

# 3950

## EAST SUNSET ROAD

LAS VEGAS, NV 89120



END CAP SPACE AVAILABLE

# FOR LEASE

3950 East Sunset Road, Las Vegas, NV 89120

## PROPERTY HIGHLIGHTS

- Available space of approximately 5,468 square feet
- Former Gym Space Available
- Current co-tenants encompass O'Reilly Auto Parts, Blue Fin Sushi & Roll, Bliss Salon, and Audio Express
- Adjacent to Pinkbox Doughnuts, serving as a shadow anchor
- Conveniently situated near Harry Reid International Airport, Sunset Regional Park, and an array of retail options



## DEMOGRAPHICS



### Population

**13,890**  
*within 1 Mile*

**147,909**  
*within 3 Miles*

**410,305**  
*within 5 Miles*



### Median HH Income

**\$50,346**  
*within 1 Mile*

**\$61,201**  
*within 3 Miles*

**\$56,942**  
*within 5 Miles*



### Median Home Value

**\$385,618**  
*within 1 Mile*

**\$316,304**  
*within 3 Miles*

**\$311,532**  
*within 5 Miles*



### Total Households

**6,207**  
*within 1 Mile*

**59,033**  
*within 3 Miles*

**167,001**  
*within 5 Miles*



### Average Size Household

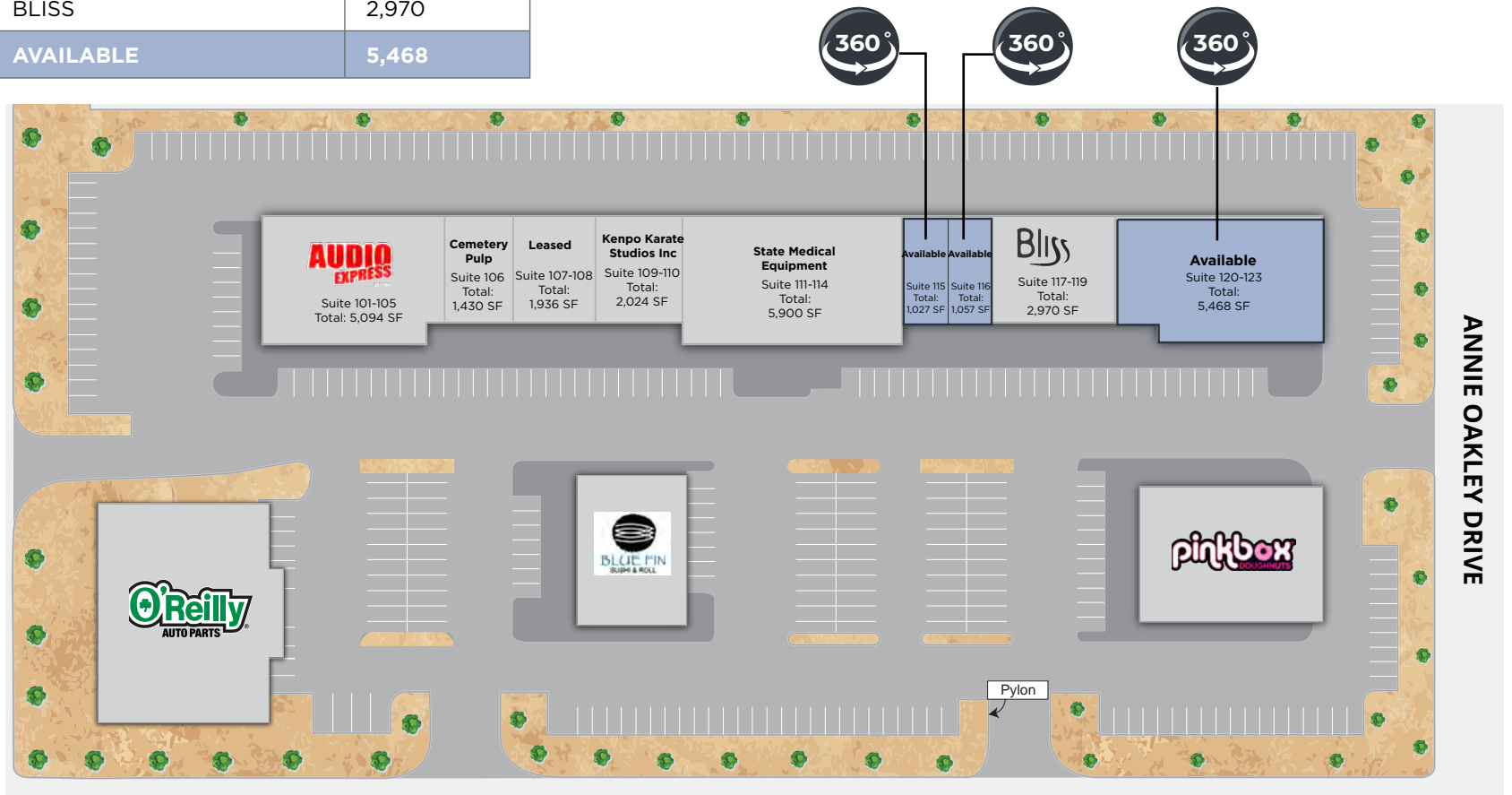
**2.24**  
*within 1 Mile*

**2.49**  
*within 3 Miles*

**2.44**  
*within 5 Miles*

# SITE PLAN

SUITE	TENANT	SF TOTAL
Suite 101-105	Audio Express	5,094
Suite 106	Cemetery Pulp	1,430
Suite 107-108	Leased	1,936
Suite 109-110	Kenpo Karate Studios Inc.	2,024
Suite 111-114	State Medical Equipment	5,900
Suite 115	AVAILABLE	1,027
Suite 116	AVAILABLE	1,057
Suite 117-119	BLISS	2,970
Suite 120-123	AVAILABLE	5,468



