

FOR SALE

# 1405

SUNSET ROAD

±23,346 SF MULTI-TENANT  
MIXED USE BUILDING

Listed by:



VR TOUR



FOR PRICING, CONTACT BROKER

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±23,346 SF

MULTI-TENANT  
RETAIL BUILDING  
FOR SALE

This three level property offers multi-million-dollar views of airport landings and the Las Vegas Strip, high traffic counts, built-in income, and a turnkey restaurant, hookah lounge & banquet facility.

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FLYOVER VIDEO

1405  
SUNSET ROAD

## THE THREE LEVELS

### BASEMENT

- Secured parking garage with elevator access
- Ample parking for guests, customers, and staff
- Additional surface parking available

### GROUND

- Three units: two currently leased
- Suite 110: Vacant office/retail/flex space with open floor plan, multiple offices, and partial 14' ceilings
- Suite 120: Leased to smoke shop supply wholesaler; below-market rents offer near-term upside
- Suite 130: Prime QSR with Sunset Road frontage, leased to Fresh Kabob

### SECOND

- Suite 200 spans the entire floor and serves as the property's centerpiece
- Fully built-out restaurant with Strip and airport views
- Modern kitchen, stylish furnishings, and immediate operating readiness
- Connected hookah lounge and plug-and-play banquet facility
- Dedicated bar, seating, and A/V
- Fully permitted for liquor and service bar



This is a rare opportunity to purchase a unique mixed use property in the airport submarket fronting on Sunset.



### PROPERTY SIZE

Net Building Area: ±23,346 SF  
Lot Size: 0.85 Acres  
Frontage: 160' ft on Sunset Road  
Total # of Units: Four



### TRAFFIC COUNTS

±42,606 VPD (Sunset Road)



### BUILDING TYPE

Multi-Tenant, Bar Restaurant, Banquet Hall  
Elevator: One  
Parking: 64 Garage, 26 Surface (3.85/1000)  
Pylon Sign: 8FT Pylon Fronting Sunset



