

FOR SALE

1405
SUNSET ROAD

±23,346 SF MULTI-TENANT
MIXED USE BUILDING



FOR PRICING, CONTACT BROKER

GABRIEL SKERLICH
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VR TOUR

Listed by:

Colliers

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1405
SUNSET ROAD

±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

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

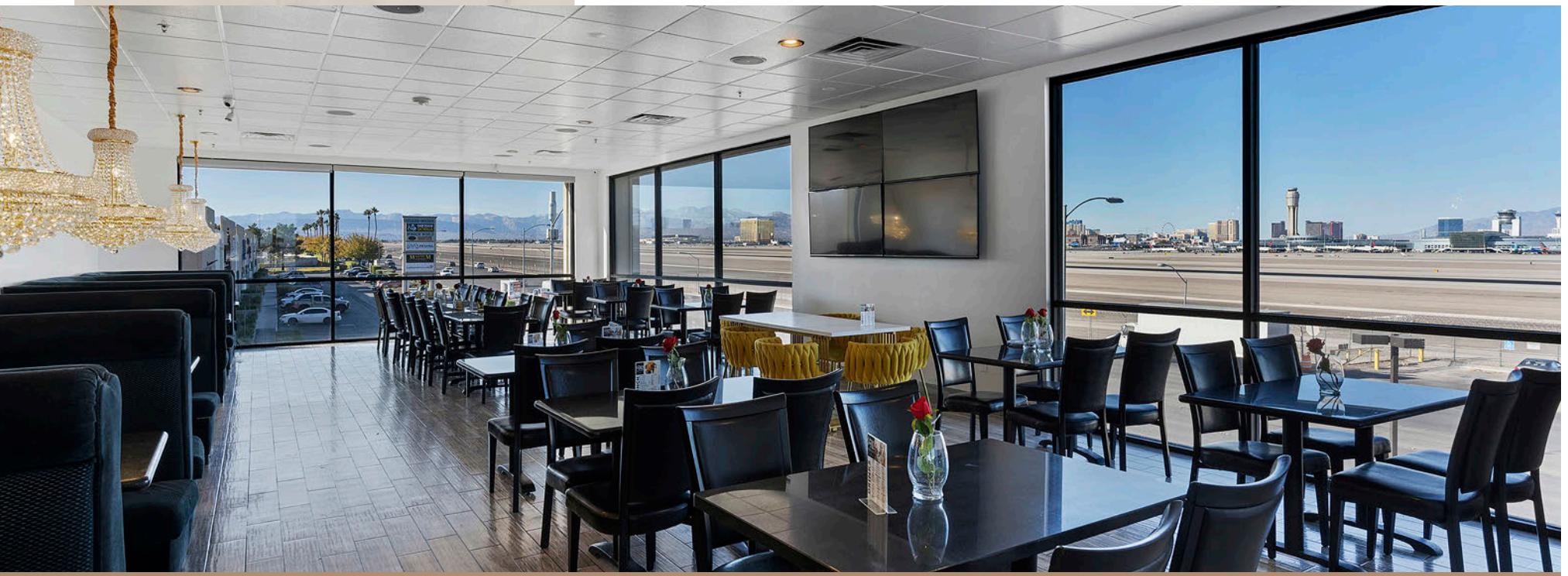


PERMITS

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

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.

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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

