

# 3950

## EAST SUNSET ROAD

LAS VEGAS, NV 89120



END CAP SPACE AVAILABLE

# FOR LEASE

3950 East Sunset Road, Las Vegas, NV 89120

## PROPERTY HIGHLIGHTS

- Multiple suites available, including a spacious 5,468 square foot former gym.
- Current co-tenants: O'Reilly Auto Parts, Blue Fin Sushi & Roll, Bliss Salon, and Audio Express.
- Adjacent to Pinkbox Doughnuts, serving as a shadow anchor.
- Conveniently located near Harry Reid International Airport, Sunset Regional Park, and a variety of retail options.



## DEMOGRAPHICS



### Population

**13,890**  
*within 1 Mile*

**147,909**  
*within 3 Miles*

**410,305**  
*within 5 Miles*



### Median HH Income

**\$50,346**  
*within 1 Mile*

**\$61,201**  
*within 3 Miles*

**\$56,942**  
*within 5 Miles*



### Median Home Value

**\$385,618**  
*within 1 Mile*

**\$316,304**  
*within 3 Miles*

**\$311,532**  
*within 5 Miles*



### Total Households

**6,207**  
*within 1 Mile*

**59,033**  
*within 3 Miles*

**167,001**  
*within 5 Miles*



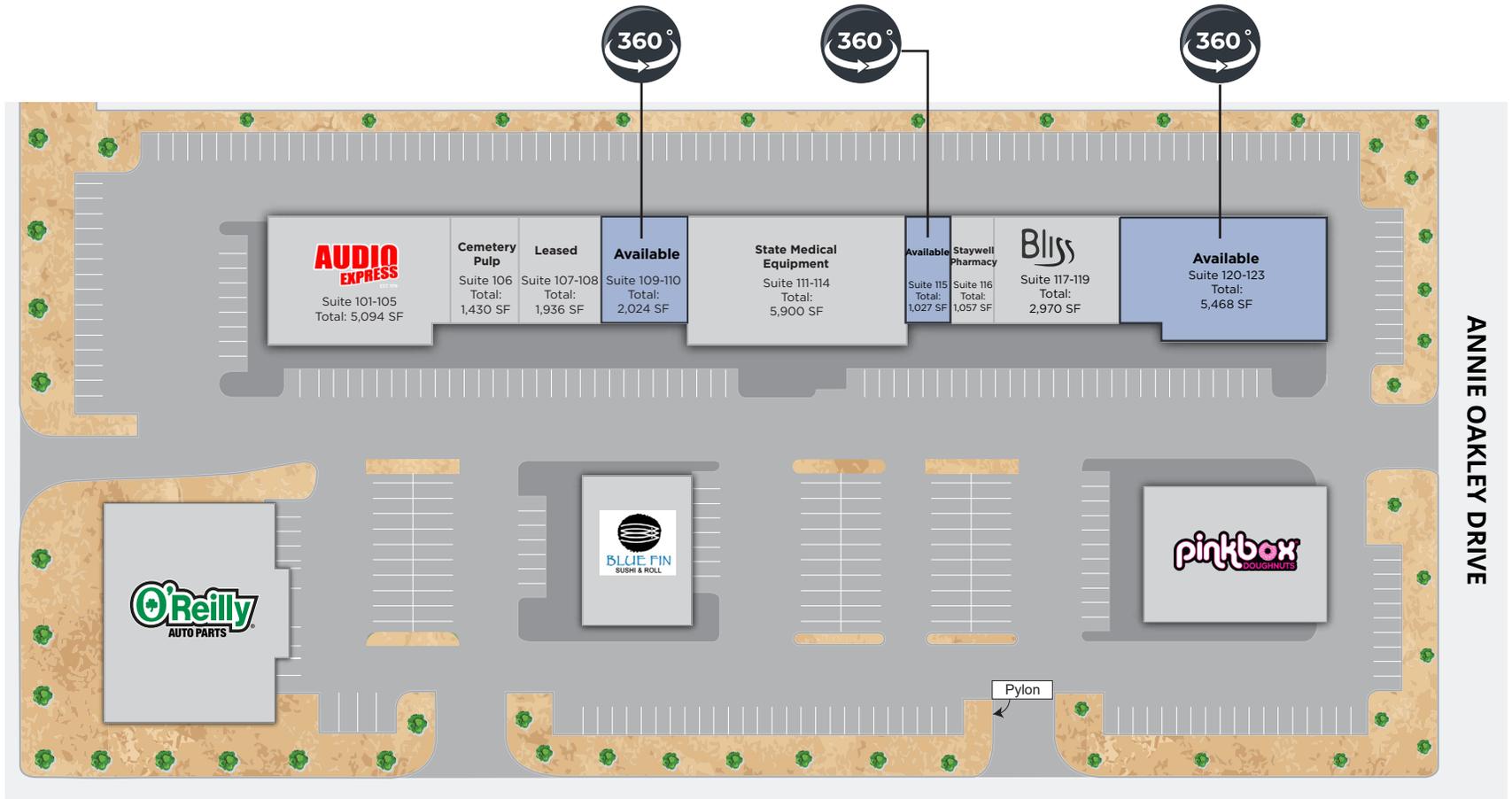
### Average Size Household

**2.24**  
*within 1 Mile*

**2.49**  
*within 3 Miles*

**2.44**  
*within 5 Miles*

