

FOR SALE

# 1405

SUNSET ROAD

±23,346 SF MULTI-TENANT  
MIXED USE BUILDING

VR TOUR

Listed by:

Colliers



FOR PRICING, CONTACT BROKER

GABRIEL SKERLICH  
+ 1 702 836 3709

[gabriel.skerlich@colliers.com](mailto:gabriel.skerlich@colliers.com) | License # NV-S.0183825





±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.

VR TOUR

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:  $\pm 23,346$  SF  
Lot Size: 0.85 Acres  
Frontage: 160' ft on Sunset Road  
Total # of Units: Four



### TRAFFIC COUNTS

$\pm 42,606$  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

$\pm 20\%$



### CONSTRUCTION & ZONING

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



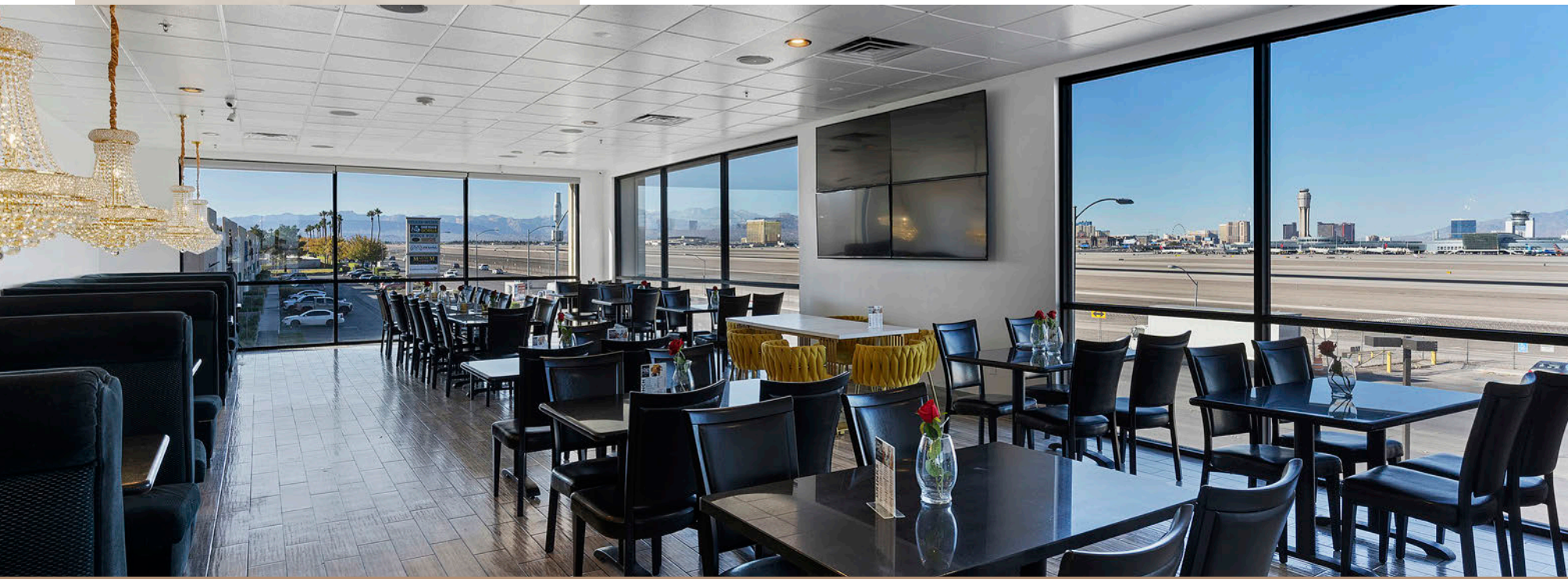
### PERMITS

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.