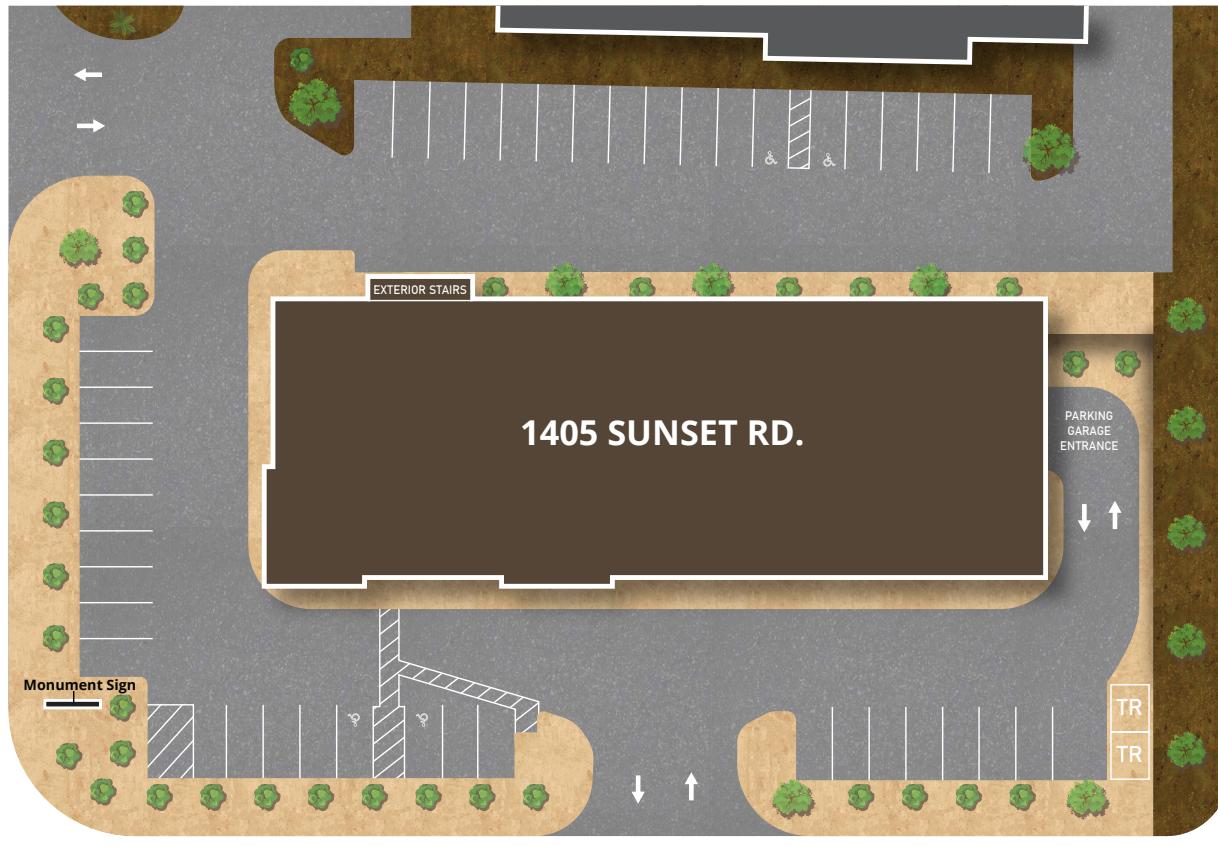
FRESH KABOB

- 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

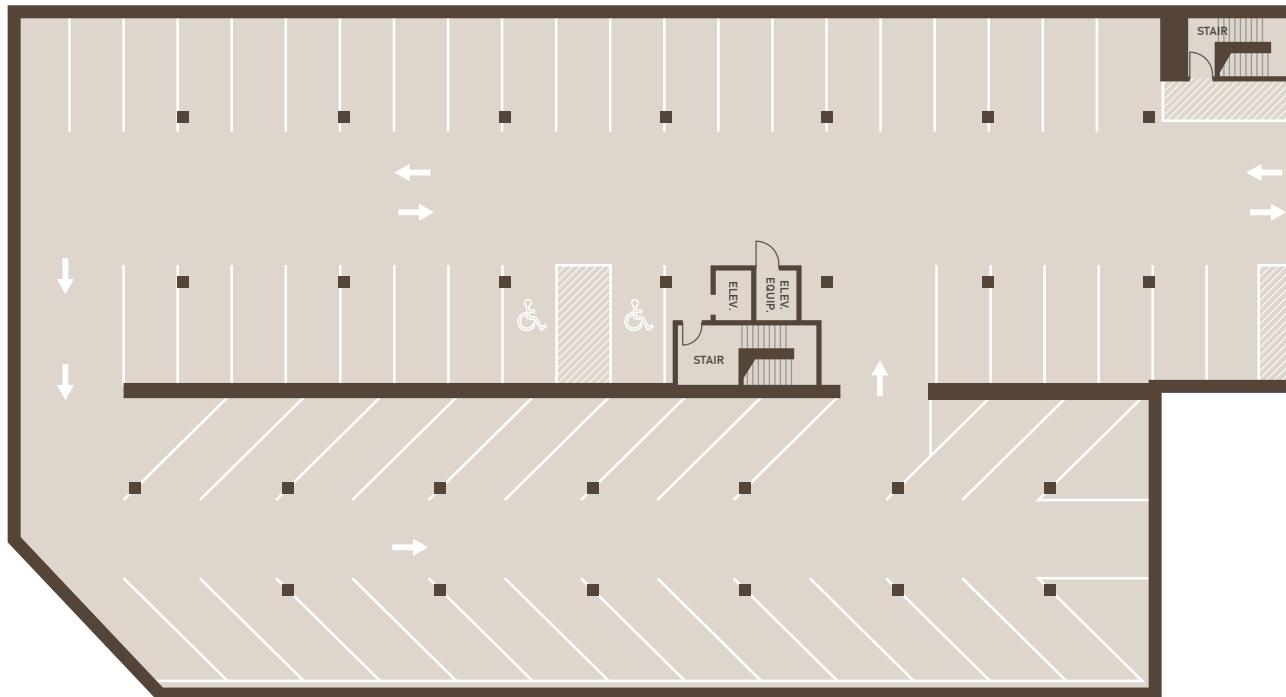
- Suite 120
- ±1,639 SF
- Lease Type: MG
- Monthly Rent: \$2,600
