



RETAIL FOR SALE

1405 Sunset Rd Las Vegas, NV 89119

Offering Price: \$8,950,000



Multi-Tenant Property with Turnkey Restaurant, Hookah Lounge & Banquet Facility offering immaculate Las Vegas Strip & Airport Landing Views

Mega Broker LLC is proud to present 1405 Sunset Rd, a dynamic, 23,346 sq. ft. multi-tenant building located on the coveted Sunset Airport Strip Corridor.

The property offers multi-million-dollar views of airport landings & the Las Vegas Strip, high traffic counts, built-in income, and a turnkey restaurant, hookah lounge & banquet facility. The building comprises three levels:

- Basement Level: The basement level parking garage with elevator access provides ample parking for guests, customers, and staff, complemented by convenient surface parking.

- Ground Level: Includes three units, two of which are leased. Suite 130 is a coveted QSR space with Sunset Rd frontage and is currently leased to Fresh Kabob. Suite 120 is leased to a smoke shop supply wholesaler, Current tenants are paying below market rents, offering near-term upside with upcoming lease expirations. Suite 110 is currently vacant and offers an office//retail/flex space ambiance with multiple offices, open floorpan, and partially extended 14' ceiling heights.

- Second Level: Suite 200 encompasses the entire second level and is the building's jewel. It features a beautiful restaurant with amazing views of the Las Vegas Strip and airport landings. It's fully equipped with a modern kitchen facility, stylish furnishings and is ready for immediate operation. The restaurant is adjoined to a hookah lounge and a plug & play banquet facility. The banquet facility includes a dedicated bar, seating and audio/visual equipment. The restaurant and banquet facility are fully permitted for liquor and service bar.

This is a rare opportunity to purchase an extraordinary property in a coveted corridor that are seldom available.

