

**FOR LEASE**

1500 & 1510 W. Sunset Road, Henderson, NV 89014





# PROPERTY SUMMARY



360° VIRTUAL TOUR



## OFFERING SUMMARY

LEASE RATE:	\$1.99 SF/month (MG)
AVAILABLE SF:	1,681 SF
ZONING:	Community Commercial (CC)
APN:	178-04-613-004
LOT SIZE:	2.37 Acres
YEAR BUILT:	1992

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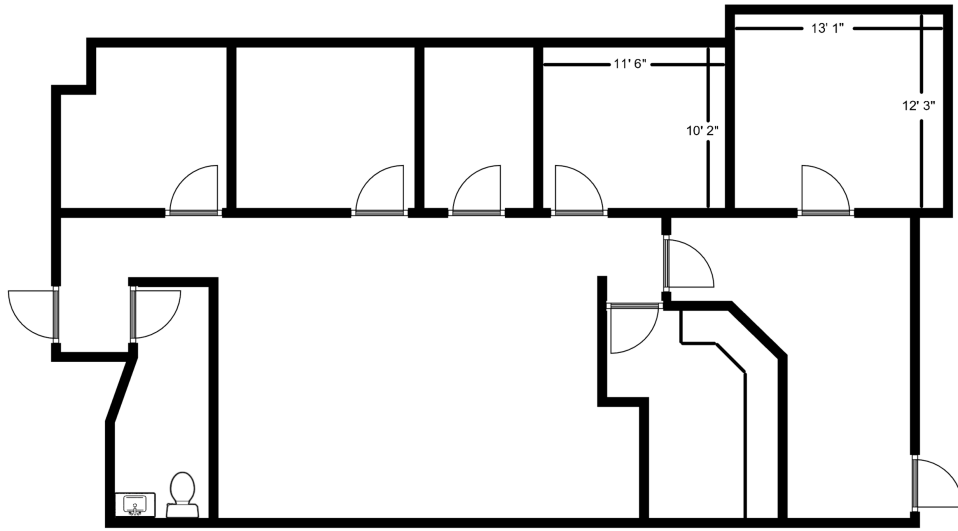
## PROPERTY OVERVIEW

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

- Prime commercial space available for lease
- 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

# SUITE 150 FLOOR PLAN - 1,681 SF



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# AERIAL



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# RETAILER MAP



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# DEMOGRAPHICS MAP & REPORT

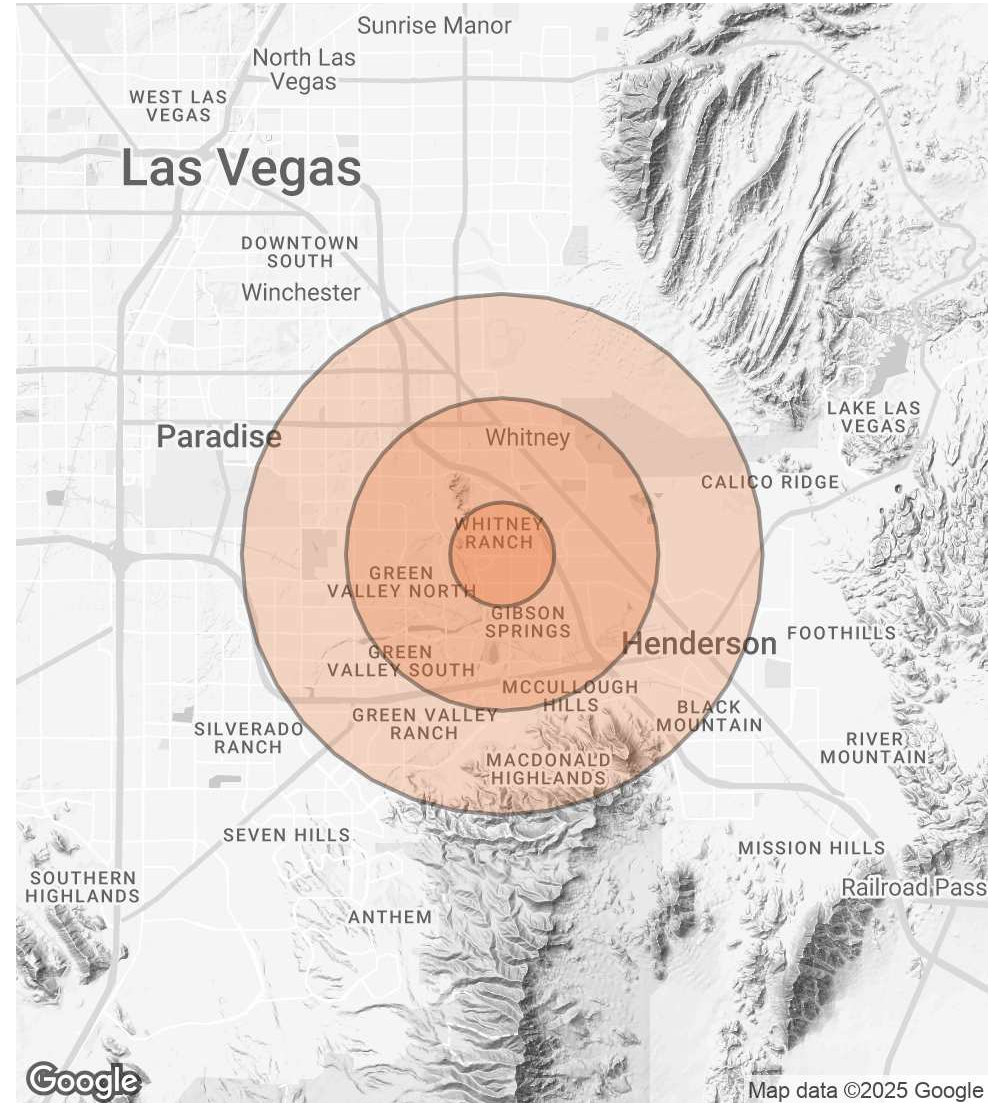
## POPULATION

	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	15,684	150,039	324,815
<b>AVERAGE AGE</b>	41	40	41
<b>AVERAGE AGE (MALE)</b>	0	0	0
<b>AVERAGE AGE (FEMALE)</b>	0	0	0

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	6,084	59,254	129,456
<b># OF PERSONS PER HH</b>	2.6	2.5	2.5
<b>AVERAGE HH INCOME</b>	\$87,162	\$91,268	\$96,285
<b>AVERAGE HOUSE VALUE</b>	\$457,895	\$445,118	\$460,624

Demographics data derived from AlphaMap



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