### OCCUPANCY

±20%



### CONSTRUCTION & ZONING

Year Built: 2009  
Zoning: Industrial Park (IP)  
Jurisdiction: Clark County

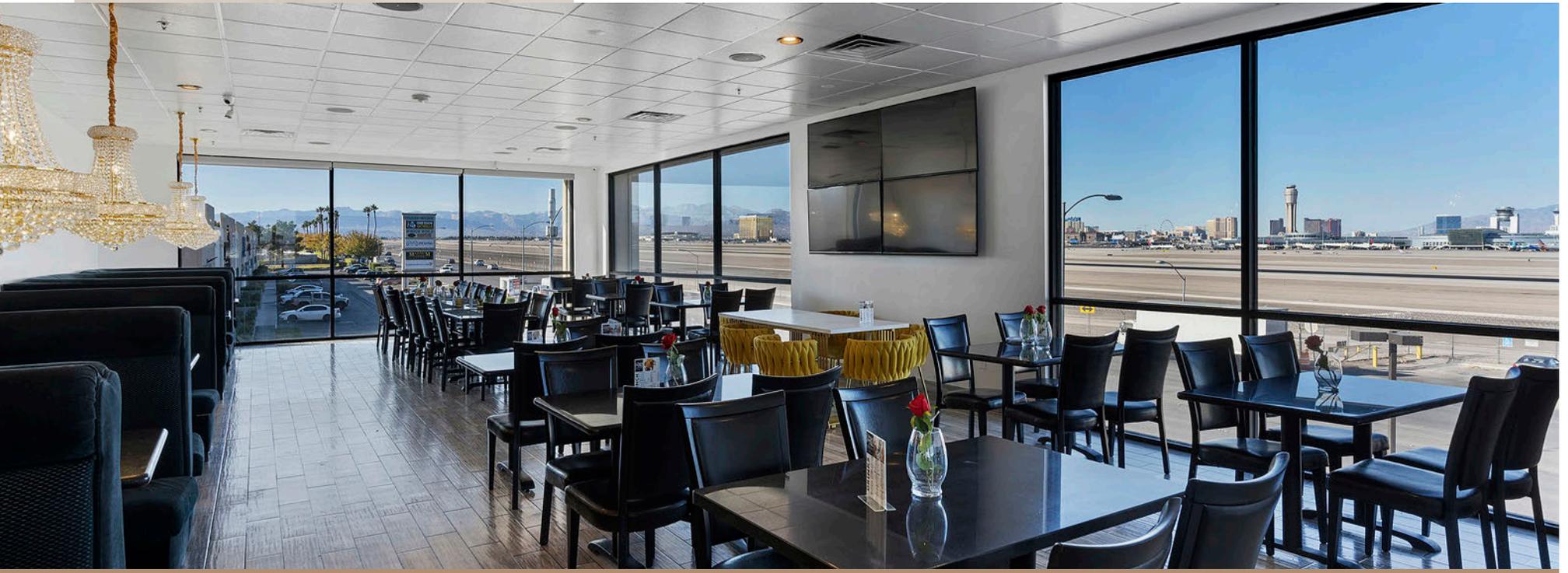


### PERMITS

Restaurant with Liquor,  
Banquet Facility with Liquor

1405 SUNSET ROAD, LAS VEGAS, NV 89119





PLUG & PLAY RESTAURANT

TURNKEY BANQUET FACILITY

AMAZING VIEWS

BUILT-IN INCOME STREAMS

OWNER USE OPPORTUNITY

GARAGE LEVEL PARKING

EXCLUSIVE LOCATION

VERSATILE SPACES

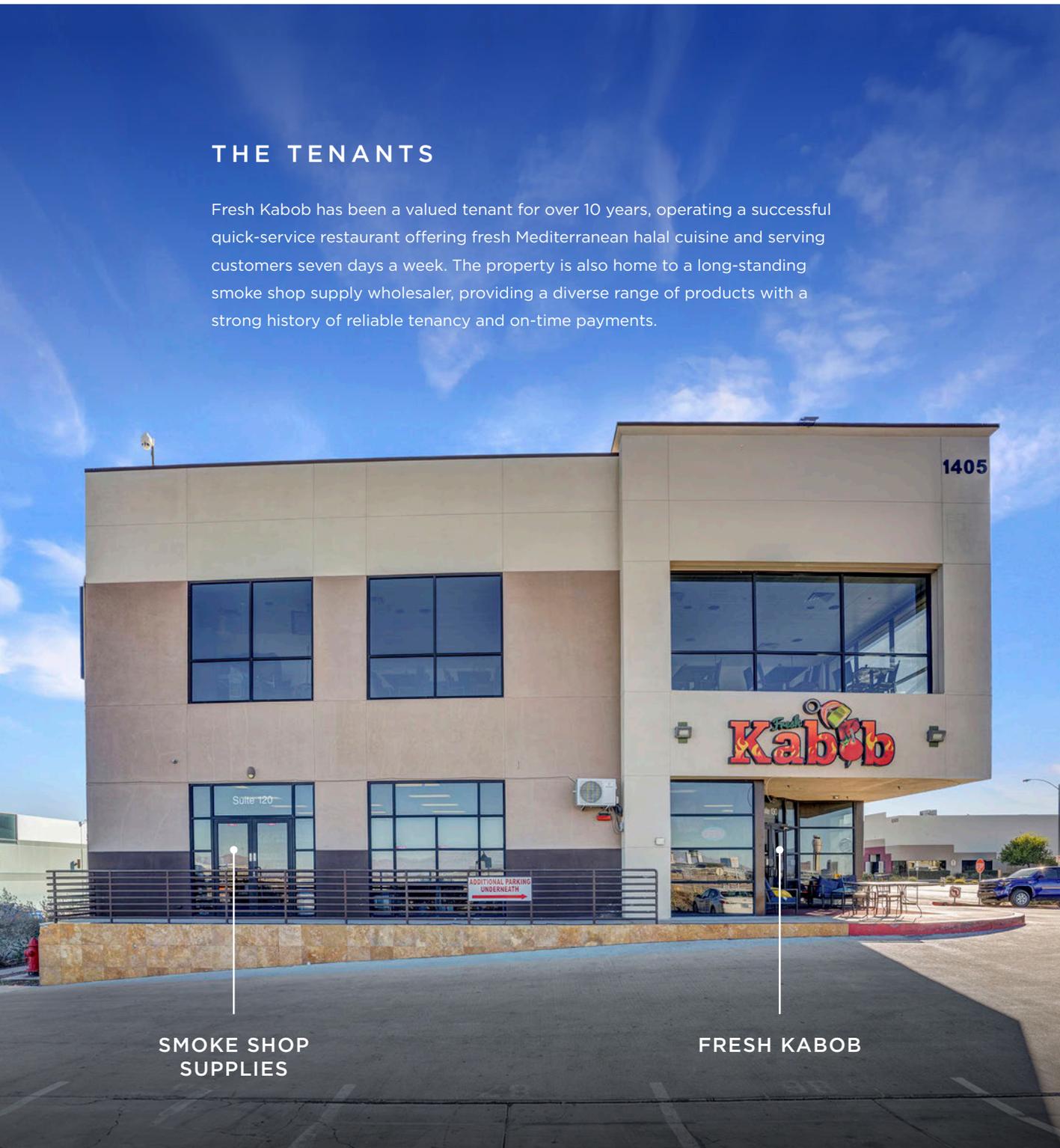
1405  
SUNSET ROAD

## PROPERTY HIGHLIGHTS

The second level offers a fully built-out, plug-and-play restaurant complete with FF&E and a service bar, ready for immediate operation. It is complemented by a turnkey banquet facility and fully equipped restaurant and lounge with a dedicated bar and direct kitchen access for seamless event service. The property features unobstructed views of the Las Vegas Strip and airport landings, along with built-in income from existing multi-tenant leases that provide steady cash flow. An owner-user opportunity exists with full second-level availability, supported by ample garage and surface parking. Located within a highly sought-after corridor with limited acquisition opportunities, the property also offers versatile ground-level retail spaces, including a QSR with upside potential.

## THE TENANTS

Fresh Kabob has been a valued tenant for over 10 years, operating a successful quick-service restaurant offering fresh Mediterranean halal cuisine and serving customers seven days a week. The property is also home to a long-standing smoke shop supply wholesaler, providing a diverse range of products with a strong history of reliable tenancy and on-time payments.



