

For Lease: Sunset Canyon Plaza

S.E.C. SUNSET & GRAND CANYON LAS VEGAS, NV 89148



PARTING SEAS
INVESTMENTS



AVAILABLE EARLY 2017

BRYAN TURNER
PRESIDENT
702-499-4510
BRYAN@702COMMERCIAL.COM

ALEX DIMOTSANTOS
SENIOR ASSOCIATE
702-217-8516
ALEX@702COMMERCIAL.COM

THOMAS LEIGH
BROKER
702-460-8143
TOMMY@702COMMERCIAL.COM

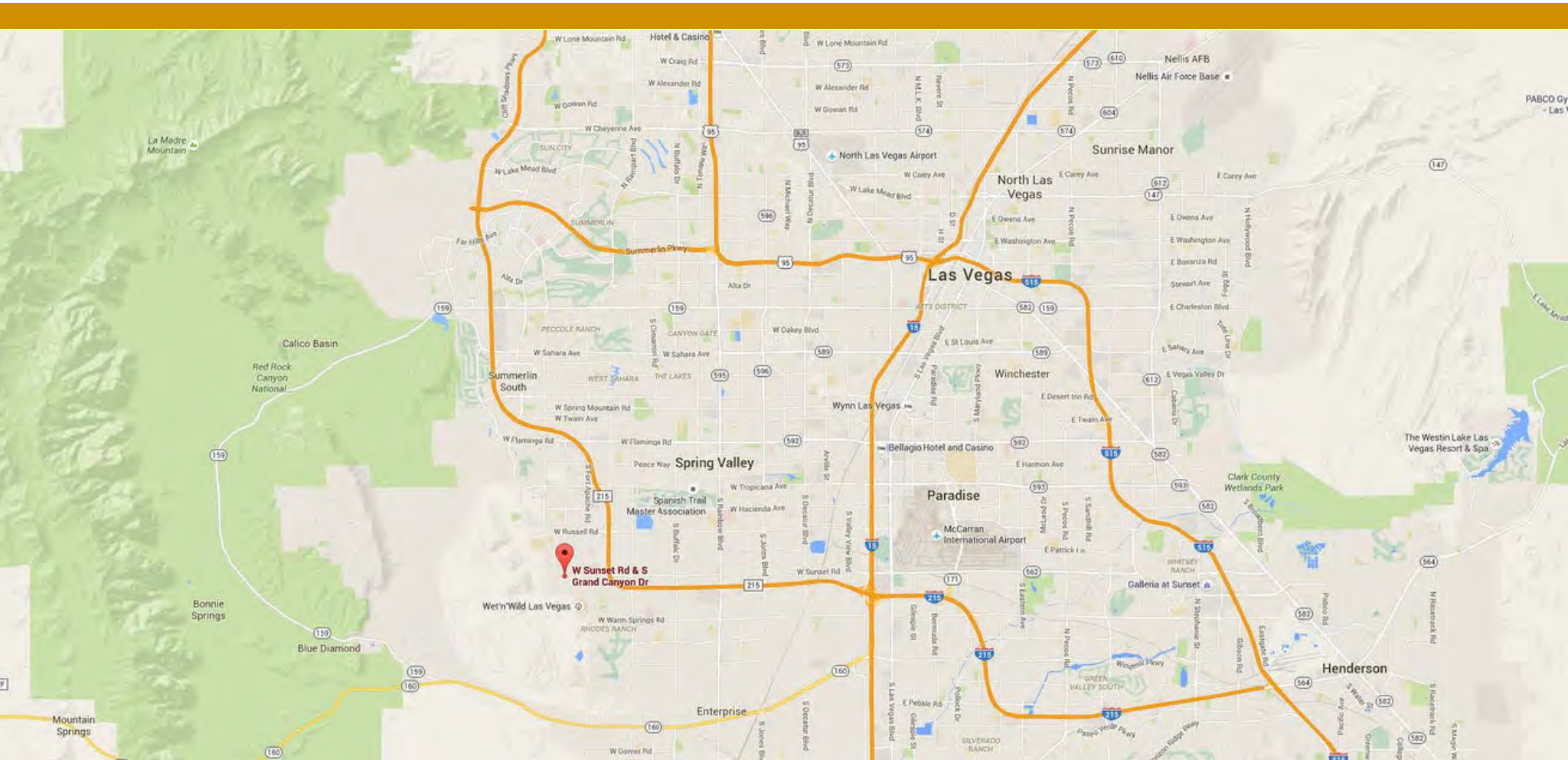
Sunset Canyon Plaza

SOUTHWEST SUBMARKET

- Zoning – C-2 (Clark County)
- Planned Landuse: Commercial General
- Near Bishop Gorman High School, IKEA, and Southern Hills Hospital