## 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

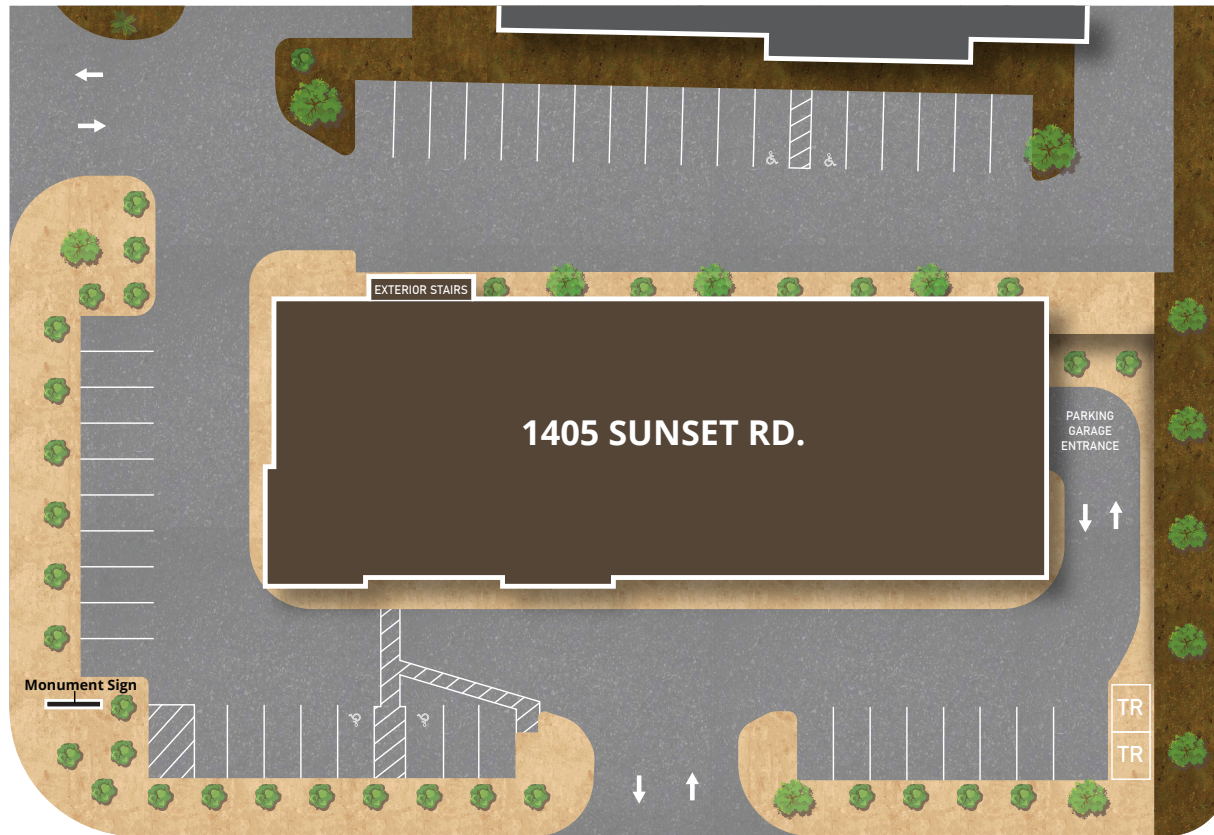


SMOKE SHOP  
SUPPLIES

FRESH KABOB



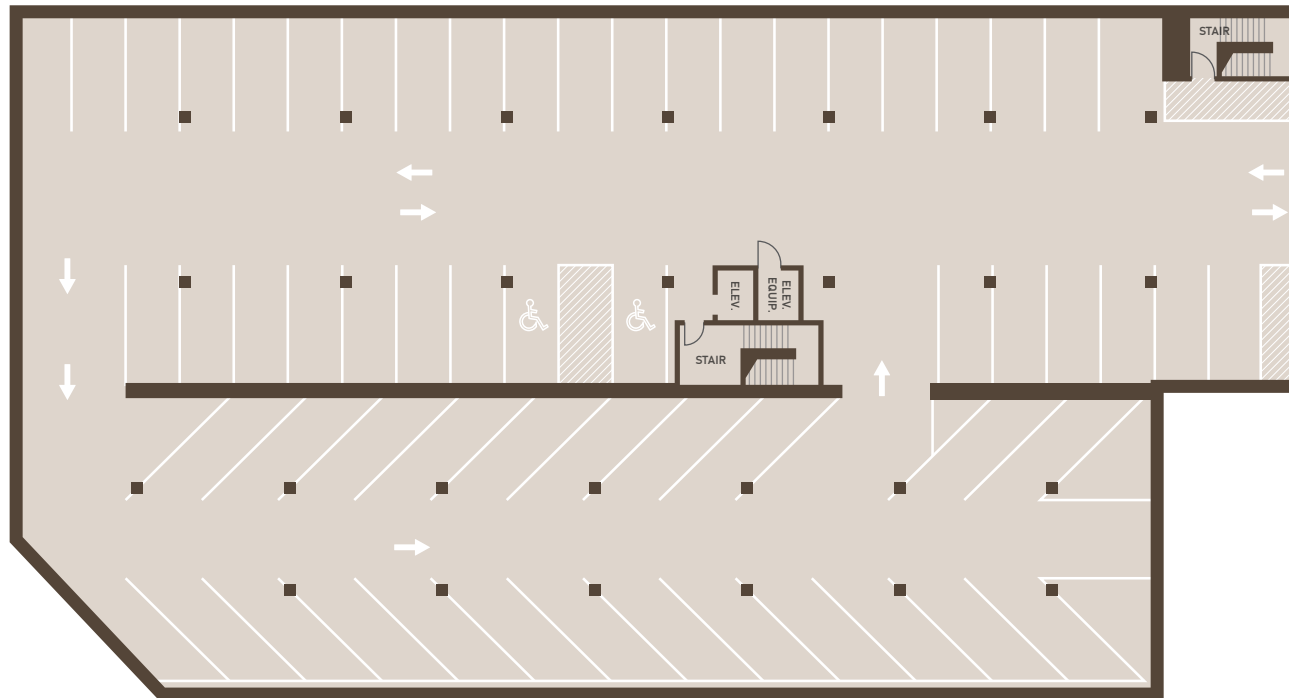
E. Sunset Rd. // ±42,606 VDP



