

SPACE FOR LEASE

CVS PLAZA

1501-1551 W. SUNSET ROAD :: HENDERSON, NV 89014
SEC OF WHITNEY RANCH DRIVE AND SUNSET ROAD

CVS Plaza is located in a major retail/trade area at the SEC of Whitney Ranch Dr. & Sunset Rd. in Henderson, Nevada. The property is in a dense, mature trade area with an established population base of more than 131,000 people in a (3) mile radius and directly one block to the east of Stephanie Street.



PROPERTY HIGHLIGHTS:

- Major anchors include Planet Fitness, CVS Pharmacy, Chuck E Cheese's, & Sears Auto Center
- Close proximity to Sunset Station Hotel & Casino & Galleria at Sunset regional mall
- Easily accessible to US-95 at Sunset Road and to the I-215 Beltway at Stephanie Street
- 3 mile demographics: Population - 131,949
Median HH income - \$49,363
- 3 mile Hispanic population: 34,692 (26.3%)

LEASE INFORMATION:

Jr. Anchor, Bldg. 1541: ±15,075 SF

Built-out for furniture user

Lease Rate: \$1.25 PSF

Pad/Shop Space, Bldg. 1533-A3: ±2,025 SF

Lease Rate: \$2.00 PSF

Pad Space, Bldg. 1501: ±11,900 SF

Please do not disturb Tenant

Lease Rate: \$2.50 PSF

Lease Type: NNN

Est. CAM's: \$0.36 PSF

Zoning: City of Henderson, CC

**FOR MORE
INFORMATION
PLEASE
CONTACT**

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CBRE



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2015 ESTIMATED DEMOGRAPHICS

	1 mile	3 miles	5 miles
POPULATION:	16,361	131,949	296,336
MEDIAN HH INCOME:	\$48,006	\$49,363	\$49,103

2014 TRAFFIC COUNTS

SUNSET RD. W OF STEPHANIE ST.	29,500
STEPHANIE ST. N OF WARM SPRINGS RD.	28,000



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