

THE CURVE

SEC CR 215 & Sunset Rd
Las Vegas, NV



PADS FOR GROUND LEASE

JOIN:



LAST UPDATED: 8/18/2023

Jeanene Maxson

702.740.0046

702.343.0904

jeanene@dunbarcommercial.com

LICENSE# BS.0146680.LLC

Bill Dunbar

702.740.0044

702.596.3440

bill@dunbarcommercial.com

LICENSE# B.1002946.LLC



Aaron Hodgdon

Developed by
Hodgdon Group

THE CURVE

SEC CR 215 & Sunset Rd
Las Vegas, NV

✓ SUMMARY

- ✓ Pads Available For Ground Lease
- ✓ Lease Rate: Contact Broker
- ✓ Available Q2 2022
- ✓ APNs: 176-05-510-002
176-05-510-003
176-05-510-004

🗨️ FEATURES

- 🗨️ Anchored by Future Ashley Homestore
- 🗨️ Easy Freeway Access
- 🗨️ Located next to IKEA
- 🗨️ Traffic: CR 215-96,500 ADT

Sunset Rd-14,600 ADT



LAST UPDATED: 8/18/2023

Jeanene Maxson

📞 702.740.0046
📱 702.343.0904
✉️ jeanene@dunbarcommercial.com
LICENSE# BS.0146680.LLC

Bill Dunbar

📞 702.740.0044
📱 702.596.3440
✉️ bill@dunbarcommercial.com
LICENSE# B.1002946.LLC



Aaron Hodgdon

Developed by
Hodgdon Group

THE CURVE

SEC CR 215 & Sunset Rd
Las Vegas, NV



LAST UPDATED: 8/18/2023

Jeanene Maxson

702.740.0046

702.343.0904

jeanene@dunbarcommercial.com

LICENSE# BS.0146680.LLC

Bill Dunbar

702.740.0044

702.596.3440

bill@dunbarcommercial.com

LICENSE# B.1002946.LLC



Aaron Hodgdon

Developed by
Hodgdon Group

Dunbar Commercial | 120 South Green Valley Pkwy | Suite 274 | Henderson, NV 89012 | 702.740.0040 | www.dunbarcommercial.com

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

THE CURVE

SEC CR 215 & Sunset Rd
Las Vegas, NV



Jeanene Maxson

702.740.0046
702.343.0904
jeanene@dunbarcommercial.com
LICENSE# BS.0146680.LLC

Bill Dunbar

702.740.0044
702.596.3440
bill@dunbarcommercial.com
LICENSE# B.1002946.LLC



Aaron Hodgdon

Developed by
Hodgdon Group



**UNLV
RESEARCH
FACILITY**

**THE ALCOVE
456 LUXURY
APARTMENTS**

**SW APARTMENTS
310 LUXURY UNITS**

Durango Dr

**THE BEND
MIXED USE
DEVELOPMENT**

138,300 ADT

INTERCHANGE

14,600 ADT

Sunset Rd

10,000 ADT

**PICERNE
APARTMENTS**



**Ashley
HOMESTORE**



**PLANNED
LIFETIME
FITNESS**

30,900 ADT

SITE

96,500 ADT

Frontage Rd

INTERCHANGE



**DURANGO
DURANGO STATION
HOTEL & CASINO -
NOW OPEN**

**uncommons™
Mixed Use
Development**

53,300 ADT



Average Daily Traffic provided by Utah Department of Transportation or Inrix.
Aerial Photography provided by Nearmap, DigitalGlobe, Google or FSA.