Escondido St.





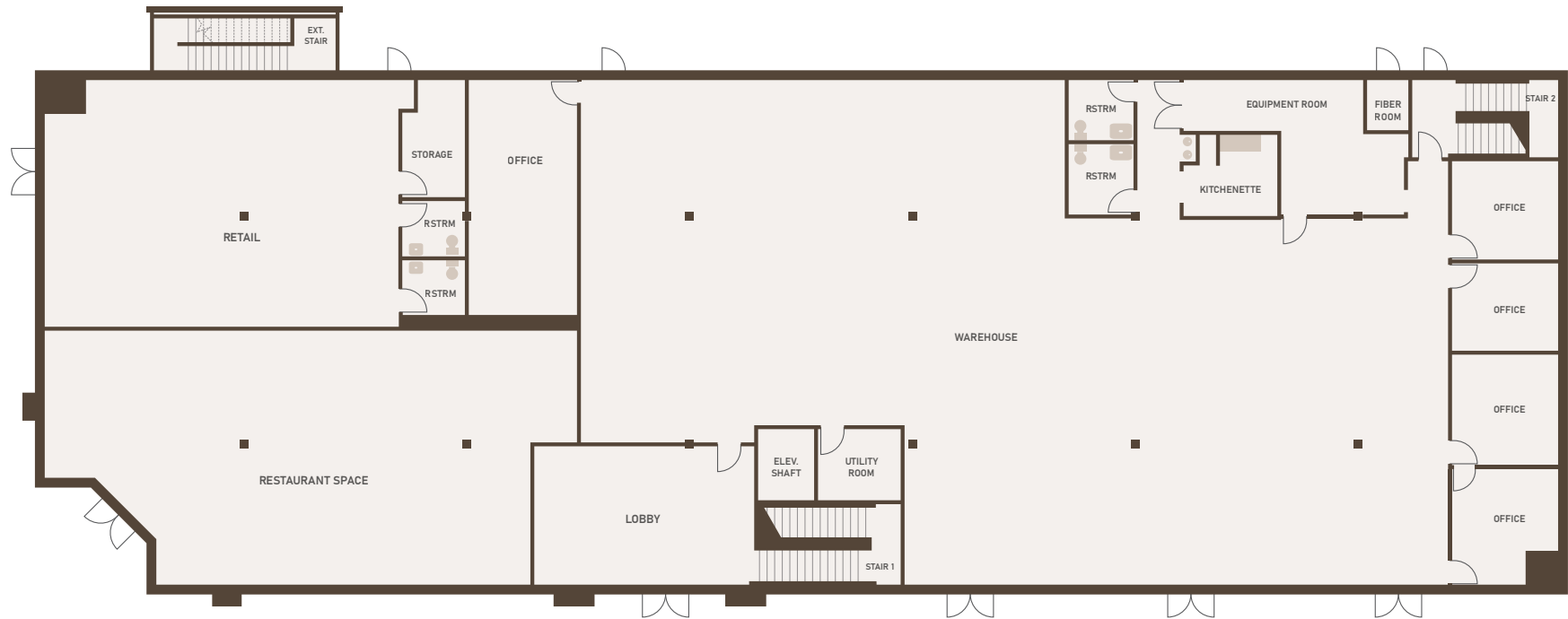


VR TOUR



# FIRST FLOOR SITE PLAN

1405  
SUNSET ROAD



VR TOUR



©2026 Colliers Las Vegas. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.





