

FOR LEASE

NWC Sunset & Mountain Vista
Henderson, NV

FOR MORE INFORMATION CONTACT:

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Highlights:

- 2,280 sf - former dental space
- Anchored by Smith's, Barley's Casino & Galaxy Theaters
- Desirable Green Valley master plan
- Great visibility along Sunset Road



8708 Spanish Ridge Ave, Suite 150
Las Vegas, NV 89148
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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	Available	2,280	4660	Massage Foot Spa	1,220
4640	Baskin Robbins	850	4662	Bankok Orchid	1,400
4642	Cosmoprof	3,750			



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COMMERCIAL
ADVISORS

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Demographics

	1 Mile	3 Mile	5 Mile
2020 Population Est	16,201	142,591	220,909
2025 Population Proj	17,570	152,853	237,651
2020 Median HH Income	\$49,536	\$59,201	\$51,100

* 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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