



RETAIL FOR LEASE

1405 Sunset Rd Las Vegas, NV 89119



Offering a Turnkey Restaurant, Hookah Lounge & Banquet Facility with Multi-Million Dollar Views

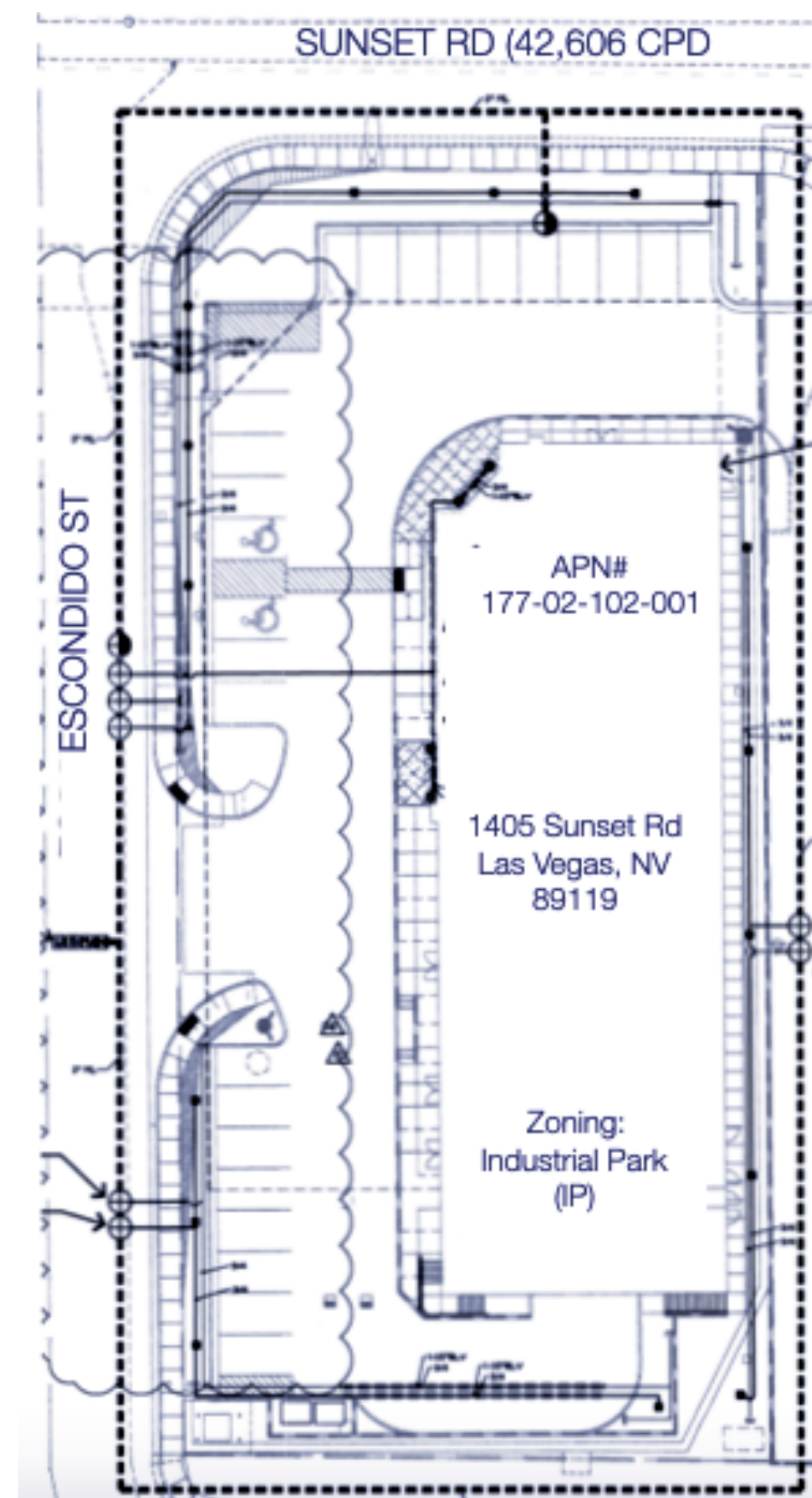
LEASING DESCRIPTION

1405 Sunset Rd is a three-level, multi-tenant retail building located on the bustling Sunset Rd airstrip corridor, offering Sunset Rd frontage with high traffic exposure. The property features both basement-level and surface parking, providing convenience for tenants and visitors. Strategically positioned near high-end business parks and the Las Vegas Strip, it benefits from a strong surrounding demographic and daytime employee population.