- Lease Rate: \$1.58 PSF All-In
- Lease Expiration: 02/28/2026

E. Sunset Rd. // ±42,606 VDP



PARKING GARAGE SITE PLAN

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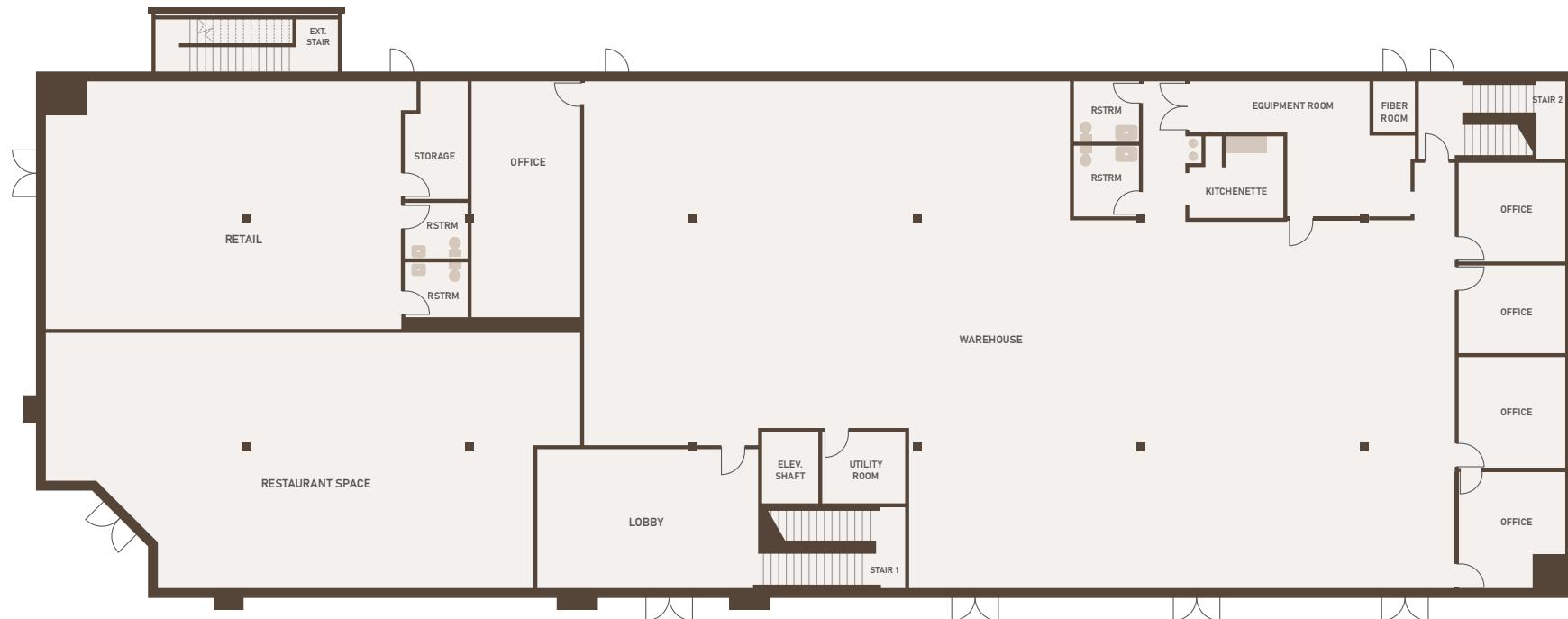


