

FOR LEASE  
**±988 SF – ±2,024 SF**  
**RETAIL SPACE AVAILABLE**

SUNSET ANNIE OAKLEY CENTER 3950 EAST SUNSET ROAD // LAS VEGAS, NV

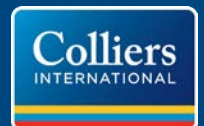
**INCENTIVE**  
6% CO-OP ON  
NEW LEASES

**AUDIO EXPRESS**

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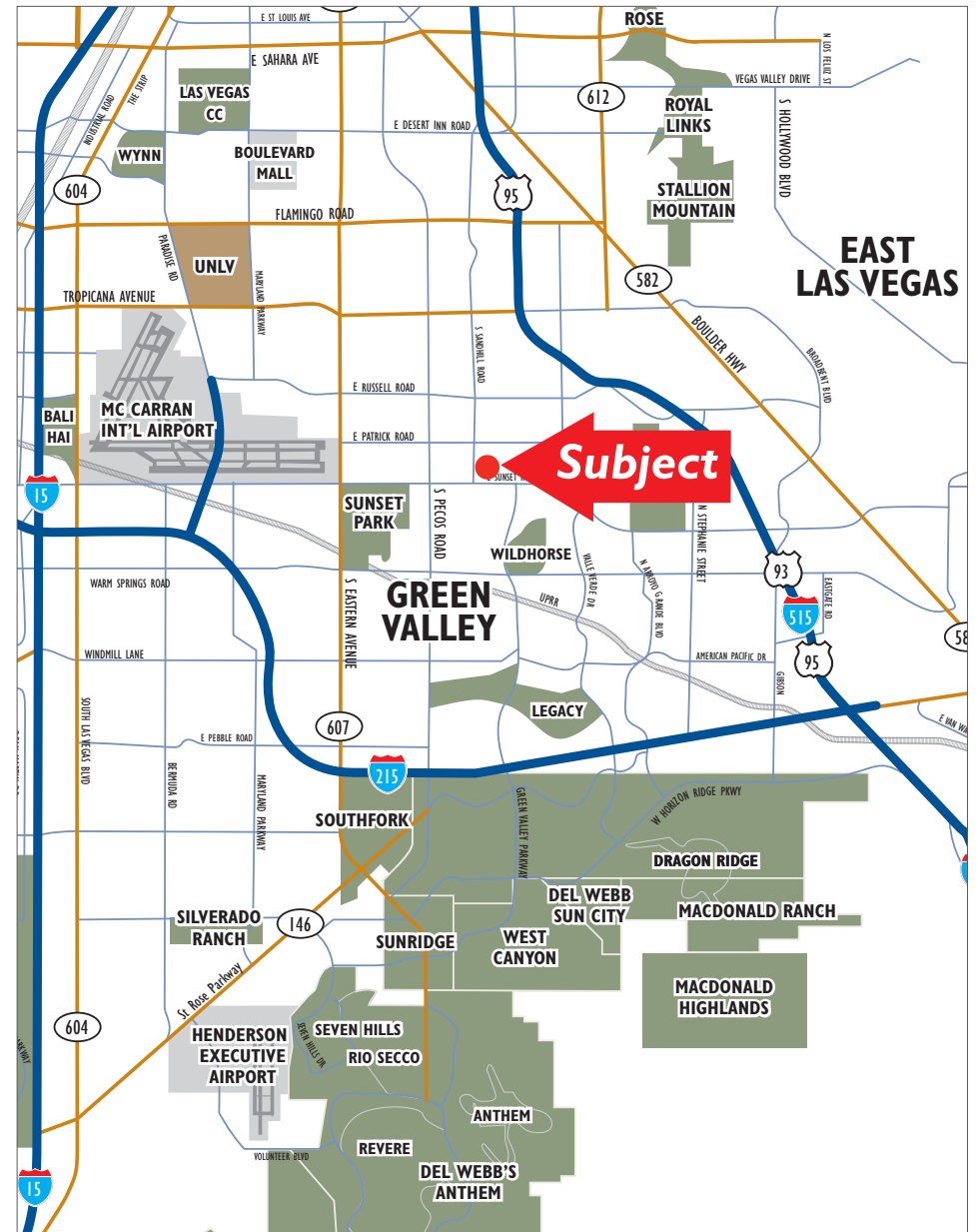


# SPACE AVAILABLE FROM ±988 SF - ±2,024 SF

Sunset Annie Oakley Center is located in a high traffic corridor at the corner of Sunset Road and Annie Oakley Drive. The center is conveniently located near Green Valley and McCarran International Airport. Tenants include Audio Express, O'Reilly Auto Parts, Four Seasons Cleaners, State Medical Supply and many more quality tenants!

## PROPERTY HIGHLIGHTS

- ±988 SF – ±2,024 SF
- Signalized Intersection with great access
- Zoning: C-2 General Commercial
- Year Built: 1999



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SUITE(S)	TENANT	SF
101-110	Audio Express	5,049 SF
106	AVAILABLE	1,430 SF
107	AVAILABLE	1,972 SF
109	AVAILABLE	2,024 SF
111	AVAILABLE	1,298 SF
112	State Medical	4,602 SF
115	Deluxe Tattoo	1,027 SF
116	ATAC Security	1,057 SF
117-118	Bliss Salon	1,972 SF
119	AVAILABLE	988 SF
120-123	AVAILABLE	5,468 SF

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Est. Population	13,162	139,818	379,913
Avg. HH Income	\$59,893	\$64,426	\$59,586

Claritas 2016

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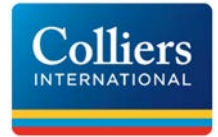
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