

RETAIL SPACE
AVAILABLE FOR LEASE
±2,040 SF - ±42,470 SF

CROSSROADS AT SUNSET

1419-1445 West Sunset Road
Henderson, Nevada 89014

\$1.00 – \$2.25 PSF
(NNN \$0.34 PSF)

PAD FOR LEASE:
GL PREFERRED OR BTS
UP TO 37,500 SF/0.86 ACRES
\$4.00 PSF NNN

JOIN OUR
NEWEST TENANTS



Barbeques Galore

sears *outlet*

*FOR MORE INFORMATION,
PLEASE CONTACT:*

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CROSSROADS AT SUNSET

1419-1445 WEST SUNSET ROAD

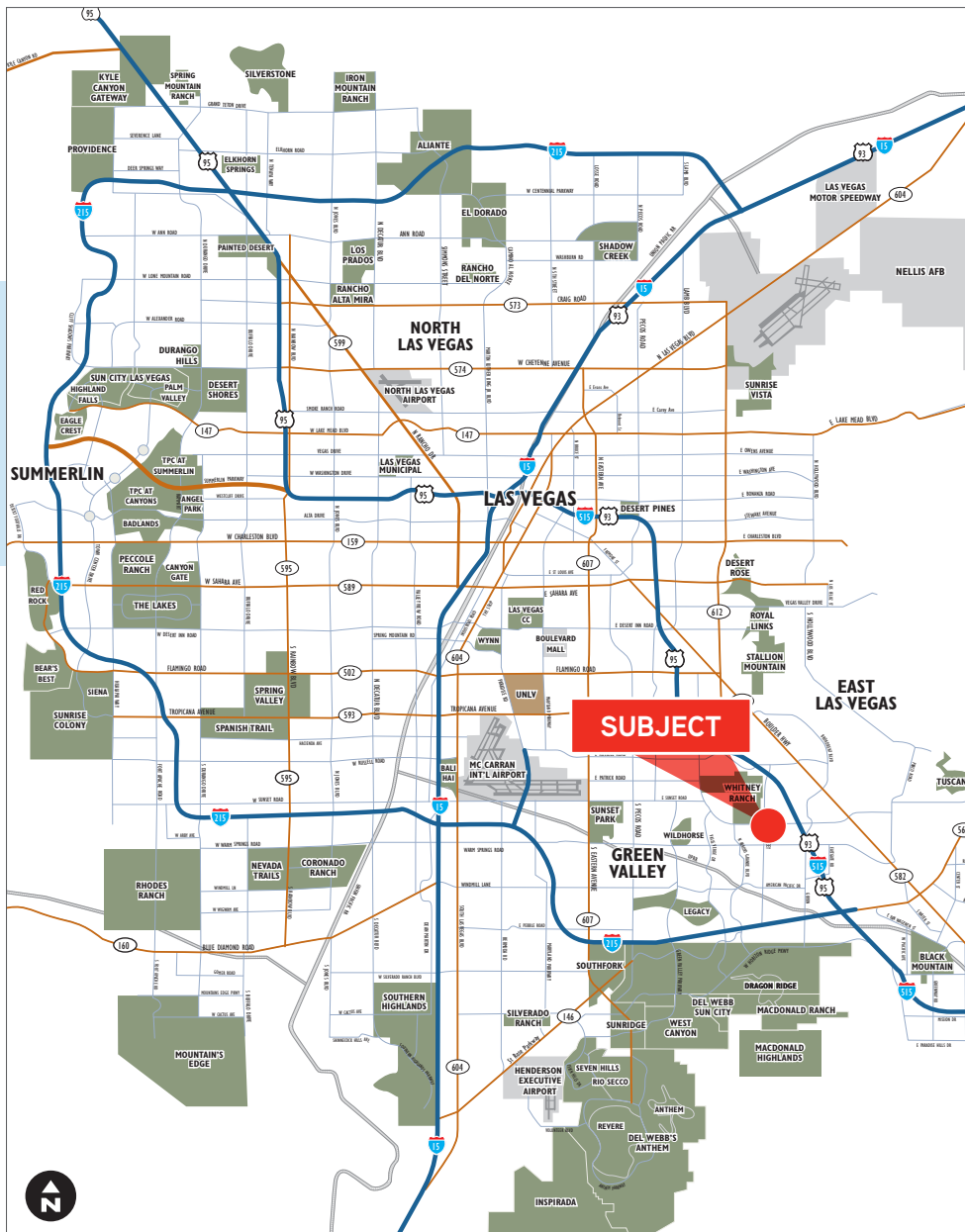
- ±2,040 - ±42,470 SF SPACE AVAILABLE
- \$1.00 – \$2.25 PSF (NNN \$0.34 PSF)
- PAD FOR LEASE: GL PREFERRED OR BTS
UP TO 37,500 SF/0.86 ACRES
\$4.00 PSF NNN