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FIRST FLOOR SITE PLAN

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SECOND FLOOR SITE PLAN

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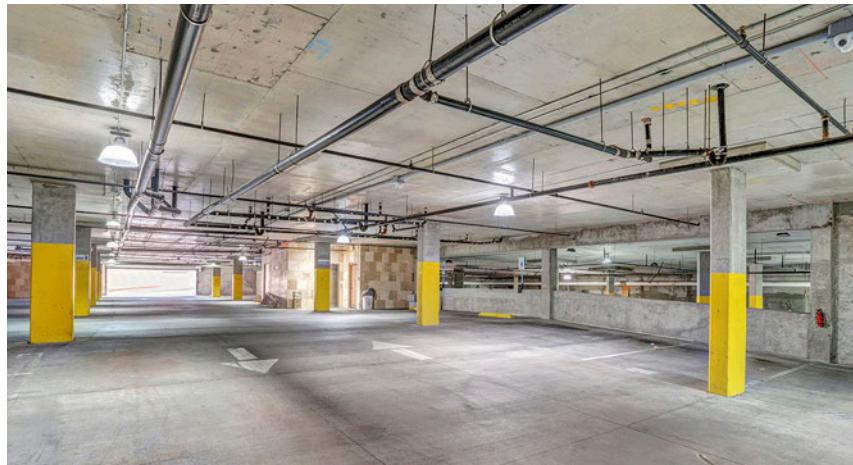
TRADE AREA MAP

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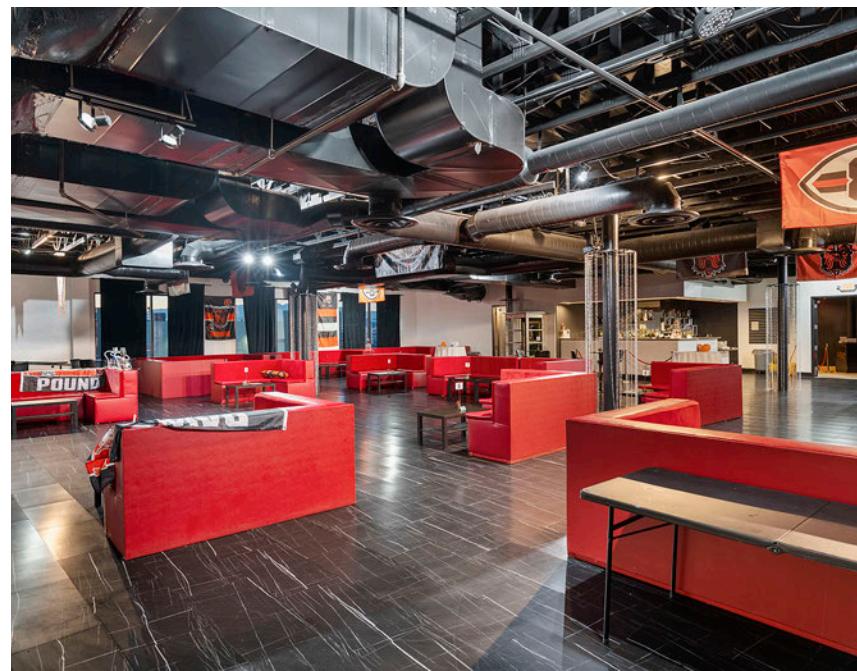


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