Available spaces include Suite 200, a turnkey restaurant and bar boasting incredible views. This space is fully fixtured and ready for immediate operation, complete with a plug-and-play hookah lounge and banquet facility ideal for after-dinner entertainment. Suite 110, a versatile 2nd-generation retail space with an open floorplan, offices, and high ceilings, is also available. This suite is perfect for potential gym users, churches, flex users, and more.

LEASING HIGHLIGHTS

- PLUG & PLAY: Fully equipped restaurant, hookah & banquet facility
- EXCELLENT VISIBILITY: Outstanding exposure opportunities with Sunset Rd frontage
- AMPLE PARKING: Convenient surface & basement level parking with elevator access
- MILLION DOLLAR VIEWS: Restaurant has unobstructed strip & airport views
- STRONG DEMOGRAPHICS: Significant & lucrative consumer base in surrounding area





Property Address: 1405 Sunset Rd Las Vegas, NV 89119

- Building Type: Multi-Tenant / Restaurant / Banquet Facility

- Zoning: Industrial Park (IP)

- Jurisdiction: Clark County

- Lot Size: 0.85 Acres

- Year Built: 2009
- Elevator: Yes (1)

- Daily Traffic Counts: 42,606

- Frontage: 160' ft on Sunset Rd / 284 ft Escondido St

- Parking: 64 garage, 26 surface (3.85/1000)

- Pylon Sign: 8 ft pylon fronting Sunset

DEMOGRAPHICS

2024	2 miles	5 miles	10 miles
Population	35,278	371,215	1,416,641
Households	13,809	154,388	535,669
Average Household Income	\$78,524	\$80,962	\$81,818
Daytime Employees	40,663	362,153	722,549
Total Consumer Spending	\$393,567,033	\$4,429,454,209	\$16,453,158,368