# TRADE AREA MAP



**3950 East Sunset Rd.  
Las Vegas, NV 89120**



**La Bonita**  
SALPES RESTAURANTE T-30

**H&R BLOCK**

**T Mobile**

**Olive Garden**

**Wendy's**

**FRIDAYS**

**GALAXY THEATRES**

**Smith's**

**JOE'S CRAB SHACK**

**AutoZone**

**PEPBOYS**

**PT'S PUB**

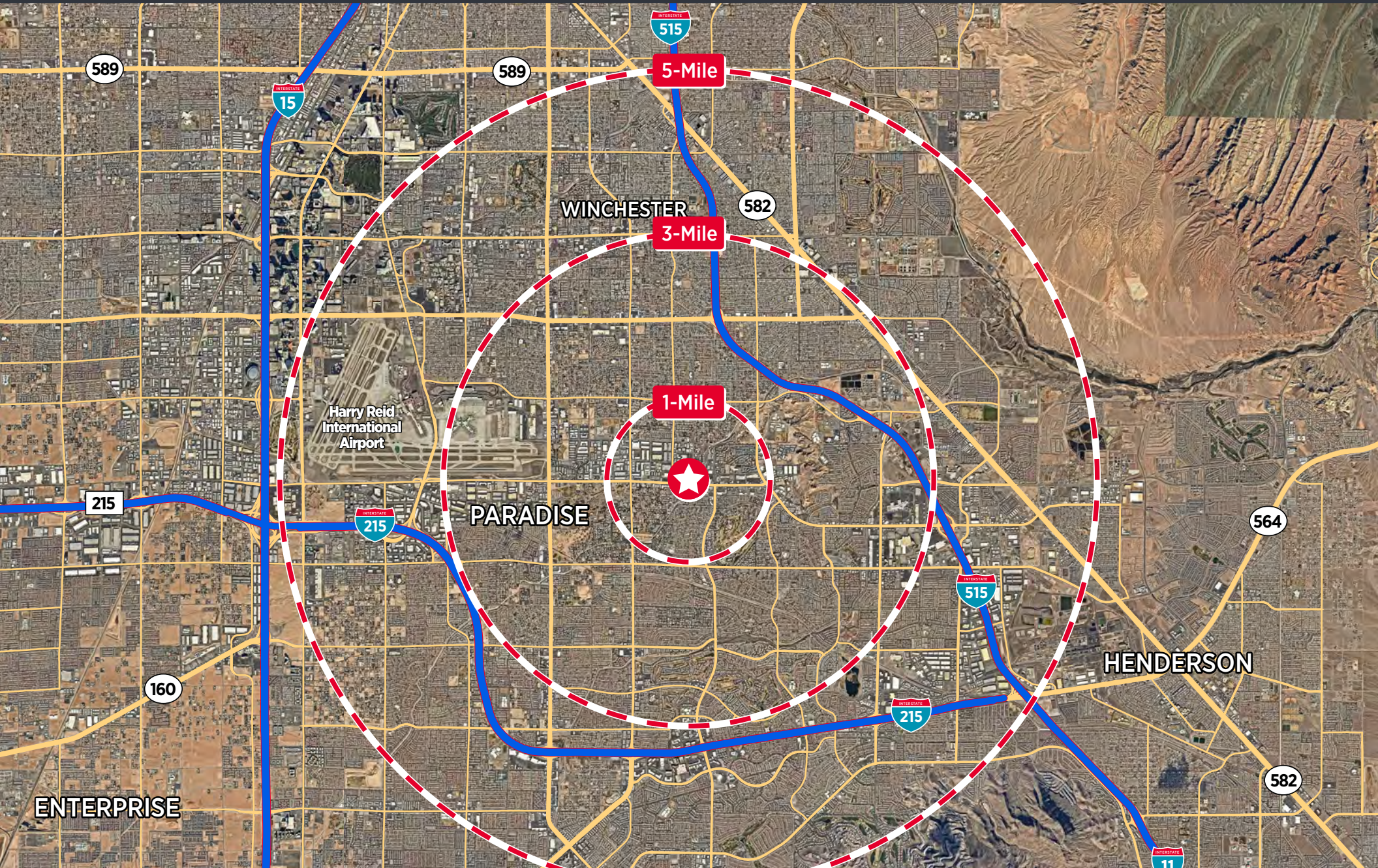
**TRADER JOE'S**

**LEE'S DISCOUNT LIQUOR**

**T Mobile**

**Sunset Rd.**

# AERIAL MAP



# CONTACT



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### LAS VEGAS, NV 89120

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