

FOR LEASE

1500 W. Sunset Road, Henderson, NV 89014



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$2.25 SF/month (MG)
AVAILABLE SF:	4,741 SF
ZONING:	Community Commercial (CC)
APN:	178-04-613-004
LOT SIZE:	2.37 Acres
YEAR BUILT:	1992

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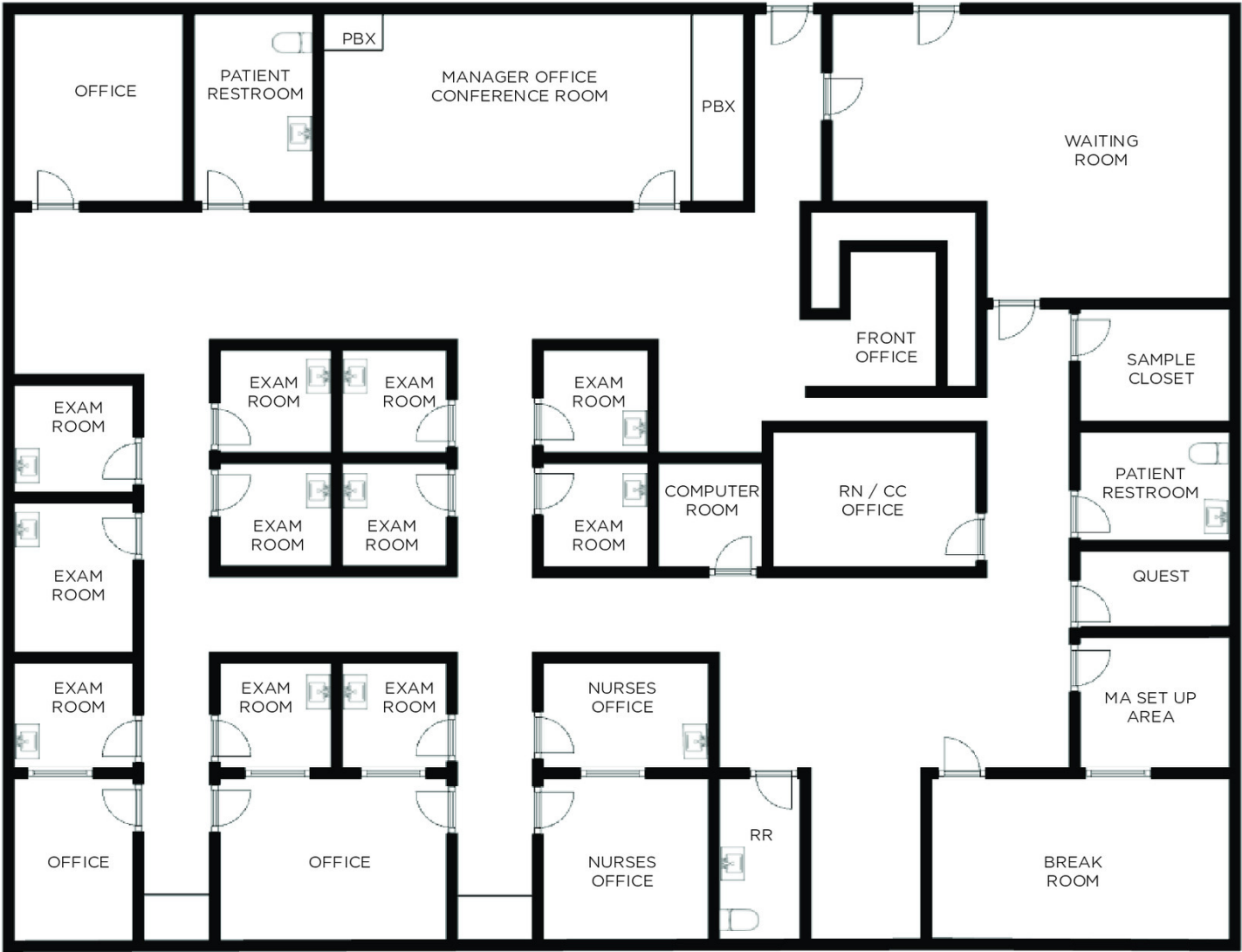
PROPERTY OVERVIEW

Discover the perfect commercial space for lease at 1490-1510 West Sunset Road, Henderson, NV. This prime property offers modern, well-maintained facilities and a flexible floor plan, ideal for a variety of business needs. Ample natural light illuminates the space, creating a bright and inviting atmosphere, while dedicated restrooms cater to the convenience of both tenants and clients. With efficient HVAC and ventilation systems, this property ensures comfort and productivity. Easy accessibility and on-site parking further enhance the appeal of this exceptional leasing opportunity. Don't miss the chance to elevate your business in this premium commercial space designed for success.

