



**BARASHY
GROUP**

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FOR SALE
± 1.72 AC

Two Contiguous Parcels
Available Together or Separately

3587 & 3611
E Sunset Rd
Las Vegas, NV 89120

Property Snapshot



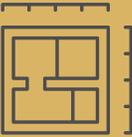
\$1,700,000

Offering Price



\$ 988,373 / AC

Price Per AC



± 1.72 AC

Lot Size



± 270 FT

Frontage



**Neighborhood
Commercial (NC)**

Zoning



Two contiguous parcels totaling ±1.72 acres with strong Sunset Road frontage and great commercial development potential in a highly accessible Las Vegas location.



Highlights

Central Location

Near Harry Reid International Airport, Sunset Park, Town Square, and the Strip.

Excellent Access to I-15, I-215 & I-11

Supporting strong regional connectivity.

Partially Improved Site

Ideal for retail, office, medical, or mixed commercial development.

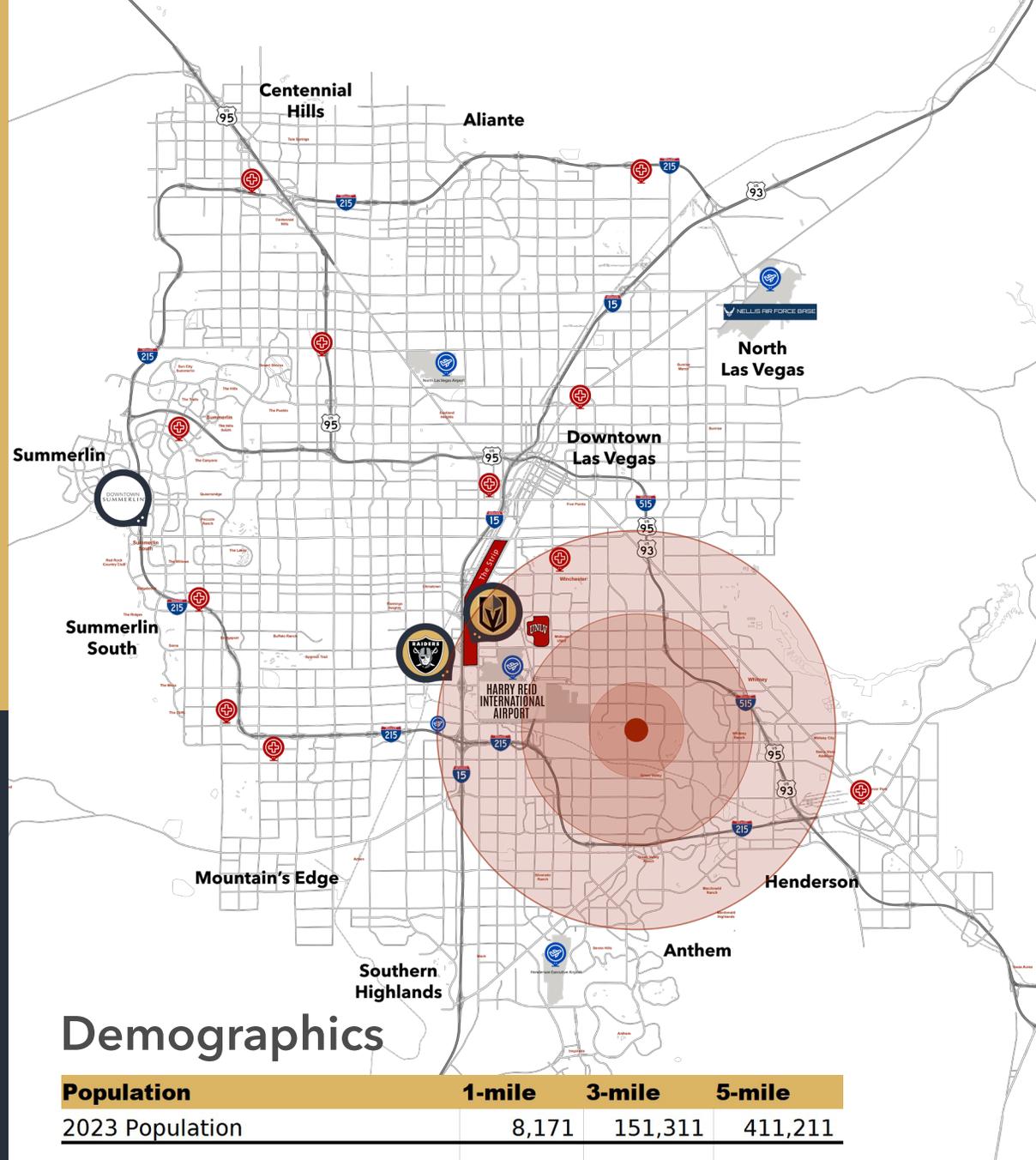
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Vicinity Map

