



FOR LEASE

3840 E. SUNSET ROAD, LAS VEGAS

RETAIL SPACE FOR LEASE

Las Vegas, NV 89120

2 SPACE AVAILABLE / 1ST FLOOR STE G

RENTAL RATE: \$1.15 /SF/Mo

Lease Type: NNN

Space Available: 1,280 SF

CAM: \$0.35/SF/mo

Year Built: 2000

Lease Term: 3-5 Years

Date Available: Immediate

Space Use: Retail

HIGHLIGHTS

- Great Visibility along Sunset Rd
- Dense Population
- High Traffic Counts
- Excellent Access

AMENITIES

- Bus Line
- Pylon Sign
- Signage

DESCRIPTION

Panda Express Anchored Neighborhood Center within a dense trade area surrounded by large, national retailers, and multi-family and single family residences.

Located on Sunset Rd just east of Sandhill Rd with Sunset Rd., a highly traveled east-west thoroughfare, boasts over 50,000 cars per day.

Disclaimer: Our information is deemed reliable but not guaranteed. Tenant to verify all information.

DEREK BELANUS

VP of Commercial Sales & Leasing

702 286 2355

derek@northcap.com

JAMES S. HAN, CCIM

VP of Commercial Sales & Leasing

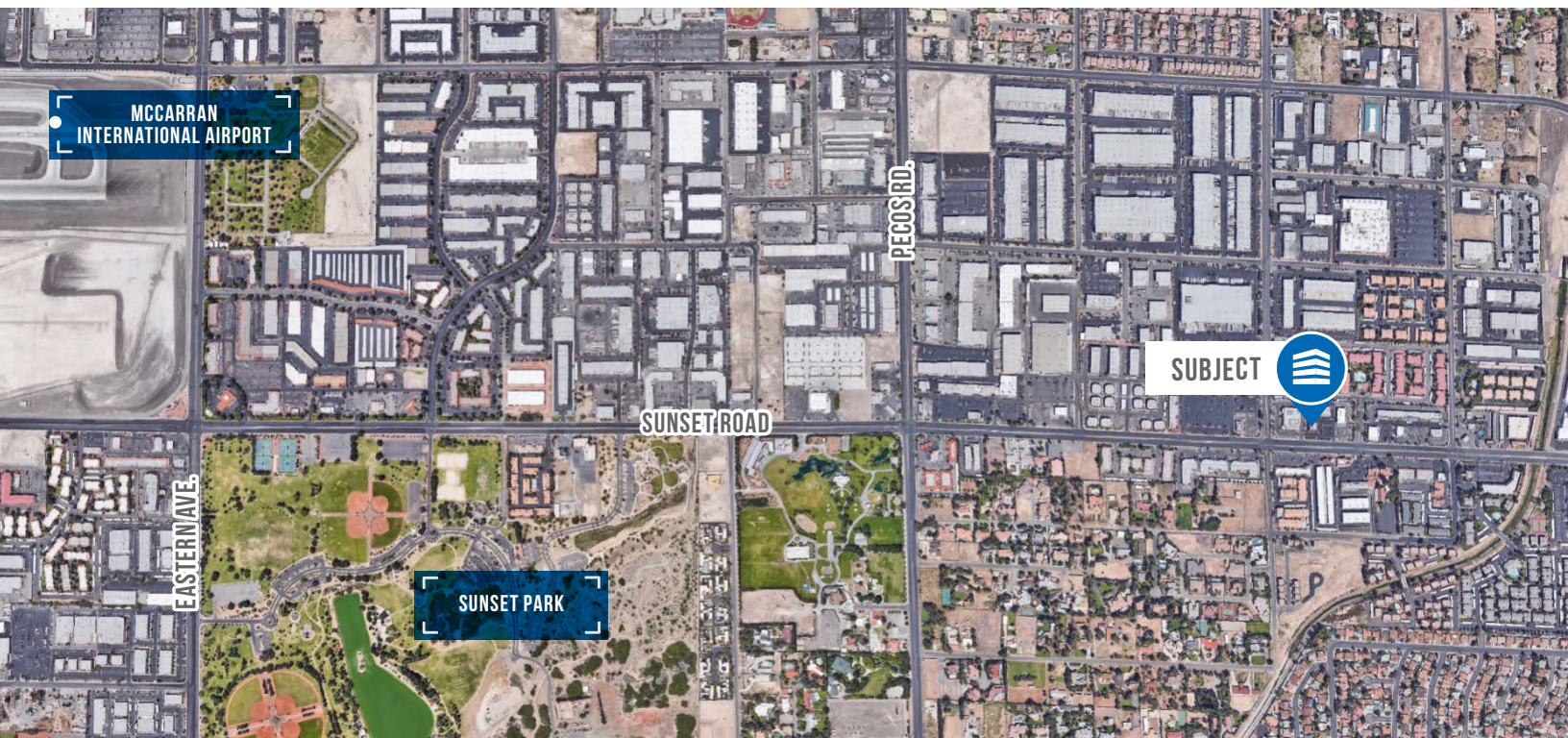
702 825 2125

jamesh@northcap.com

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COMMERCIAL



LOCATION OVERVIEW



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