

PROFESSIONAL / MEDICAL OFFICE

SUITE 502 FOR LEASE

3663 E Sunset Rd Las Vegas, NV 89120



LEASE RATE \$1.80 SF

CAMS \$.37/ SF

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PREMIER

SUITE 502

3663 E SUNSET RD
LEASE



PROPERTY DESCRIPTION

Now leasing at Sunset Professional Park—an established, Green Valley-adjacent office and professional complex on East Sunset Road. Ideal for dental, medical, and professional office users, the property offers a range of suite sizes with flexible layouts to accommodate a variety of practice needs. Tenants benefit from high visibility with over 37,000 vehicles passing daily and ample on-site parking. Conveniently located just 2.5 miles from the 215 Beltway, the property offers easy access to nearby neighborhoods including Green Valley, Paradise, Silverado Ranch, and Henderson, as well as McCarran Airport and the Las Vegas Strip. Join a strong mix of healthcare and professional tenants in a well-maintained setting designed for long-term success.

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OFFERING SUMMARY

Lease Rate:	\$1.80 SF Modified Gross
CAMs:	\$.37/SF
Suite 502:	2,190 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,557	61,499	171,619
Total Population	10,431	153,080	419,471
Average HH Income	\$89,942	\$91,176	\$86,301



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SUITE OVERVIEW

This well-appointed office space features two private offices, two spacious open work areas, a glass-walled conference room, a welcoming reception area, a break room, and two restrooms. Situated just adjacent to Green Valley, the location offers excellent accessibility, strong surrounding demographics, and proximity to major residential and commercial corridors. The suite is versatile and could be adapted for salon suites, dental, medical, or general professional office use.

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SUNSET PROFESSIONAL PARK ^{3663 E SUNSET RD}

LEASE

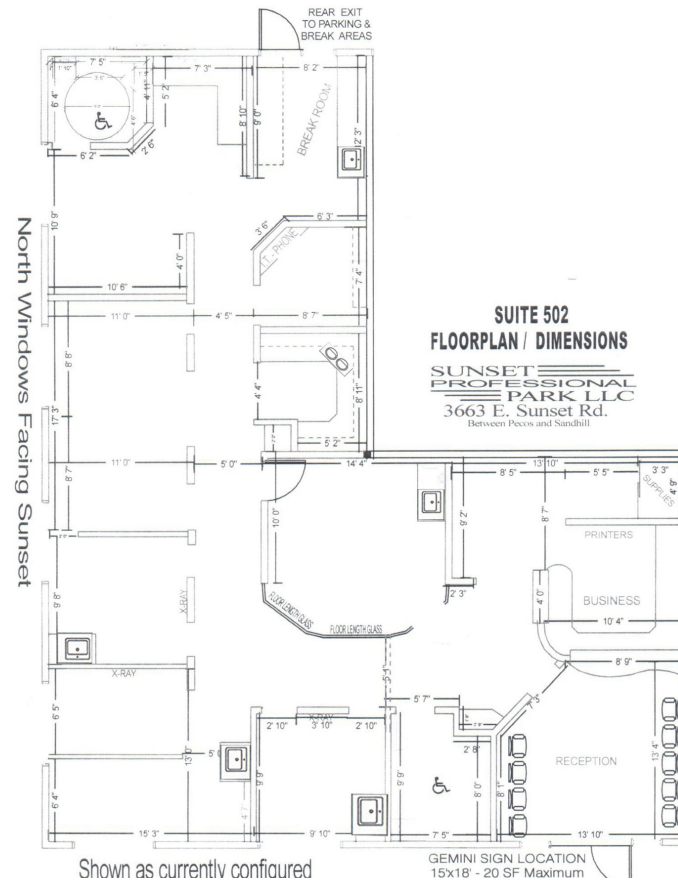


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Suite 502 has a versatile layout combining private offices, open offices and a glassed walled conference room with a reception area.

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LOCATION

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DEMOGRAPHICS

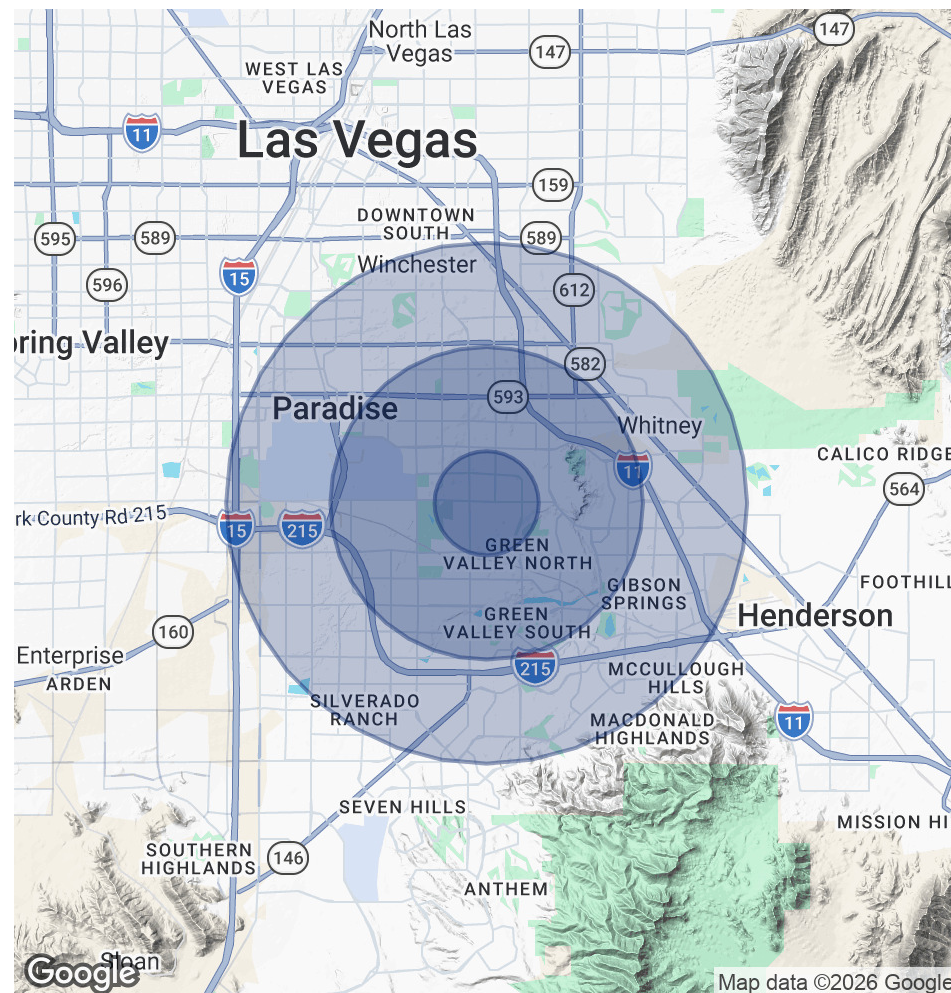
3663 E SUNSET RD

LEASE

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,431	153,080	419,471
Average Age	42	42	41
Average Age (Male)	41	41	40
Average Age (Female)	43	42	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,557	61,499	171,619
# of Persons per HH	2.3	2.5	2.4
Average HH Income	\$89,942	\$91,176	\$86,301
Average House Value	\$609,944	\$466,471	\$426,804

2020 American Community Survey (ACS)



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