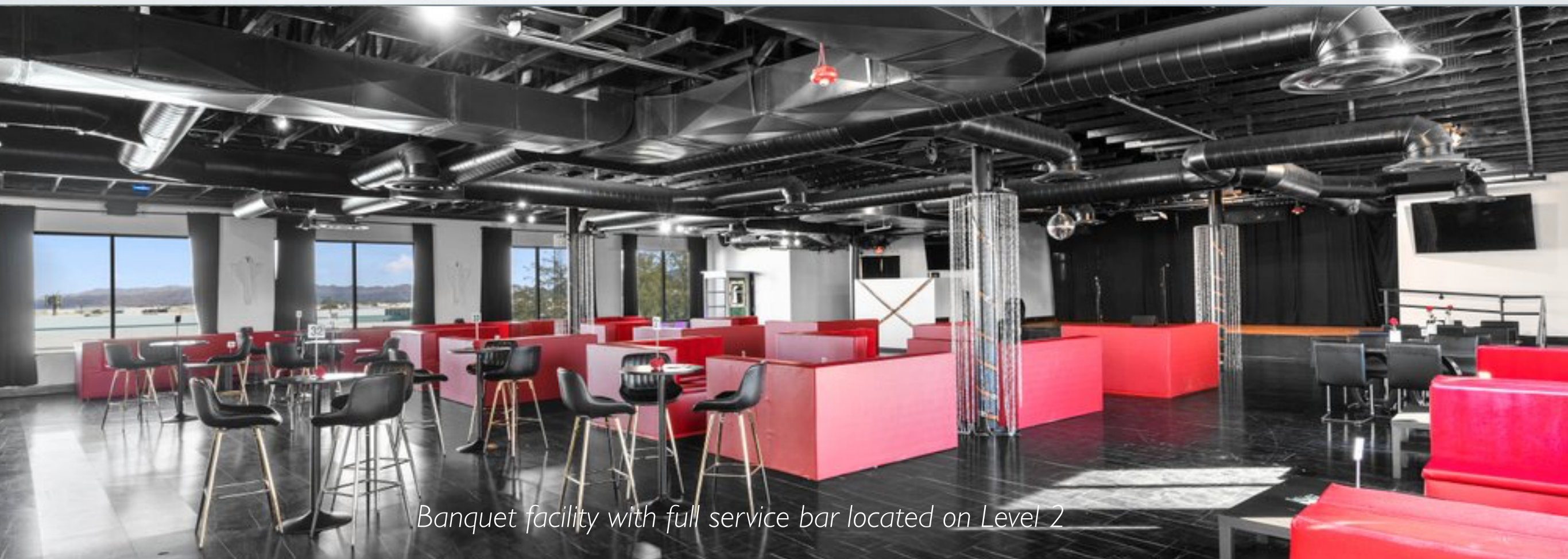


Restaurant space on level 2 with unobstructed views of airport landings and the Las Vegas Strip

PROPERTY DETAILS

Address: 1405 Sunset Rd Las Vegas, NV 89119

- Building Type: Multi-Tenant / Bar Restaurant / Banquet Hall
- Net Building Area: 23,346 SF
- Zoning: Industrial Park (IP)
- Jurisdiction: Clark County
- Lot Size: 0.85 Acres
- Year Built: 2009
- Total # of Units: 4
- Occupancy: +/- 20%
- Elevator: Yes (1)
- Traffic Counts: 42,606 (Sunset Rd)
- Frontage: 160' ft on Sunset Rd
- Parking: 64 garage, 26 surface (3.85/1000)
- Pylon Sign: 8 ft pylon fronting Sunset
- Permits: Restaurant w Liquor / Banquet Facility w Liquor



Banquet facility with full service bar located on Level 2

- Plug & Play Restaurant (2nd Level): Includes FF&E, service bar and is ready for immediate operation
- Turn Key Banquet Facility (2nd Level): Fully equipped hookah lounge and event space with dedicated bar. Direct access to the second-level kitchen ensure seamless service for events.
- Amazing Views:: Offers unobstructed, multi-million dollar airport landing and Las Vegas Strip views.
- Built-in Income Streams: multi-tenant property offers the advantage of existing leases, providing a steady revenue stream and reducing operational financial risk..
- Owner Use Opportunity: Entire 2nd level available for owner use.
- Garage Level Parking: Features both garage and surface parking spaces for clients, customers, and employees.
- Exclusive Location: Situated within a corridor with rare opportunities for property acquisition, providing a sought after position
- Versatile Spaces: Provides a diverse array of uses with potential for upside, including a QSR space located on the ground level



The restaurant retains unobstructed views of the Las Vegas Strip and airport landing strip

Fresh Kabob

For 10 years, Fresh Kabob Quick Service Restaurant has been a valued tenant, serving delicious Mediterranean halal cuisine. They offer quick, flavorful kabobs, wraps, and plates made with fresh ingredients. They are open 7 days a week from 11am to 10pm.

- Suite: 130
- SF: +/- 1,664
- Yelp: 3.6 (399 reviews)
- Lease Type: MG
- Monthly Rent: \$4,000.00
- Lease Rate: \$2.40 PSF All-In
- Renewal Options: N/A
- Lease Expiration: 02/28/2026

Smoke Shop Supplies

Wholesale supplier of diverse smoke shop accessories and products, committed to quality and service, competitive pricing and prompt delivery. Longtime tenant at the center with an excellent payment history.

- Suite: 120
- SF: +/- 1,639
- Yelp: N/A
- Lease Type: MG
- Monthly Rent: \$2,600.00
- Lease Rate: \$1.58 PSF All-In
- Renewal Options: N/A
- Lease Expiration: 02/28/2026



Fresh Kabob pictured lower right and Smoke Shop Supplies pictured lower left



- Airport Terminal Ride-share Pickup: 3.6 Miles - 9 minutes
- Mandalay Bay: 3.5 Miles - 8 minutes
- Allegiant Stadium: 3.9 Miles - 9 minutes
- Summit Club: 16.8 miles - 23 minutes
- Townsquare Las Vegas: 2.4 miles - 6 minutes
- Bali Hai Golf Club: 3.2 miles - 8 minutes

