

FOR LEASE

SUNSET PLACE

±900 - 3,200 SF AVAILABLE

3720 - 3740 E Sunset Rd
Las Vegas, NV 89120



Contact our team today!

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roicre.com

PROPERTY HIGHLIGHTS

Serving the high-density daytime workforce & commercial hub within the Airport & Green Valley submarkets

Sunset Place is located within the airport and Green Valley submarkets within close proximity to the Las Vegas Strip, Harry Reid International Airport, I-215 and key logistic centers.

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- ✓ Join a diverse tenant mix including ChurchLV, Capriotti's, Leslie's Pool Supplies, Birria Bros, and Slim Chickens coming soon.
- ✓ Well-positioned for restaurant, salon, fitness, medical, wellness, education, mobile phone service, and neighborhood retail operators looking for visibility in a proven Las Vegas trade area.
- ✓ Located along one of the area's key east/west corridors, providing tenants with strong visibility, convenient access, and consistent daily traffic exposure.

161-31-402-002
161-31-402-003
APN

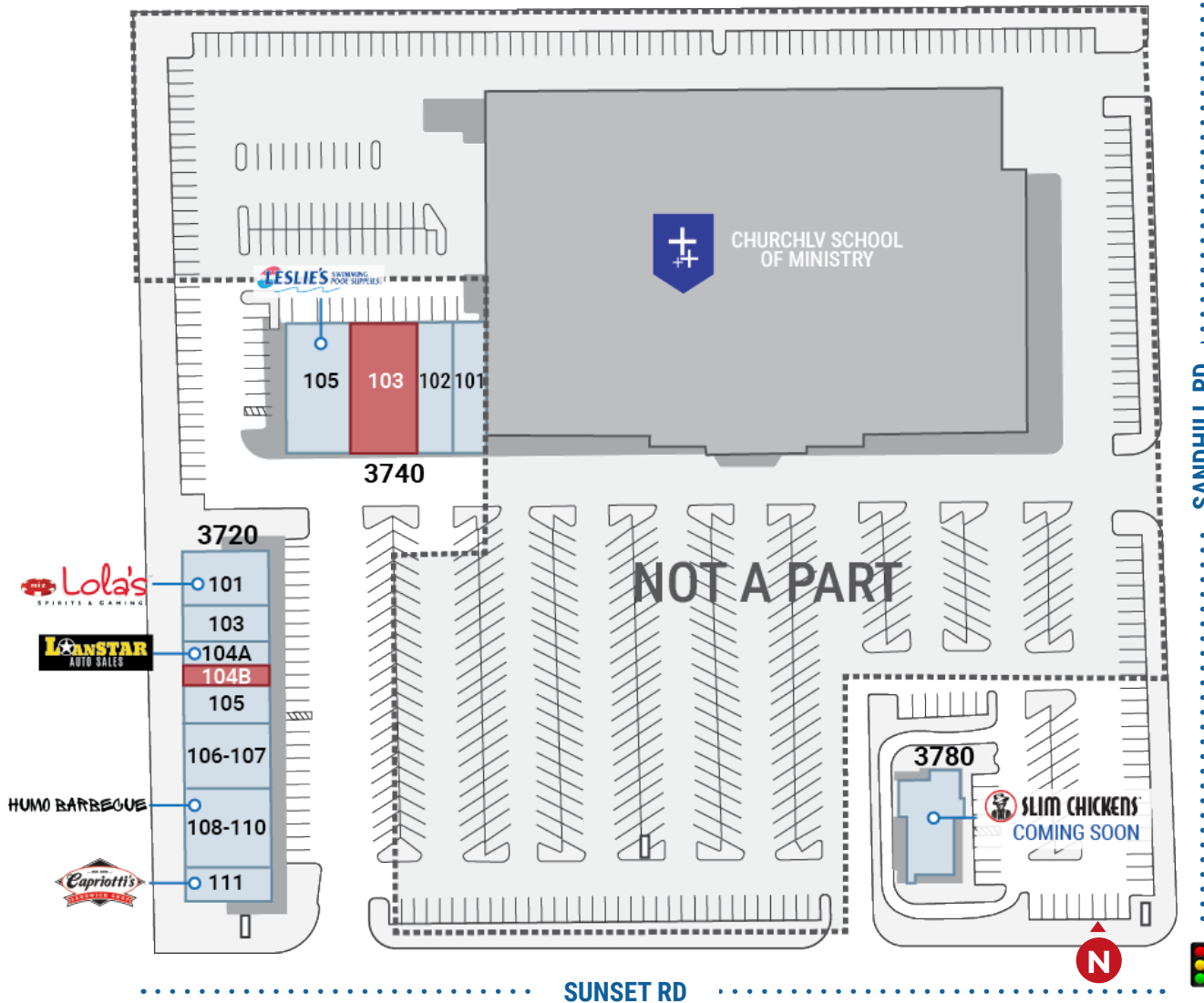
📍 COMMERCIAL GENERAL (CG)
ZONING

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SITE PLAN

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3720 E SUNSET RD

Suite	Tenant	Size (SF)
101	Miz Lolo's Spirits & Gaming	3,000
103	Birria Bros Tacos	1,200
104A	Loan Star Auto	900
104B	AVAILABLE	900
105	Ocean Reflexology	1,200
106-107	Mo & Company Hair Factory	2,700
108-110	Humo Barbeque	1,500
111	Capriotti's	790

3740 E SUNSET RD

Suite	Tenant	Size (SF)
101	Seville Cleaners	2,300
102	New Rainbow Massage	2,300
103	AVAILABLE	3,200
105	Leslie's Pool Supplies	2,300

3780 E SUNSET RD

Suite	Tenant	Size (SF)
PAD	Slim Chickens (COMING SOON)	3,165





FLOOR PLAN

SUNSET PLACE
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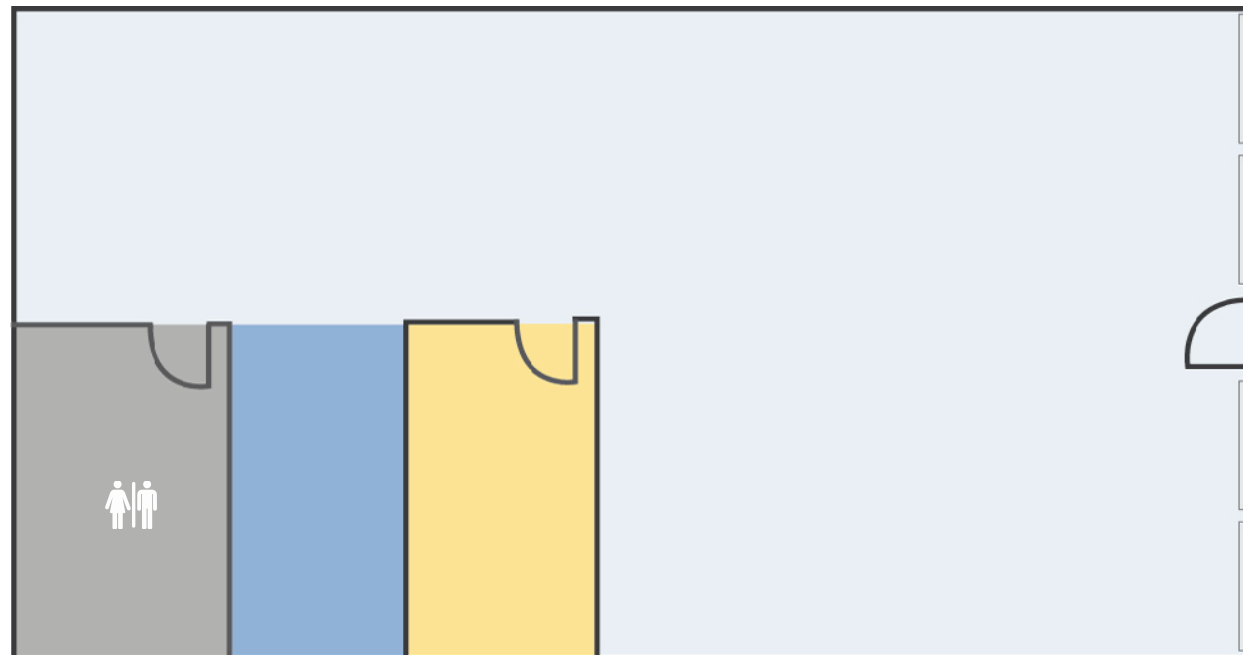
3720 E SUNSET RD SUITE 104B

- ±900 SF
- Former nail salon shop
- Private treatment room
- Storage area
- In-suite Restroom (1)
- Lobby/Reception Area

COLOR KEY

-  Lobby/Reception
-  Treatment Room
-  Restrooms
-  Storage

* Floor plan for illustration purposes only.





