

# FOR LEASE

NWC Sunset & Mountain Vista  
Henderson, NV

FOR MORE INFORMATION CONTACT:

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## Highlights:

- 3,750sf with over 70' of store frontage
- Anchored by Smith's, Barley's Casino & Galaxy Theaters
- Desirable Green Valley master plan
- Great visibility along Sunset Road
- Pole signage available on Mountain Vista

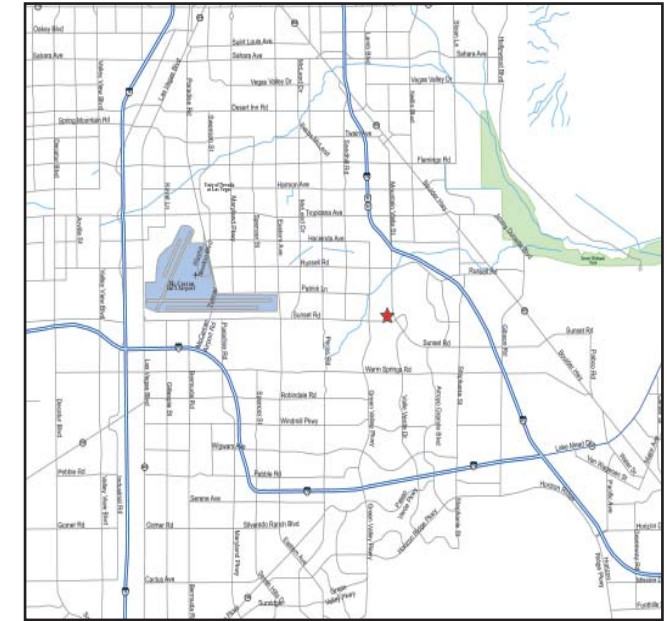


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4550	US Bank	3,150	4650-A	Ross J's Aloha Grill	1,900
4602	Thrift-D-Lux-Cleaners	1,380	4650-B	K D Donuts & Kolaches	1,100
4604	Robertos Tacos	1,080	4650-C	Titlemax	2,000
4606	Chicken Shack	1,200	4656	Boost Mobile	1,060
4608	Smoke Shop	1,020	4658	First Choice Nails	1,220
4610	Everbright Dental	2,280	4660	Massage Foot Spa	1,220
4640	Baskin Robbins	850	4662	Bankok Orchid	1,400
<b>4642</b>	<b>Available</b>	<b>3,750</b>			



**sage**  
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### Demographics

	1 Mile	3 Mile	5 Mile
2017 Population Est	16,659	156,244	371,986
2022 Population Proj	17,913	167,698	400,036
2017 Median HH Income	\$43,540	\$51,905	\$49,470

\* The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

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