COMMERCIAL LAND · OWNER-USER / DEVELOPMENT

3587 & 3611 E. Sunset Road

Las Vegas, Nevada 89120 · Unincorporated Clark County

OFFERED AT

$1,500,000

±1.72 ACRES | TWO CONTIGUOUS PARCELS | ±267 FT SUNSET FRONTAGE | ±37,000 VPD



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OFFERING MEMORANDUM

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The Offering

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INVESTMENT SUMMARY

PRICE	$1,500,000
PRICE / ACRE	$872,093
PRICE / SF	$20.02
LAND AREA	**±1.72 AC** (±74,923 SF)
PARCELS	Two — sold together
APNS	178-06-101-010 & -011
CURRENT ZONING	RS-20 (Residential Single-Family)
PLANNED ZONING	NC (Neighborhood Commercial) SEE P.5
JURISDICTION	Unincorp. Clark County (Paradise)
FRONTAGE	±267 ft on E. Sunset Rd
TRAFFIC	±37,000 vehicles/day
SITE STATUS	Partially improved — graded



Direct frontage on E. Sunset Road, a primary east-valley commercial arterial.

A rare infill land opportunity

Two contiguous parcels totaling **±1.72 acres** with hard frontage on E. Sunset Road, positioned among established retail, medical, and professional-office uses. The site suits an **owner-user** seeking to build a facility of their own, or a developer pursuing a neighborhood-commercial concept. Delivered partially improved, with the current residential zoning positioned for a conforming change to commercial (see Path to Commercial).

The Site



Approximate parcel dimensions — APN 178-06-101-010 (west) & -011 (east). Both front E. Sunset Rd.

PARCEL DETAIL

PARCEL 1 — 3587 E. SUNSET	**±0.87 AC** APN -010
PARCEL 2 — 3611 E. SUNSET	**±0.85 AC** APN -011
COMBINED	**±1.72 AC** (±74,923 SF)
FRONTAGE × DEPTH	±267 ft × ±281 ft
CONFIGURATION	Contiguous, near-rectangular

Site features

- **Partially improved** — rough-graded with an existing asphalt parking area in place.
- **Established curb cut** and direct access off E. Sunset Road.
- **Utilities available** to the site through the surrounding developed corridor (buyer to verify).
- **Flat, usable** near-rectangular shape with efficient buildable area.

Information deemed reliable; buyer to verify all measurements.

Location & Connectivity

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PROXIMITY

Del Sol Academy	1.1 mi
Sunset Park	1.5 mi
Harry Reid Int'l Airport	2.8 mi
Town Square	4.7 mi
Bali Hai Golf Club	5.3 mi
Las Vegas Strip	9.7 mi

Surrounded by activity

Flanked by national and regional retailers — Starbucks, AutoZone, Bedrosians, Harbor Freight — plus multifamily and professional/medical office. A built-in base of daytime and residential demand.

Path to Commercial



E. Sunset Road — an established commercial arterial lined with retail, office, and medical uses.

HIGHEST & BEST USE

The parcels are currently zoned **RS-20**, yet sit within a fully commercial corridor. The planned use is **Neighborhood Commercial (NC)** — a **conforming change** consistent with the surrounding retail, office, and medical development already in place along Sunset.

- **Owner-initiated kickoff:** the application can be started with a single current-owner signature — **Seller will cooperate** at no cost to Buyer.
- **Concurrent processing:** design review, waivers, and permitting can run alongside the zone change.

01

Application & Peer Review

Owner-signed application filed with Clark County; staff peer review and planner meeting begin.

02

Town Board & Commission

Paradise Town Board hearing, then Planning Commission / Board of County Commissioners for final action.

03

Conforming Change

A conforming commercial zone change typically runs on the order of **3–5 months**.

Rezoning and entitlement are subject to Clark County review and approval and are not guaranteed. Timeframes are estimates based on current County guidance; Buyer should independently verify zoning, entitlement, and development feasibility with Clark County.

The Trade Area

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89120 — U.S. CENSUS (ACS 2024, 5-YEAR)

23,389 POPULATION	**9,261** HOUSEHOLDS	**$74,688** MEDIAN HH INCOME
$401,800 MEDIAN HOME VALUE	**60%** OWNER-OCCUPIED	**40** MEDIAN AGE

An established, invested neighborhood

The surrounding ZIP code is a mature, higher-value residential area — **60% owner-occupied** with a **$401,800** median home value — anchoring steady demand for neighborhood-serving retail, medical, dental, and professional-office uses. Combined with **±37,000 vehicles per day** on Sunset Road, the location offers both rooftops and visibility: the two ingredients owner-users and neighborhood-commercial tenants pay for.

Source: U.S. Census Bureau, ACS 2024 5-Year Estimates (ZCTA 89120).

Why This Location

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THE OWNER-USER CASE

- **Own, don't rent.** Build a facility of your own on a hard-frontage arterial instead of leasing in a crowded corridor.
- **Visibility that works.** ±37,000 vehicles per day and ±267 ft of Sunset frontage.
- **Central & connected.** Minutes to Harry Reid International and the full east-valley population base.
- **Business-friendly Nevada.** No state income tax; pro-growth permitting environment.
- **Scarce product.** Mid-size, contiguous infill land on Sunset rarely comes available.

Ideal uses

Neighborhood retail · Medical & dental · Professional office · Service businesses · Specialty retail.



Looking across the Sunset corridor toward the Las Vegas Strip skyline.

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EXCLUSIVELY LISTED BY

Let's discuss
3587 & 3611 E. Sunset Road.

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