SMOKE SHOP  
SUPPLIES

FRESH KABOB

## TENANT PROFILES

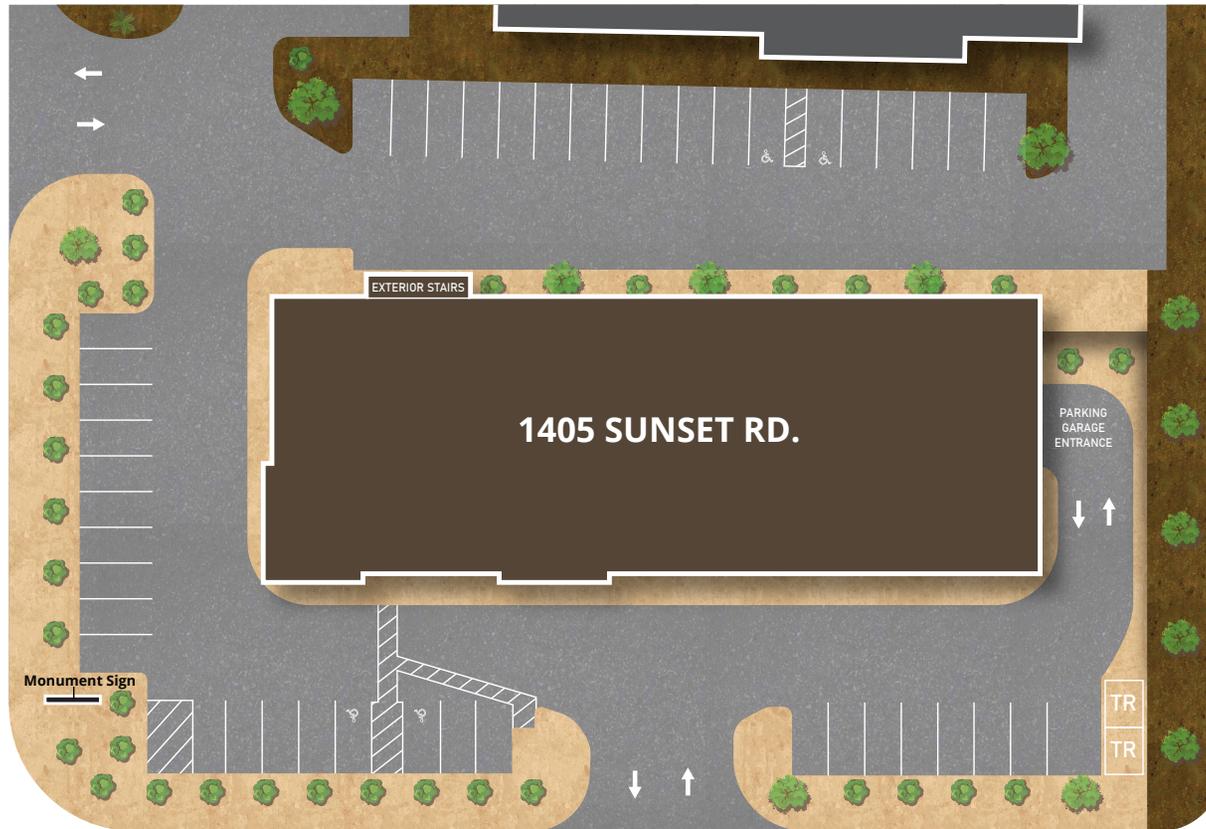
### FRESH KABOB

- Suite 130
- ±1,664 SF
- Lease Type: MG
- Monthly Rent: \$4,000
- Lease Rate: \$2.40 PSF All-In
- Lease Expiration: 02/28/2026

### SMOKE SHOP SUPPLIES

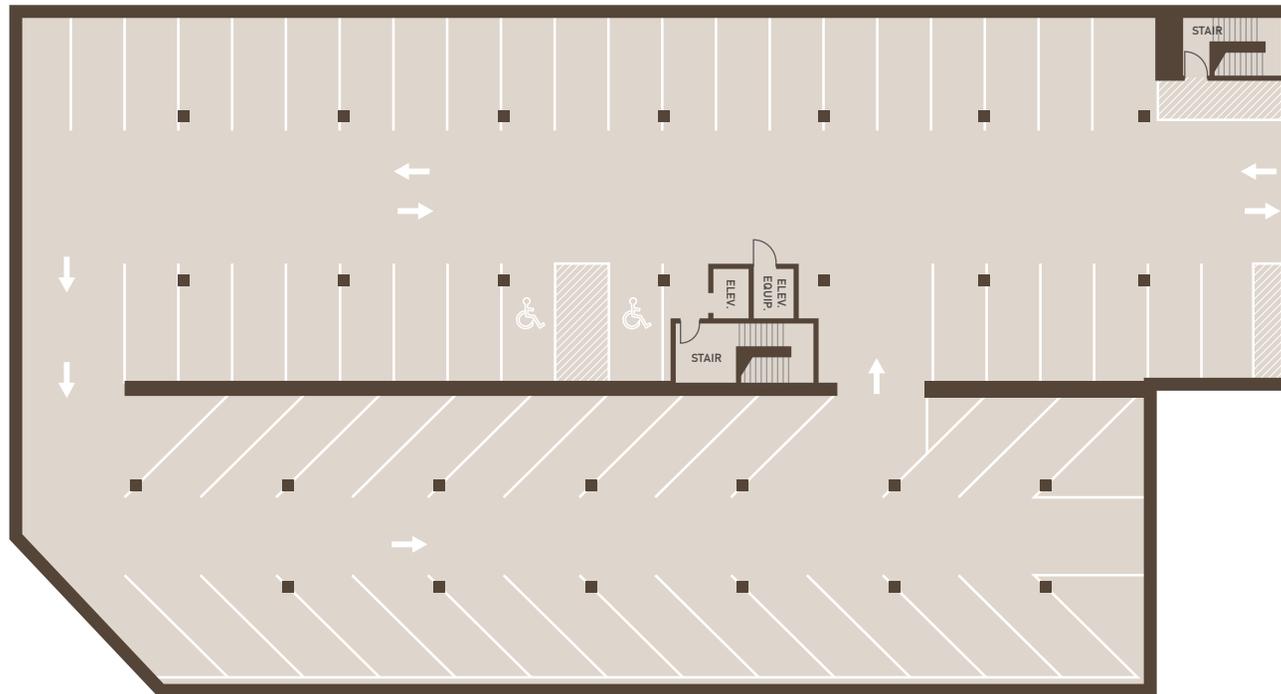
- Suite 120
- ±1,639 SF
- Lease Type: MG
- Monthly Rent: \$2,600
- Lease Rate: \$1.58 PSF All-In
- Lease Expiration: 02/28/2026