THE CURVE

SEC CR 215 & Sunset Rd
Las Vegas, NV

3 MILE DEMOGRAPHICS

2023
Population



138,872

2023 Average
Household Income



\$109,910

2023
Households



53,913

5-Year Projected
Population Growth

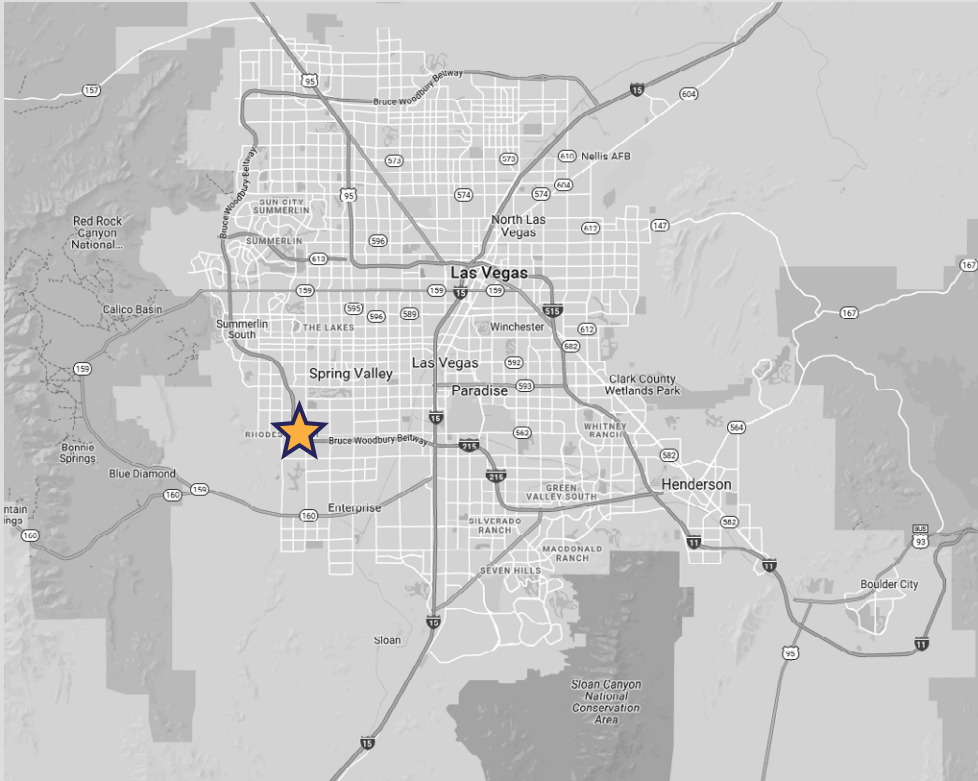


9.25%

2023
Employees



55,759



DEMOGRAPHIC REPORT

		1 mi ring	3 mi ring	5 mi ring
Population	2023	18,327	138,872	333,461
	2028	19,122	151,716	357,852
	2010	9,244	91,769	254,223
	2000	368	24,611	120,247
		%	%	%
Households	2023	7,435	53,913	130,878
	Average household size	2.46	2.57	2.54
Household income	< \$25,000	1,102	7,557	19,595
	\$25,000 - \$49,999	1,157	8,729	23,418
	\$50,000 - \$74,999	1,441	8,784	22,852
	\$75,000 - \$99,999	909	7,369	17,305
	\$100,000+	2,827	21,478	47,703
	Median household income	\$76,733	\$82,077	\$77,810
Average household income	\$97,126	\$109,910	\$107,312	
Total employees		10,750	55,759	113,968
Business establishments	2023	987	5,434	11,541
	Industrial	58	447	1,317
	Manufacturing	18	134	297
	Commercial	157	1,305	2,974
	Office	708	3,293	6,339
Other	46	256	615	
Race	White	7,628	59,671	144,354
	Black	2,491	16,450	41,764
	American Indian	82	726	1,963
	Asian & Pl	4,574	35,831	78,528
	Other	3,553	26,195	66,854
	Hispanic population	3,640	27,181	71,183
Sex	Male	8,945	68,401	165,342
	Female	9,382	70,471	168,119



Jeanene Maxson

702.740.0046

702.343.0904

jeanene@dunbarcommercial.com

LICENSE# BS.0146680.LLC

Bill Dunbar

702.740.0044

702.596.3440

bill@dunbarcommercial.com

LICENSE# B.1002946.LLC



Aaron Hodgdon

Developed by

Hodgdon Group