POSSIBLE USES

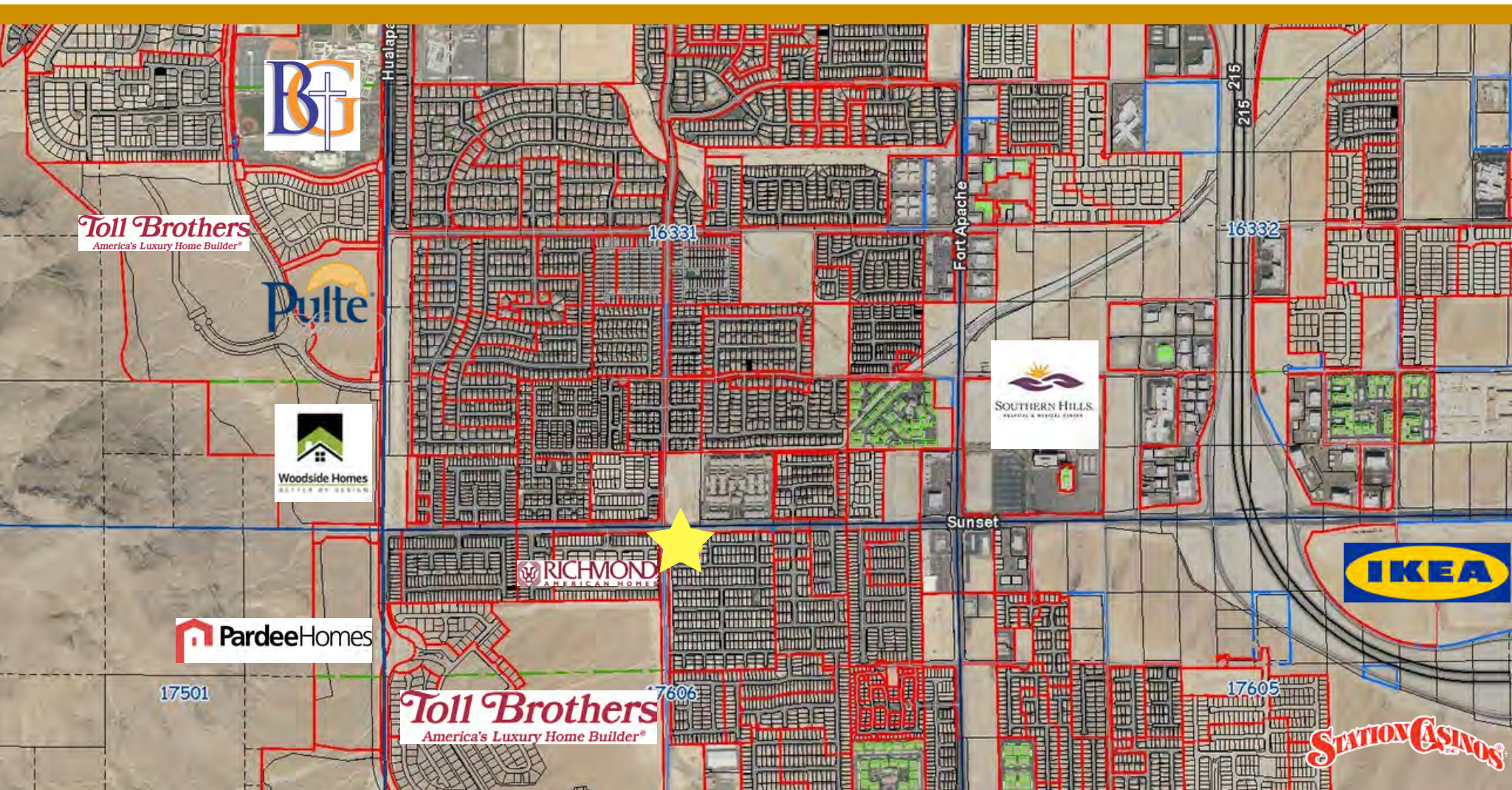
- Fast Food
- Retail
- Office
- Medical Office/Dentist



Sunset Canyon Plaza

RESIDENTIAL PROJECTS WITHIN 1 MILE

- Regency by Toll Brothers 425 homes in Guard Gated Luxury Adult Community
- The Cliffs Village at Summerlin South - 1,700 proposed homes in 11 neighborhoods by Toll Brothers, Pulte, Woodside Homes, and Pardee Homes.



Sunset Canyon Plaza

- Minimum Divisible - 1,093 SF
- Maximum Contiguous - 12,500 SF
- Lease Type - NNN
- Lease Term: 60 months +
- TI Allowance: Negotiable

DEMOGRAPHICS

Total Population

1mi: 18,573

3mi: 82,118

5mi: 241,331

Population Change 2010-2015

1mi: 12.34%

3mi: 9.80%

5mi: 8.39%

Household Income (avg)

1mi: \$70,162

3mi: \$77,947

5mi: \$77,292

Households

1mi: 6,841

3mi: 31,841

5mi: 92,487