# SITE PLAN

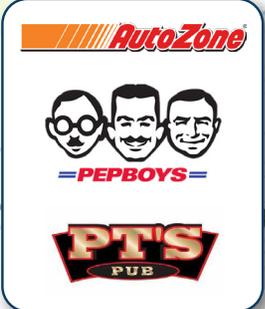


|                 |               |               |               |               |                         |           |                   |               |               |
|-----------------|---------------|---------------|---------------|---------------|-------------------------|-----------|-------------------|---------------|---------------|
| <b>SUITE</b>    | Suite 101-105 | Suite 106     | Suite 107-108 | Suite 109-110 | Suite 111-114           | Suite 115 | Suite 116         | Suite 117-119 | Suite 120-123 |
| <b>TENANT</b>   | Audio Express | Cemetery Pulp | Leased        | AVAILABLE     | State Medical Equipment | AVAILABLE | Staywell Pharmacy | Bliss         | AVAILABLE     |
| <b>SF TOTAL</b> | 5,094         | 1,430         | 1,936         | 2,024         | 5,900                   | 1,027     | 1,057             | 2,970         | 5,468         |

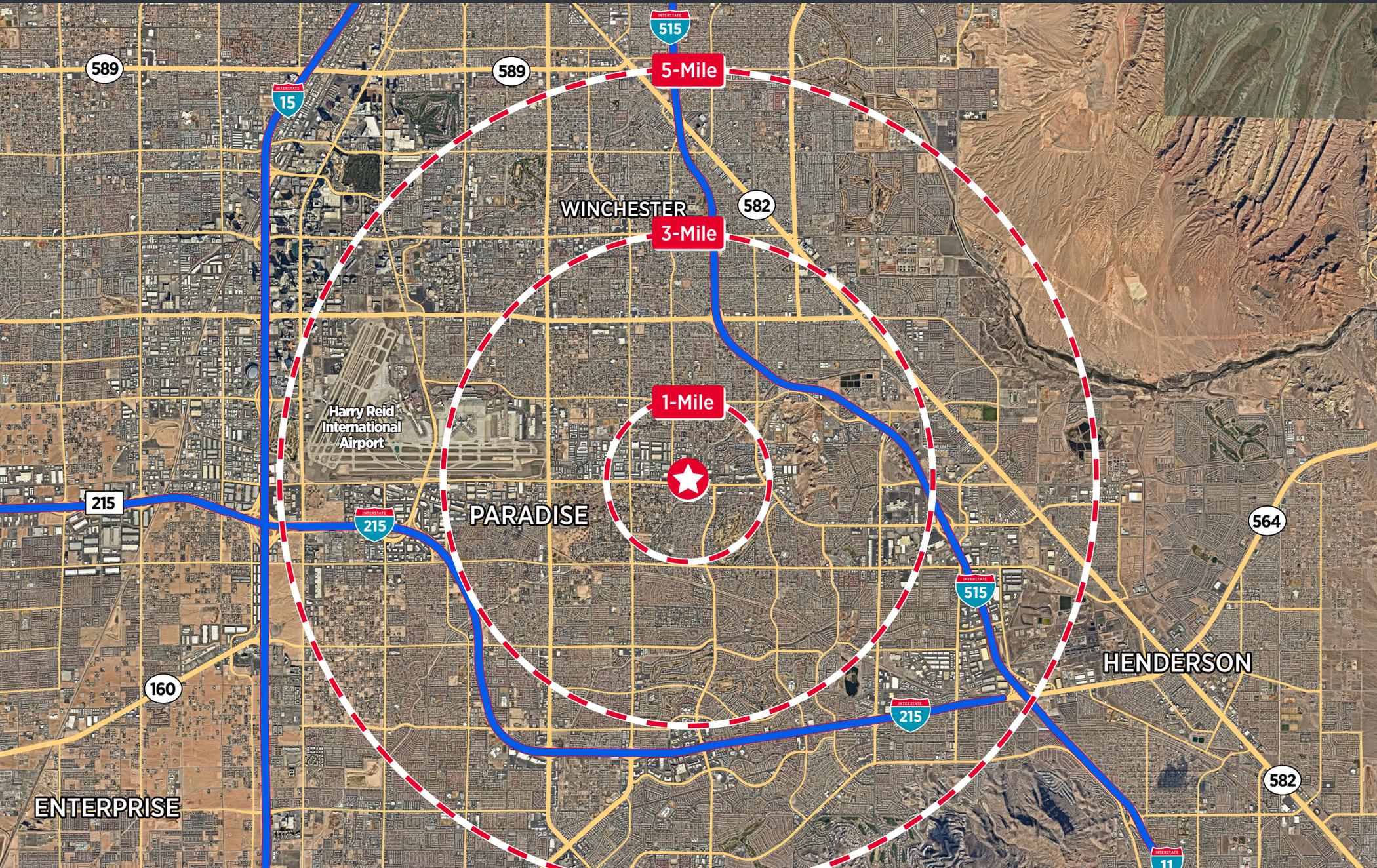
# TRADE AREA MAP



**3950 East Sunset Rd.  
Las Vegas, NV 89120**



# AERIAL MAP



# CONTACT



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### LAS VEGAS, NV 89120

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