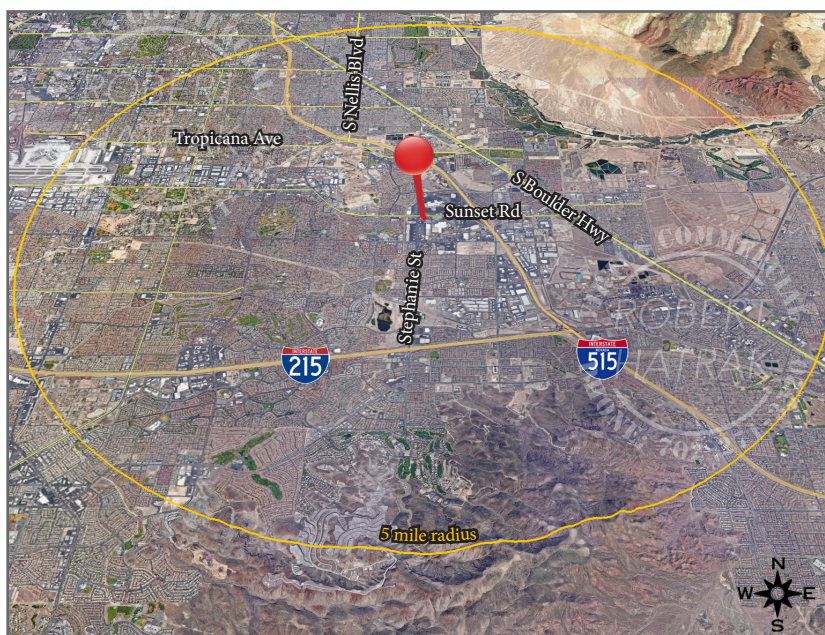


ZONED: CT, HENDERSON • APN: 178-03-310-(013 & 014) • CONSTRUCTION: 2003 • GLA: 16,411 • LAND: 2.70 AC • PARKING RATIO: 4.68 • CAM: \$0.76/SF

**1311 & 1321 W SUNSET RD** is a 16,411± sf portion of the Retail Shops at Sunset, located at the Southeast corner of Sunset Road and Stephanie Street. Directly across the street from the Galleria Mall and less than a mile from the I-515 freeway, the property enjoys both tremendous visibility as well as easy instant freeway access to the surrounding Henderson areas. One turn-key, second generation space is available at competitive lease rates. Join neighboring tenants: Five Guys Burgers, Floyd's 99 Barber Shop, Peg's Glorified Ham & Eggs, Jimmy Johns, Dollar Loan Center, Pizza Rev, Cold Stone, Chipotle, Verizon Wireless, Sunset Dental, and many other high-profile national and regional trade area tenants.

## Property Highlights:

- **FREE RENT INCENTIVES** (for qualified leases, conditions apply)
- Only one ±1,926 sf inline space remains available
- Major traffic counts of 50,000+ cars per day at the intersection
- Strong mix of national, regional, and local tenants
- Easy access to the freeway I-515 via West Sunset Road (0.8 miles, under 5 min)
- Strong area demographics
- Sunset Road frontage with amazing visibility



Scan or click the QR Code to view the property website.

For more information or to schedule an appointment contact:

**ROB HATRAK**

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Social Media:     

**virtus**  
commercial

1333 N Buffalo Dr, Ste 120 Las Vegas, NV 89128

702.787.0123

# SITE PLAN & EXTERIOR PHOTOS

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SUITE	SIZE (SF)	TENANT
1311_100	2,781	Chipotle Mexican Grill
1311_105	1,482	The Joint Chiropractic
1311_110	1,482	Cold Stone Creamery
1311_120	3,162	Peg's Glorified Ham and Eggs
1321_100	2,098	Five Guys Burgers & Fries
1321_105	1,632	Jimmy Johns Gourmet Sandwiches
1321_110a	1,784	Floyd's 99 Barber Shop
<b>1321_110b</b>	<b>1,926</b>	<b>AVAILABLE</b>



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SUITE 1321\_110

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# 1 MILE RADIUS MAP

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### Demographics 2017

	1 mile	3 mile	5 mile
Population Estimate	13,721	136,637	302,303
Households	5,393	52,382	117,152
Avg Household Income	\$69,371	\$71,252	\$73,303
Daytime Employees	12,139	52,004	124,121
Population Growth '17-'22	9.18%	8.55%	8.39%
Population Growth '10-'17	14.11%	9.96%	8.99%

\*Traffic counts source: Nevadadot.com



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