PROPERTY HIGHLIGHTS

- Modern and well-maintained facilities
- Flexible floor plan to suit various business needs
- Ample natural light throughout the space
- Dedicated restrooms for tenants and clients
- Efficient HVAC and ventilation systems
- On-site parking for tenants and visitors

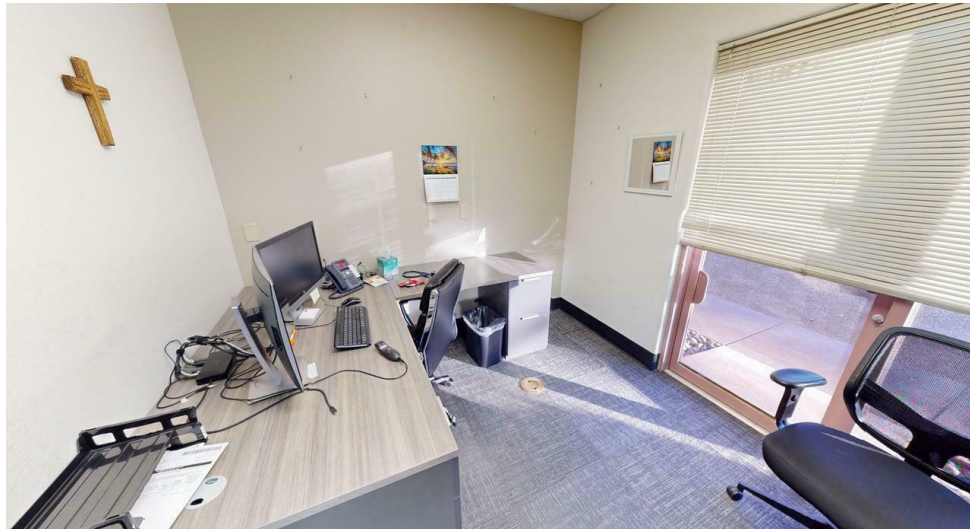
SUITE 110-120 FLOOR PLAN - 4,741 SF



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ADDITIONAL PHOTOS



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AERIAL



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RETAILER MAP



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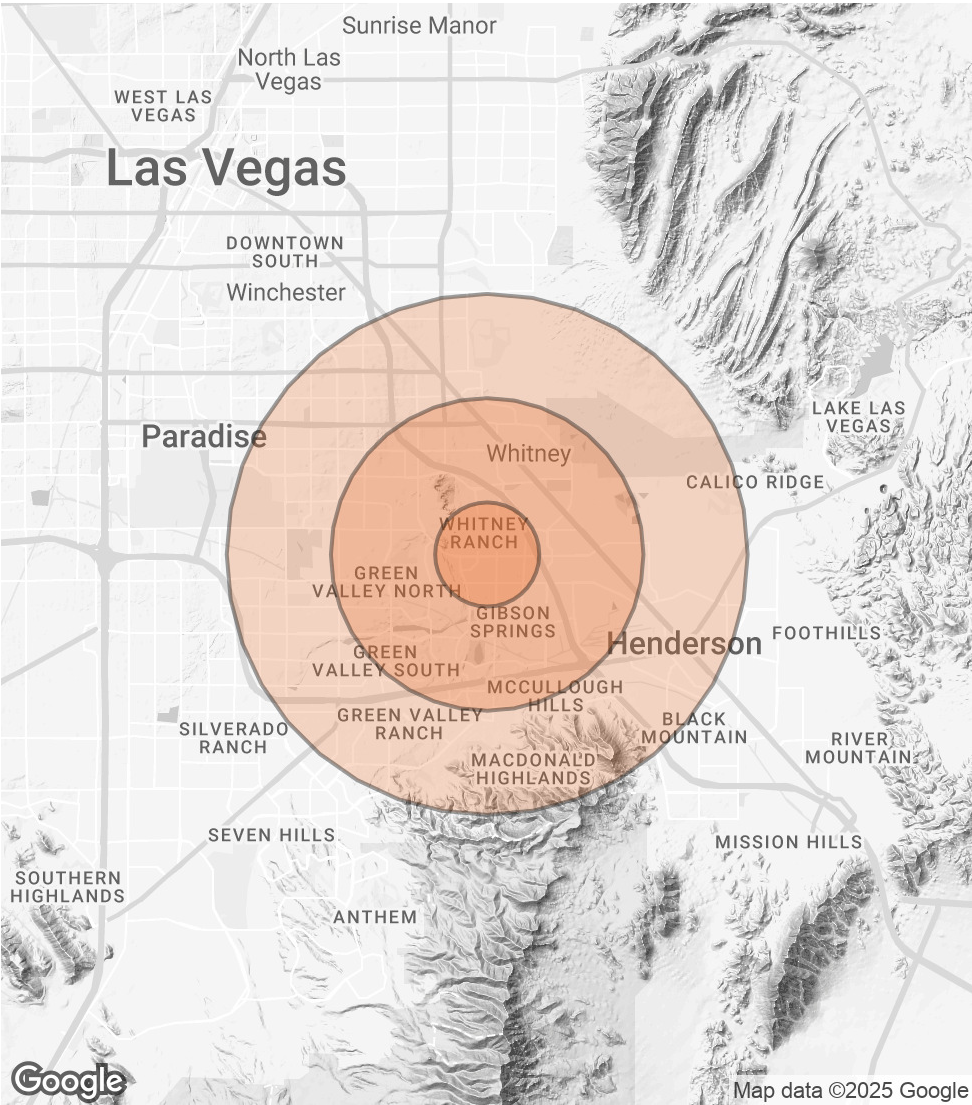
DEMOGRAPHICS MAP & REPORT

POPULATION1 MILE3 MILES5 MILES

TOTAL POPULATION	15,906	150,538	330,894
AVERAGE AGE	41	40	41
AVERAGE AGE (MALE)	40	39	40
AVERAGE AGE (FEMALE)	42	41	42

HOUSEHOLDS & INCOME1 MILE3 MILES5 MILES

TOTAL HOUSEHOLDS	6,251	59,549	131,694
# OF PERSONS PER HH	2.5	2.5	2.5
AVERAGE HH INCOME	\$88,257	\$90,532	\$96,413
AVERAGE HOUSE VALUE	\$464,015	\$442,450	\$463,442



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