

FOR SALE

# ±5,000 SF COMMERCIAL BUILDING



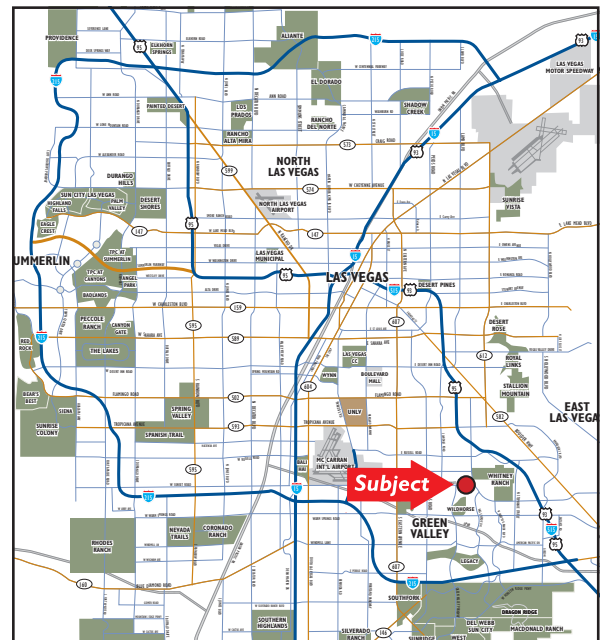
3990 E. SUNSET ROAD, LAS VEGAS, NEVADA 89120



## PROPERTY HIGHLIGHTS

- ±5,000 SF Freestanding Commercial Building
- ±30,056 SF Parcel
- Excellent Opportunity for User or Investor
- Signalized Intersection - Excellent Access & Visibility
- Zoned Clark County General Commercial (C-2)
- APN 161-31-813-005
- Pylon & Monument Signage
- Constructed in 2000

DEMOGRAPHICS*				2018 Envirionics Analytics
2018	1 MILE	2 MILE	3 MILE	
POPULATION	13,577	57,743	144,645	
AVG HH INCOME	\$66,981	\$77,890	\$74,481	



For more information, please contact:

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The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers Nevada, LLC has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange or execution of legal documents.



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