## SECOND FLOOR SITE PLAN

1405  
SUNSET ROAD



VR TOUR

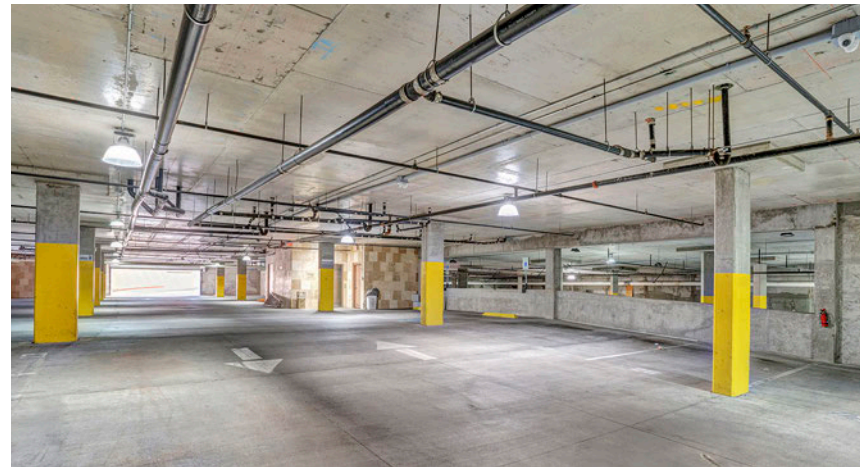


©2026 Colliers Las Vegas. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

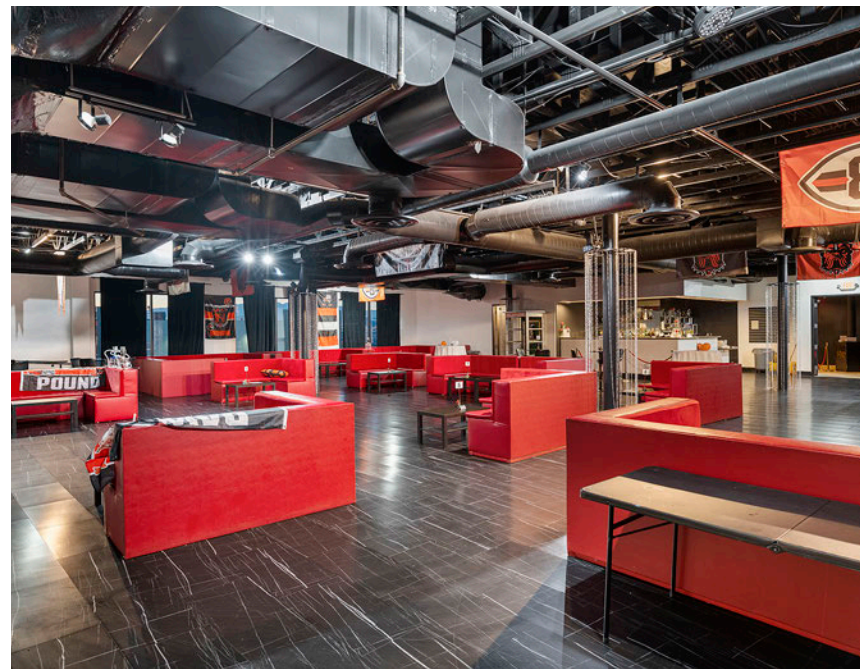














# 1405

SUNSET ROAD

±23,346 SF MULTI-TENANT  
MIXED USE BUILDING

FOR PRICING, CONTACT BROKER

GABRIEL SKERLICH

+ 1 702 836 3709

[gabriel.skerlich@colliers.com](mailto:gabriel.skerlich@colliers.com)  
License # NV-S.0183825

VR TOUR

Listed by:

Colliers