E. Sunset Rd. // ±42,606 VDP



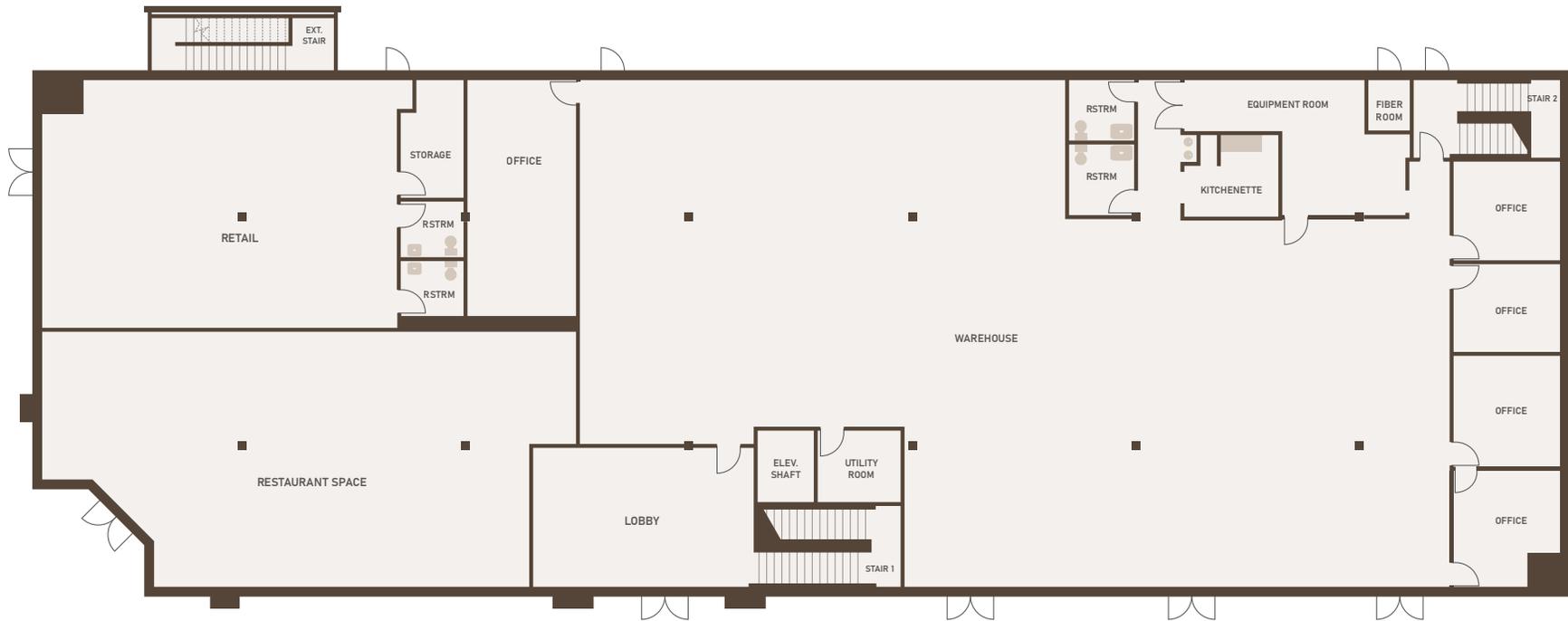
Escondido St.





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# SECOND FLOOR SITE PLAN

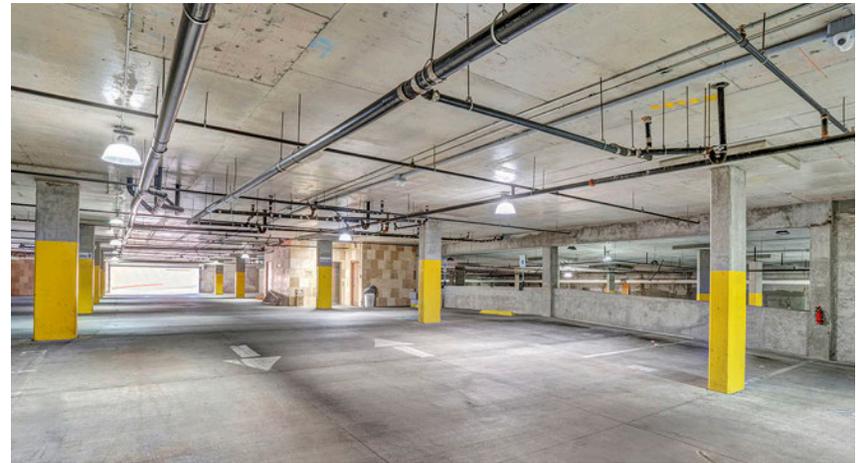
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