



GRAHAM TEAM
COMMERCIAL REAL ESTATE

FOR LEASE

RESTAURANT / TAVERN (BAR)

722 W Sunset Road, Henderson, NV 89011



LEASING DETAILS



\$1.50 PRICE PSF
Sf/Mo: \$7,521

\$0.30 CAM PRICE
SF/MO: \$1,504



COMMUNITY
COMMERCIAL
ZONING



722 W SUNSET RD
HENDERSON, NV 89011
ADDRESS



RESTAURANT/
TAVERN(BAR)



+/- 5,014
TOTAL SF*



COMMUNITY
COMMERCIAL
ZONING



FEATURES

- 2nd Generation Restaurant/Tavern
- Commercial Kitchen & Full Bar
- Large Center Unit
- Ample Parking Availability
- Prior Gaming License at Location

DESCRIPTION

This 2nd generation restaurant/tavern is ready for its next operator. The unit includes a kitchen with a 10' hood, 3-compartment sink, and grease interceptor. The space features a full bar setup, with gaming cut-outs in the bar top and two large service areas. A second hood is conveniently located near the bar. The previous tenant held a gaming license, making it an ideal location for a restaurant, sports bar, or tavern. Minimal updates are needed to get this space up and running, offering a cost-effective opportunity for new tenants.

*Disclosure: All square footages of the building is an estimate.

LOCATION



2 MILE RADIUS

5 MILE RADIUS

10 MILE RADIUS

POPULATION

45,188

244,827

793,974

MEDIAN INCOME

\$65,187

\$69,164

\$61,140

HOUSEHOLDS

16,933

107,219

341,479

BUSINESSES

2,392

9,735

38,560

EMPLOYEES

24,492

86,955

502,928

EXTERIOR



INTERIOR



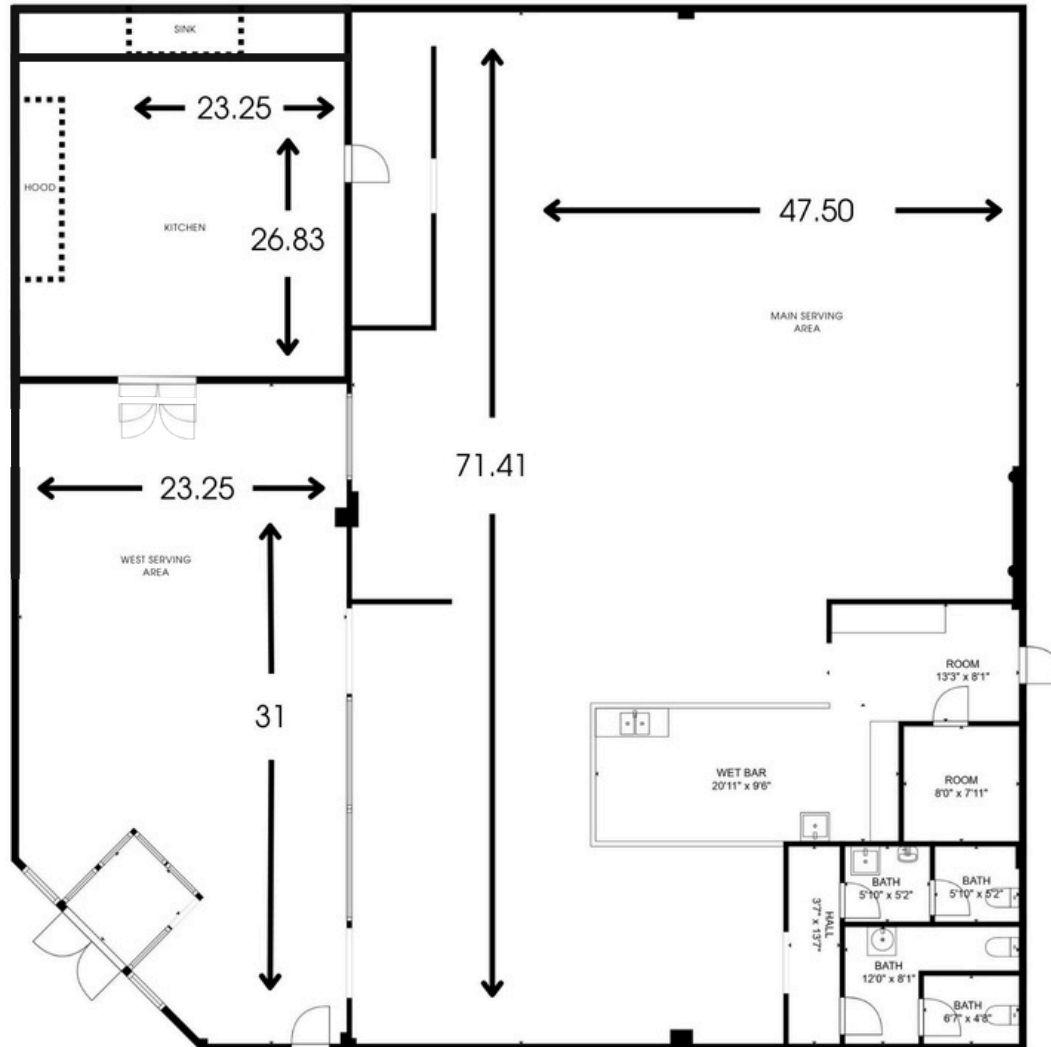
LOCATION DETAILS

Discover your ideal retail space today

Located in one of the fastest-growing zip codes in Henderson.

Just **0.8 miles** from **US-11/515** and **9.6 miles** from **McCarran/Harry Reid International Airport**, this spacious unit offers a community of shopping and access to a kitchen. Nearby ample local retail for added convenience and crowd draw.

- +/- 5,014 SF
- 2 Serving Areas
- Full Kitchen Area
- Full Bar
- 2 Small Rooms for Storage/Office
- 2 Roll Up Garage Doors
- 2 Restrooms



+/-5,014 sf

ABOUT US



Gidget Graham

Broker / Owner

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Graham Team Commercial is committed to giving you an **EXTRAordinary real estate experience**. We are a local and privately owned firm, led by Gidget Graham - Broker/Owner, that specializes in knowing the local market inside and out. As a Las Vegas and Henderson developer, Gidget saw the need in the commercial real estate market for something different. To meet that need, she developed a firm that is experienced enough to go head to head against the larger national firms for our client's best interest, yet remains small enough to know the finer details that make our client's business unique, as well as the intricacies that make our clients successful in their industry. Gidget was able to build this firm through the experience she gained from buying and selling over \$1.3 billion of real estate assets as a developer, in addition to her ownership and leasing of multi-family complexes, retail, industrial and office complexes. She knew that using this knowledge to serve others who were looking to expand, liquidate, lease, or start up their real estate portfolio was a perfect fit for her.