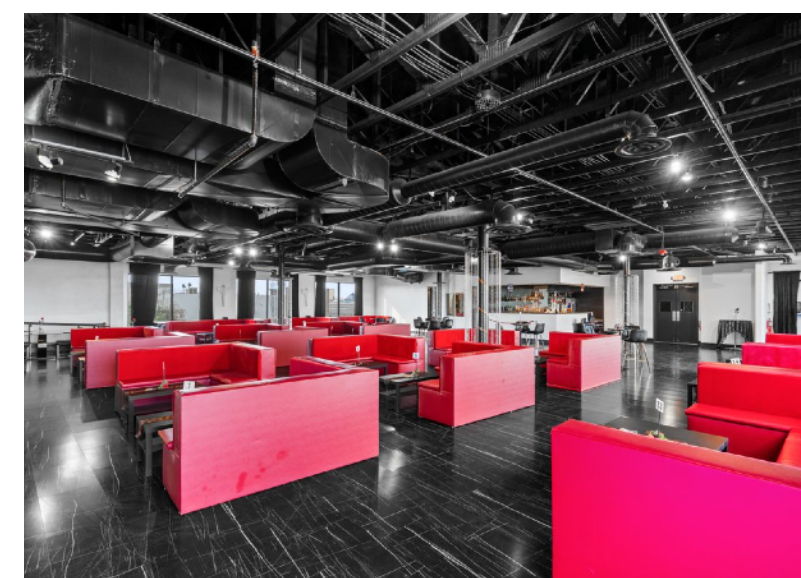
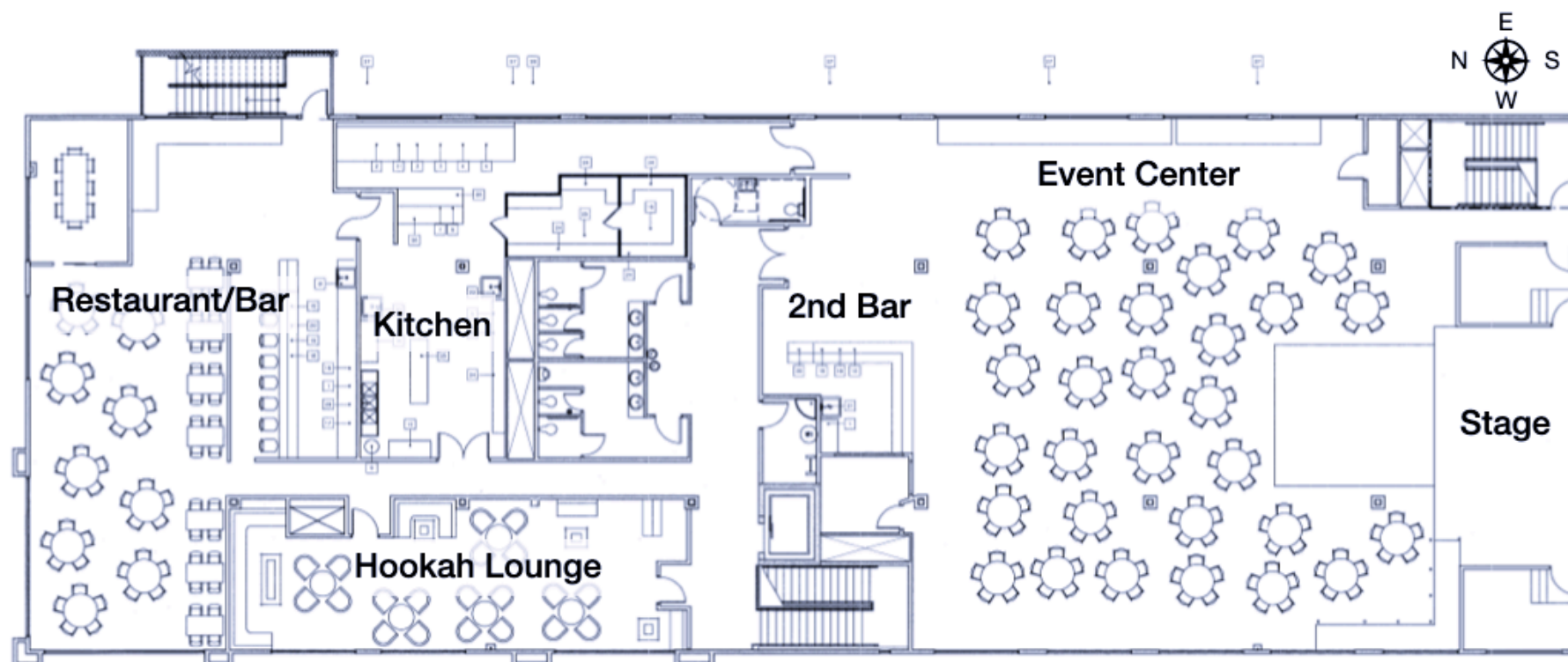
SPACE DESCRIPTION

Suite 200: Fully furnished, turnkey restaurant, bar, hookah lounge, and banquet hall. Occupies entire second level. Offers multi-million dollar views. Ready for immediate operation, ideal for businesses seeking a plug-and-play setup in a premium location.

LEASING DETAILS

- Square Footage: +/- 11,673 SF
- Base Rate: \$42 PSF NNN
- CAM: Estimated at \$0.40 PSF
- Lease Term: 5-10 years
- Annual Escalation: 3%
- Up Front Lease Monies: Security Deposit, FF&E Deposit and First Month's Rent