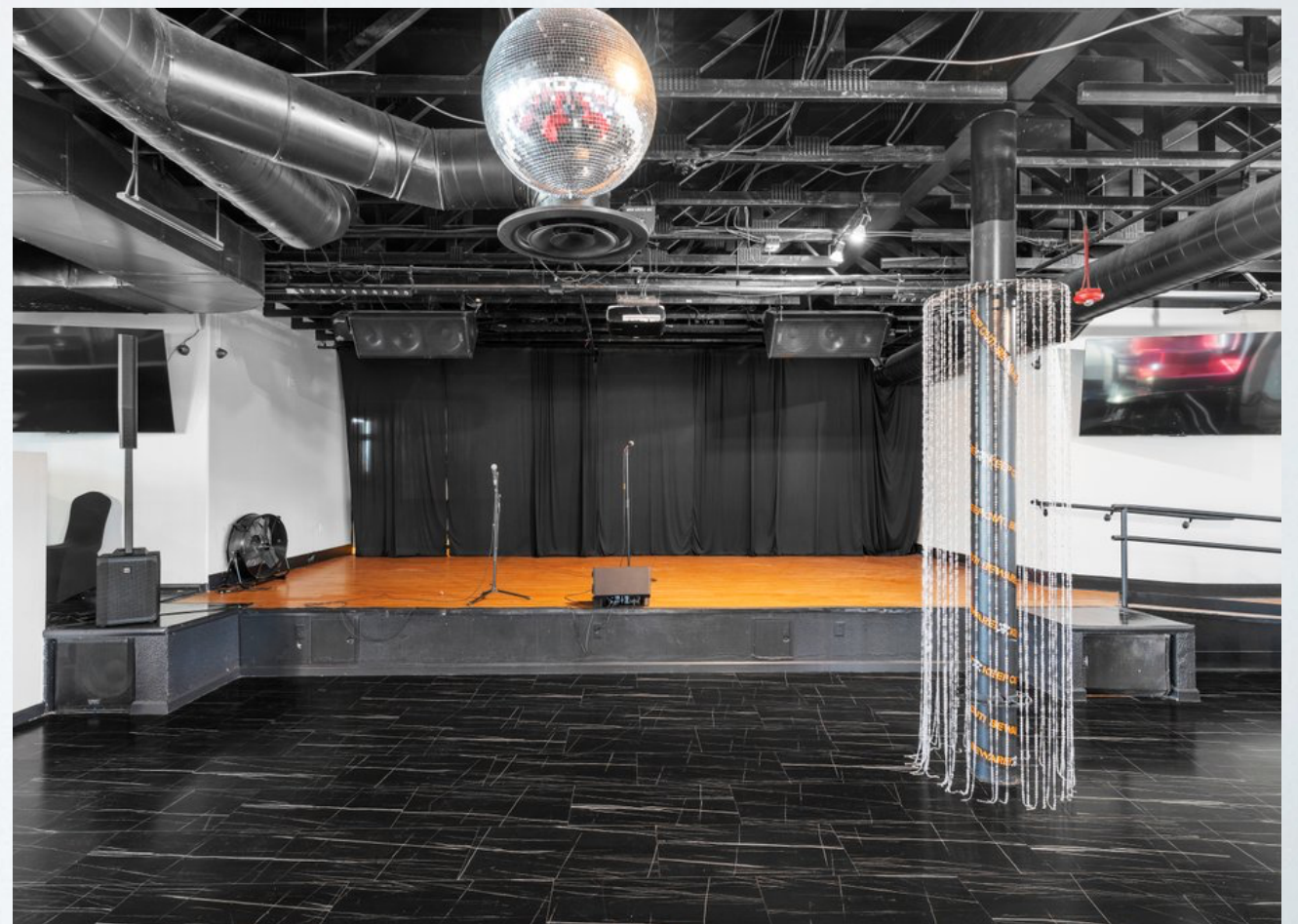


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2ND LEVEL RESTAURANT PHOTOS



2ND LEVEL EVENT CENTER PHOTOS





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FLEX SPACE PHOTOS (SUITE 110)





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*Basement level parking garage with 64 additional
parking spaces and elevator access*

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