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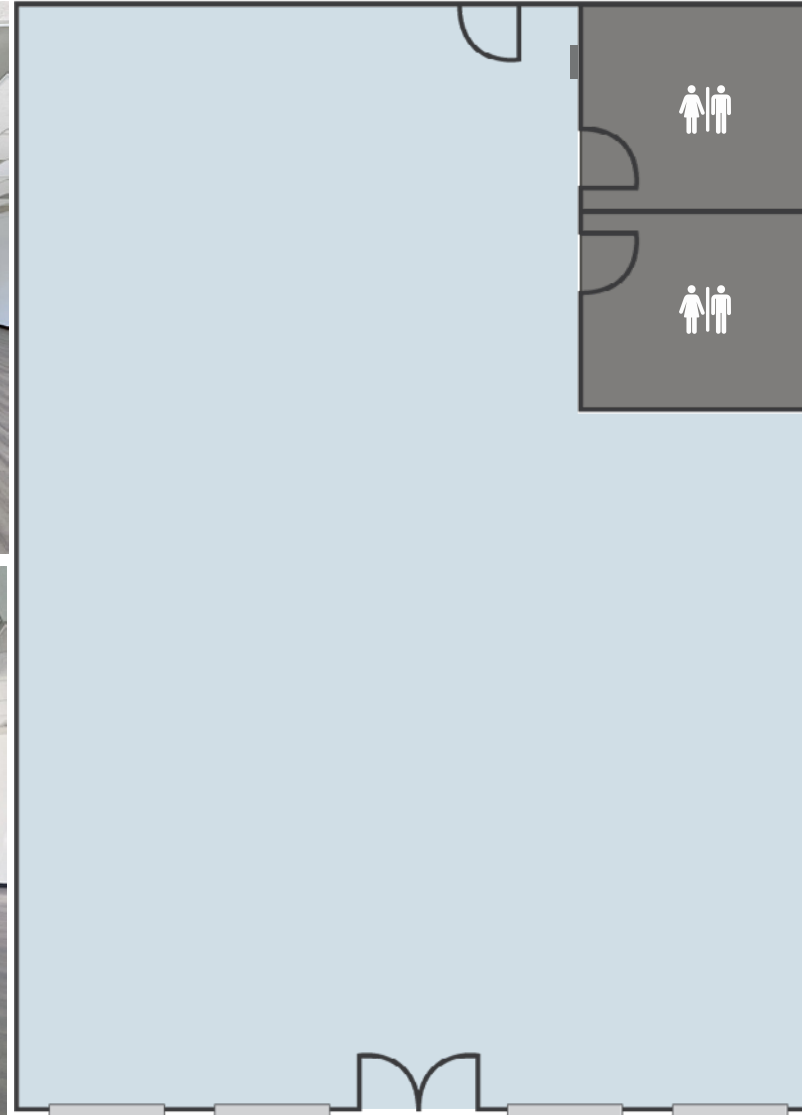
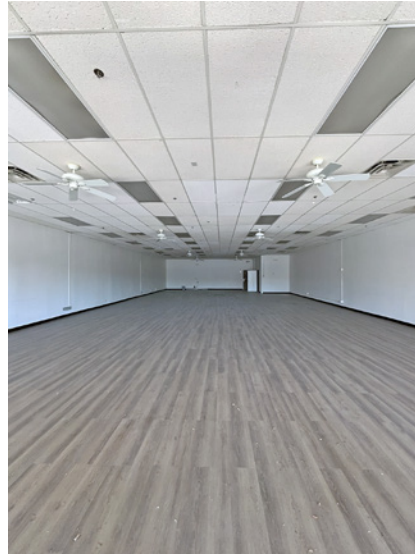
3740 E SUNSET RD SUITE 103

- ±3,200 SF
- In-suite restroom (2)

COLOR KEY

-  Lobby/Reception
-  Restrooms

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OBLIQUE AERIAL

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TRADE AREA AERIAL

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AREA DEMOGRAPHICS

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POPULATION



1 MILE	3 MILES	5 MILES
13,885	148,259	417,519

DAYTIME POPULATION



1 MILE	3 MILES	5 MILES
11,315	64,973	184,620

AVERAGE HOUSEHOLD INCOME



1 MILE	3 MILES	5 MILES
\$90,593	\$105,444	\$101,264

TRAFFIC COUNTS



SUNSET RD	SANDHILL RD
35,500 VPD	8,750 VPD



Source:
SitesUSA 2026
TRINA, NV DOT 2025



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