SPACE LAYOUT



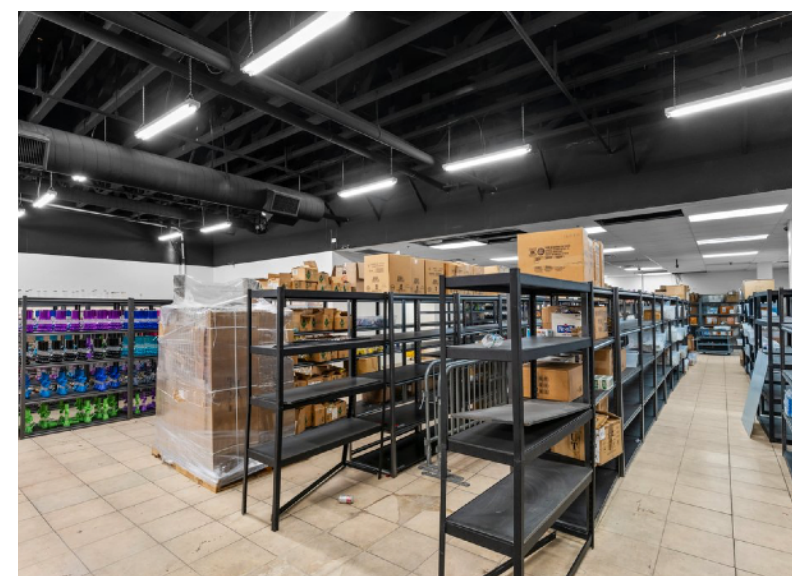
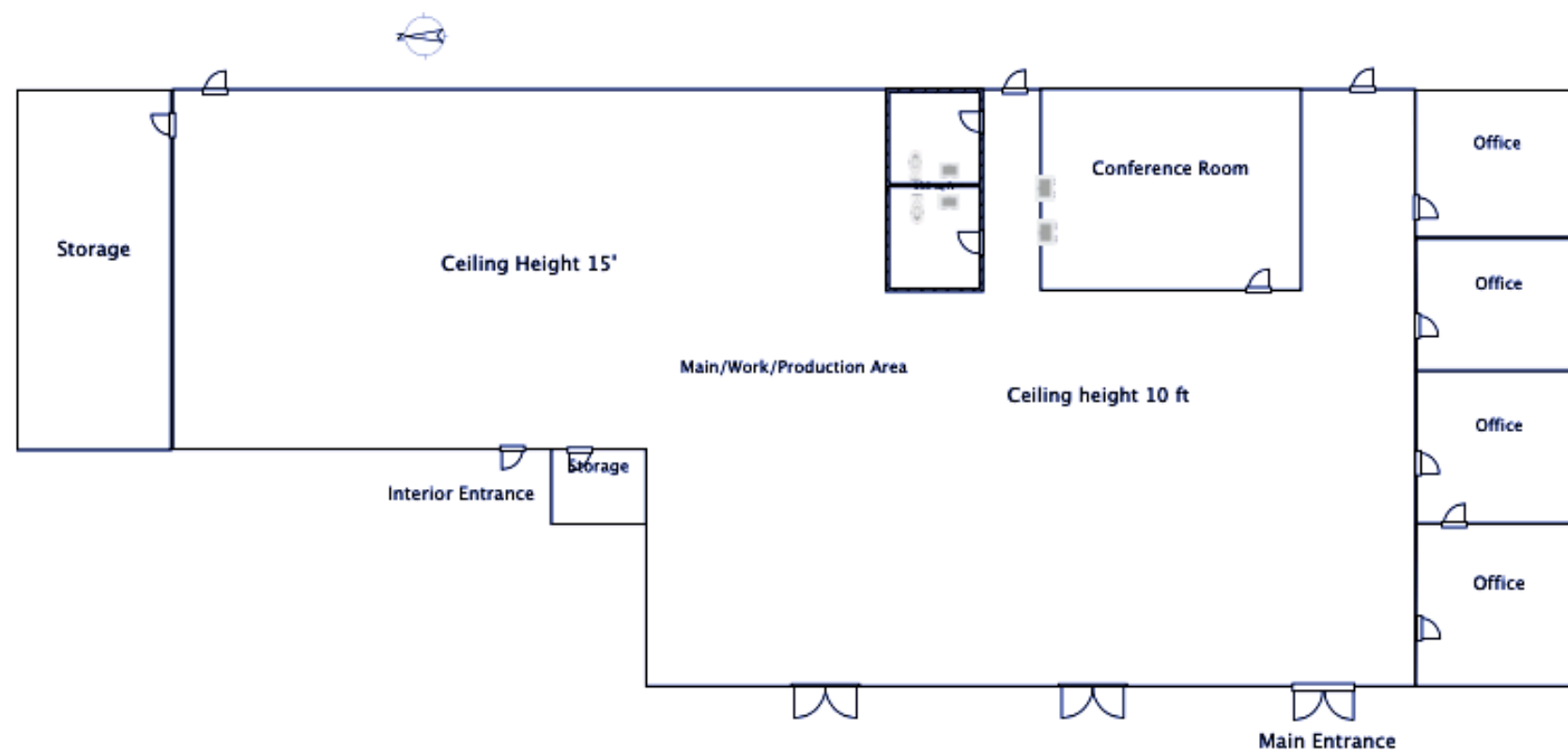
SPACE DESCRIPTION

Suite 110: Versatile retail space featuring a majority open floorplan with 4 perimeter offices, a conference room, and storage/green room. Includes 2 restrooms. The space boasts tile flooring, partial drop ceilings, and impressive 14 ft ceilings with exposed ductwork. Perfect for a wide range of business uses.