- Newly Painted and Renovated Shopping Center with PRIME Location
- Hard corner of “Main and Main” intersection in the largest retail corridor in the state of Nevada
- TIA available to qualified tenants
- CC Zoning
- Pad Site Available with Frontage on Sunset 37,500 SF/0.86 Acres
- 5/1 Parking Ratio - 816 Total Stalls

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	13,742	128,067	282,573
INCOME	\$59,536	\$55,945	\$55,026
HOUSING	6,066	55,130	124,470
HOUSEHOLDS	5,690	51,225	114,850

Claritas 2015



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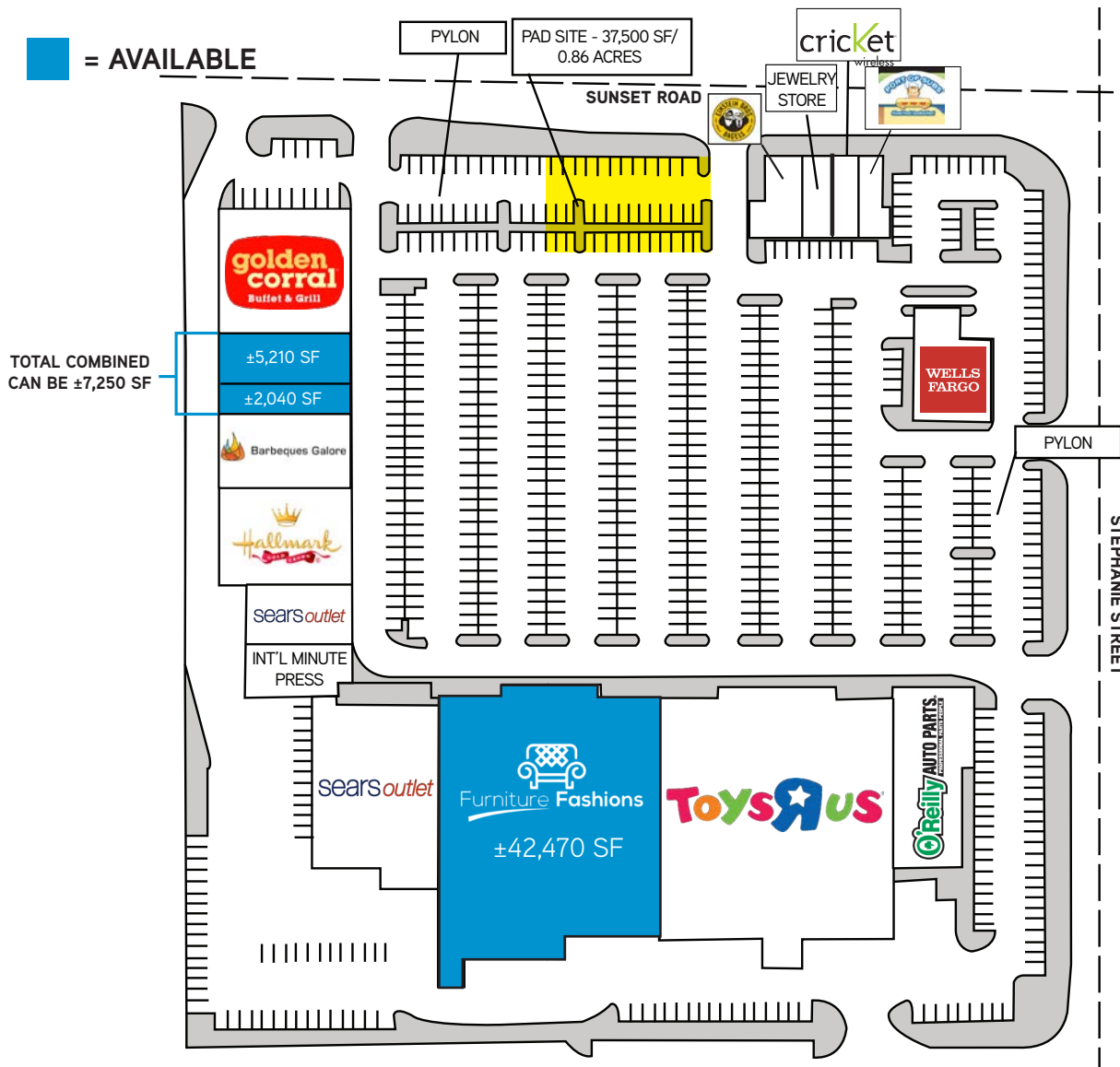
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NEW HENDERSON DEVELOPMENTS



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