



Sunset Center

1205 W. SUNSET ROAD
HENDERSON, NV 89014

Join Rubio's Coastal Grill, The Vitamin Shoppe & Aloha Sunrise Cafe

Building Type: Strip Retail Center

Space Available: 3,192- 3,696 SF

Lease Rate: \$1.50 to \$2.25/SF

NNN: \$0.57/SF/mo.

Zoning: CT (City of Henderson)

Cross Streets: Sunset Road & Marks Street

Traffic Counts: ± 30,500 vehicles per day

Demographics

Population

1 Mile Radius 11,652

3 Mile Radius 136,353

5 Mile Radius 314,587

Annual Household Income

1 Mile Radius \$96,222

3 Mile Radius \$101,483

5 Mile Radius \$109,539

2024 Estimated Demographics

Sunset Center is a strip retail center located in the heart of the busy Green Valley retail corridor. The property is located on an outparcel to Sunset Station Hotel and Casino, directly adjacent to the one million square foot Galleria at Sunset mall. Nearly every major retailer in the Henderson submarket is located with a one mile radius of the center. US-95 is less than 1/4 mile to the east allowing easy access from surrounding areas.

Nearby tenants include: Walmart, Target, Lowes, Home Depot, Dillard's, Kohl's, JCPenney, Macy's, Best Buy and many more.

- Located on an outparcel to Sunset Station Hotel & Casino
- Directly adjacent to the one million square foot Galleria at Sunset mall
- US-95 is less than 1/4 mile east of the property
- KB Homes will soon begin building more than 950 new single family homes directly north of the site, adding to the strong retail demand in the trade area
- Great daytime demographics- over 10,400 employees work within one mile of this center.

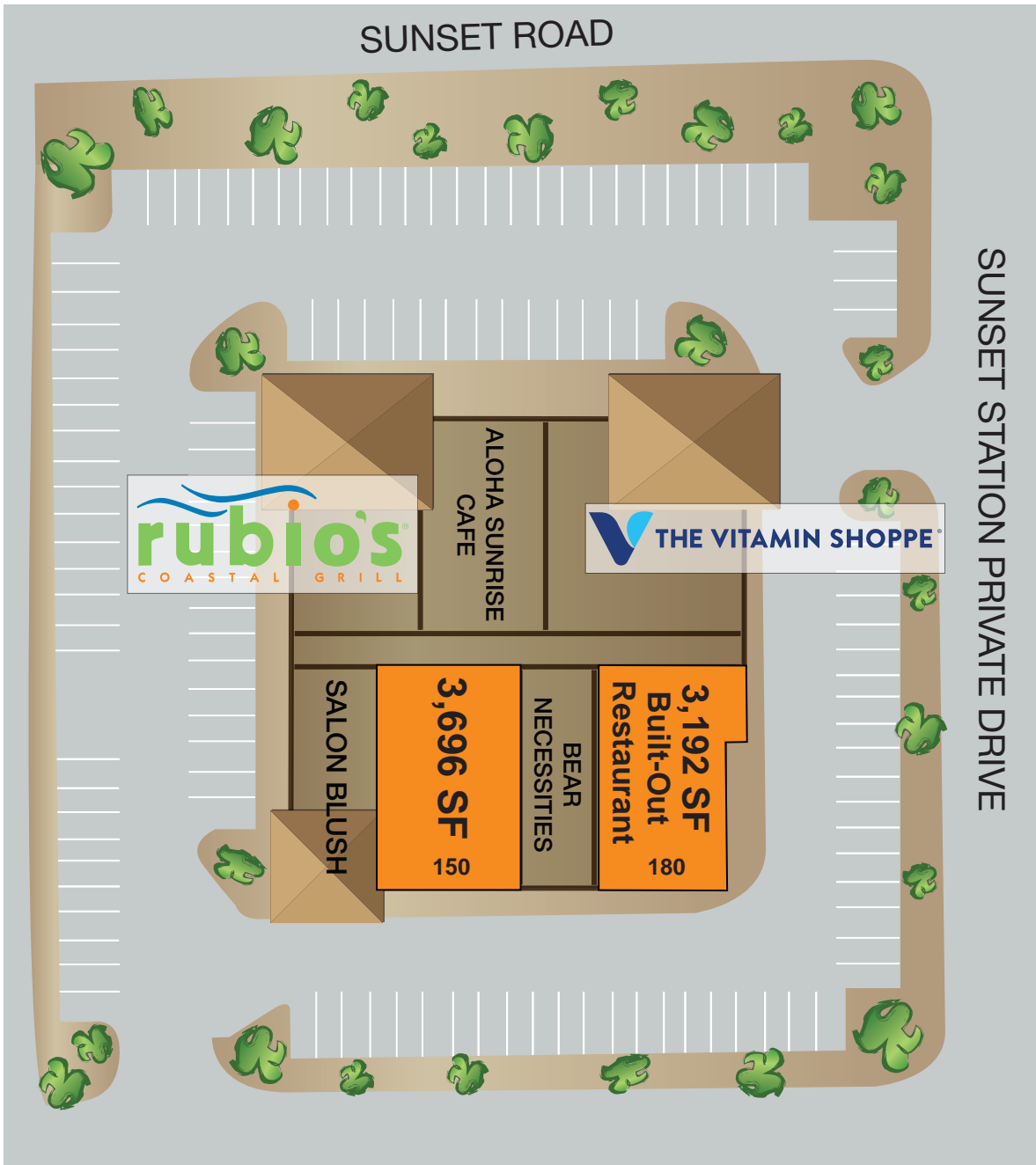
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Procuring broker shall be entitled to a commission calculated in accordance with the rates approved by our principal only if such procuring broker executed a brokerage agreement acceptable to us and our principle and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.





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