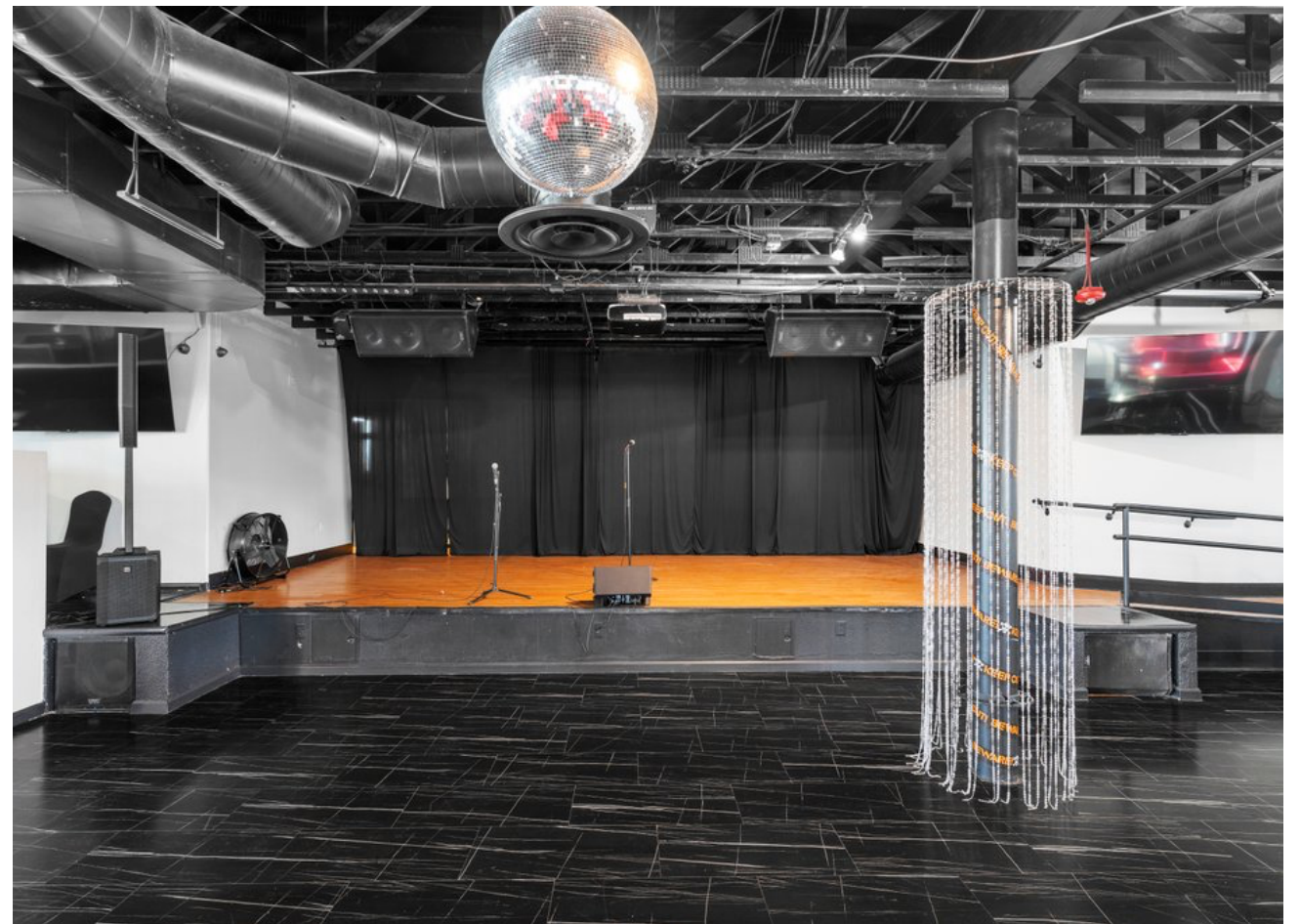
LEASING DETAILS

- Square Footage: +/- 7,400 SF
- Base Rate: \$27 PSF NNN
- CAM: Estimated at \$0.40 PSF
- Lease Term: 5-10 years
- Annual Escalation: 3%
- Up Front Lease Monies: Security Deposit & First Month's Rent