Situated on highly traveled East Sunset Road, these two contiguous parcels sit at the center of one of the Las Vegas valley's most active commercial trade areas. The site is minutes from the Las Vegas Strip, Harry Reid International Airport, and the major retail, dining, and entertainment amenities at Town Square while also adjacent to community staples such as Sunset Park, Green Valley North, and Roseman University.

With approximately 270 feet of high-visibility frontage and quick access to I-15, I-215, and I-11, this area attracts consistent local and visitor traffic, making it a prime setting for future retail, office, or mixed-use commercial development.



Within 5 Miles



I-215 via E Sunset Rd



Sunset Park



Harry Reid International Airport



Sam's Club



Town Square Las Vegas



Sunset Station Casino

Demographics

Population	1-mile	3-mile	5-mile
2023 Population	8,171	151,311	411,211
Income	1-mile	3-mile	5-mile
2023 Average Household Income	\$93,407	\$94,997	\$91,117
Households	1-mile	3-mile	5-mile
2023 Total Households	3,456	59,431	162,059



Parcel #
17806101011
± 0.85 AC

Parcel #
17806101010
± 0.87 AC

E Sunset Rd. // ± 37,000 VPD

Development Opportunity:

These two contiguous parcels offer strong visibility, steady traffic, and flexible Neighborhood Commercial zoning. The site is well-positioned for a variety of retail, service, or office concepts with access to surrounding residential and commercial activity.

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A Great Fit For:

- Neighborhood Retail
- Medical or Professional Office
- Drive-Thru / Quick Service
- Service Businesses
- Specialty Retail

Clark County Development Code ([link](#))

Retail Map



Why Las Vegas Metro Area? (Las Vegas/Henderson/North Las Vegas)



One of the Fastest Growing US Cities

2000 Population: 1,375,765 | 2023 Population: 2,336,573

No State Income Tax

HOSPITALITY

- **Gaming Revenue:** *\$15.5 billion* in 2023, continuing three years of record-breaking revenue growth.
- **Visits:** *40.8 million visitors* and *83.5% hotel occupancy*.
- **Construction:** *The Sphere, Fontainebleau, and Resorts World* all opened in the last three years.

SPORTS

- **Golden Knights:** joined the NHL in 2017, at the 20,000 seat **T-Mobile Arena**. *We won the Stanley Cup* in 2023!
- **Raiders:** moved to **Allegiant Stadium** in 2020, seating >70,000 people and *hosted Super Bowl LVIII* in 2024.
- **Oakland A's:** launching Las Vegas into the MLB in 2028!

OUTDOORS

Las Vegas is a short distance from epic natural wonders:

- **Red Rock Canyon:** majestic hiking just 20 minutes away.
- **Mt. Charleston:** grab a cabin and go skiing/snowboarding in **Lee Canyon**, just 40 minutes away.
- **Grand Canyon:** a day trip! Kayak the **Colorado River**.



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