

# SUNSET PLAZA

1381 W Sunset Rd  
Henderson, NV 89014



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## Contact our team today!

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# PROPERTY HIGHLIGHTS

## SUNSET PLAZA

1381 W Sunset Rd  
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### Join Sunset Plaza, a Sunset Station out-parcel shopping center.

Prime high-visibility retail destination situated at the bustling intersection of Sunset and Stephanie, serving as an outparcel to Sunset Station. Located directly across from the Galleria at Sunset, this center features strong national tenants and exceptional daily traffic counts.

- ✓ Positioned on the hard corner of W Sunset Rd and N Stephanie St, a dense retail corridor in Henderson, NV.
- ✓ High-profile outparcel to Sunset Station Hotel & Casino with prominent street frontage.
- ✓ Located directly across from Galleria at Sunset regional mall, benefiting from cross-shopping traffic.
- ✓ Popular national brands such as Café Zupas, and DXL Men's Apparel
- ✓ Easy access via signalized intersection at E Sunset Rd & Stephanie St.

 **COMMERCIAL GENERAL (CG)**  
ZONING



## MAJOR TRAFFIC GENERATORS

GALLERIA  
AT SUNSET



**EōS**FITNESS

**FIVE GUYS**  
BURGERS and FRIES

 **ASHLEY**

2

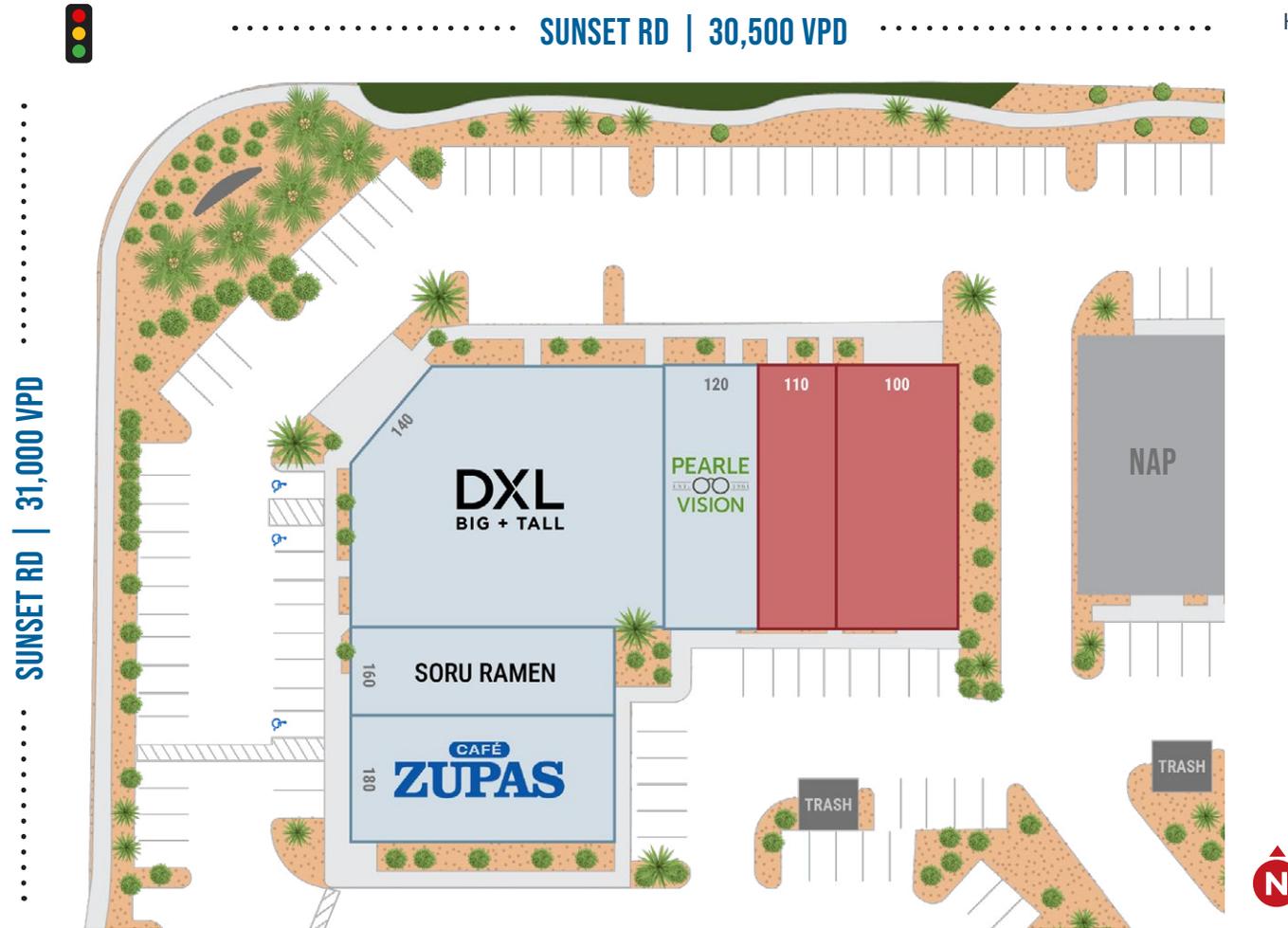
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# SITE PLAN

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### Availability

NNN ESTIMATE: \$0.82 PSF/MO.

SUITE	TENANT	SIZE SF	RATE	SUITE	TENANT	SIZE SF	RATE
100	AVAILABLE	±1,950	\$4.50/SF/Mo.	140	DXL Men's Apparel	±7,438	
110	AVAILABLE	±1,427	\$4.00/SF/Mo.	160	Soru Ramen	±2,070	
120	Pearle Vision	±2,589		180	Café Zupas	±3,720	

# TRADE AREA AERIAL

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# AREA DEMOGRAPHICS

## Accessible & Connected

THE LAS VEGAS STRIP  
41.7 MILLION VISITORS IN 2024

Source: LVCVA

HARRY REID INTERNATIONAL AIRPORT (LAS)  
58.4 MILLION PASSENGERS IN 2024

Source: LVCVA

FUTURE BRIGHTLINE TRAIN STATION  
HIGH SPEED TRANSIT HUB CONNECTING LAS VEGAS TO  
SOUTHERN CALIFORNIA - EXPECTED 5.5M ANNUAL VISITORS

CC-215  
251,000 CARS PER DAY

### POPULATION



1 MILE	3 MILES	5 MILES
15,120	150,381	334,872

### AVERAGE HOUSEHOLD INCOME



1 MILE	3 MILES	5 MILES
\$96,548	\$102,958	\$111,715

### TRAFFIC COUNTS



SUNSET RD	STEPHANIE ST	IR 515, US 95
30,500 VPD	31,000 VPD	123,000 VPD

Source:  
SitesUSA 2025  
TRINA, NV DOT 2024



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