SPACE LAYOUT







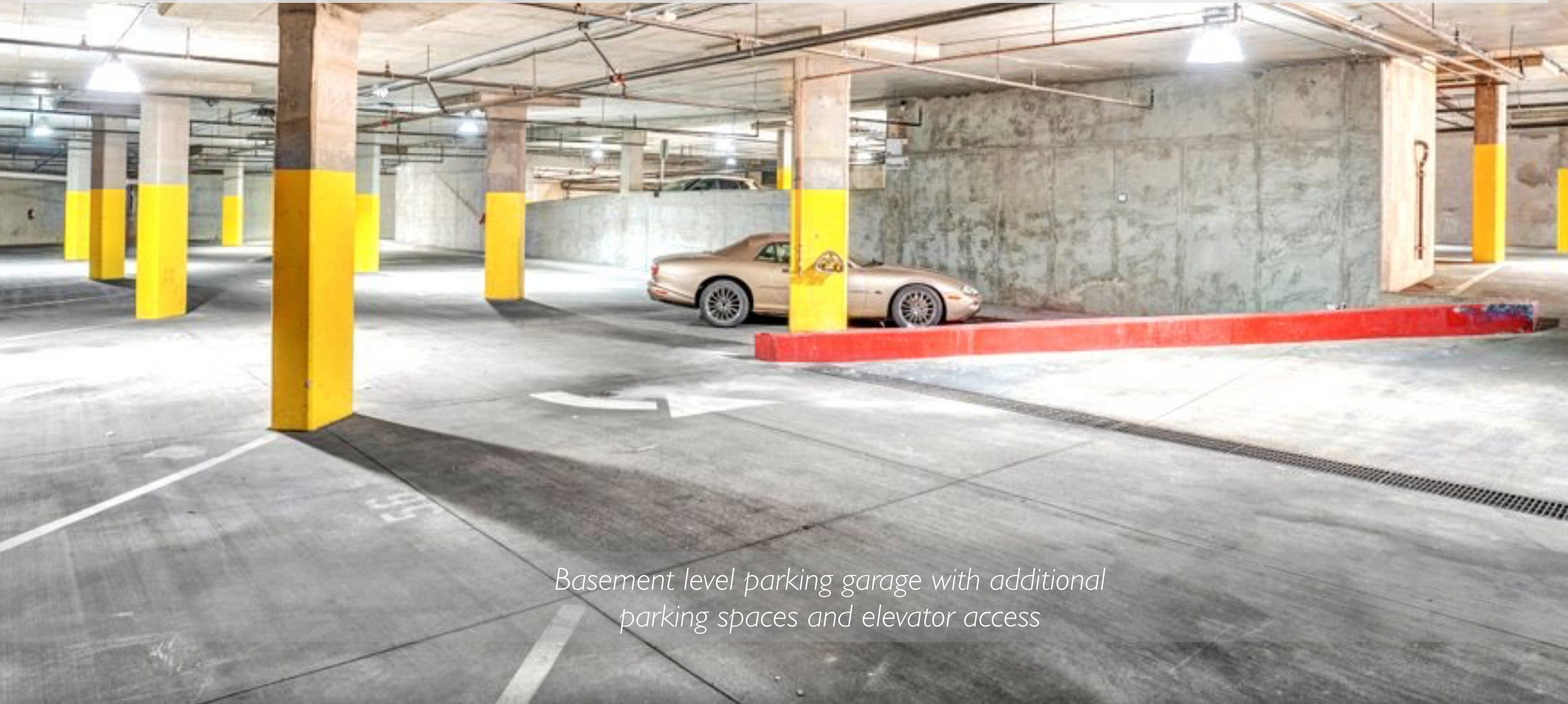


MEGA
BROKER

Broker Contact

MEGA BROKER
6671 Las Vegas Blvd S Suite 210
Las Vegas, NV 89119
www.MEGA-BROKER.com

Ricardo E Jasso
702.660.7770
Lic # B.146196
RJasso@Mega-Broker.com



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

Specializing in Retail Brokerage Services