

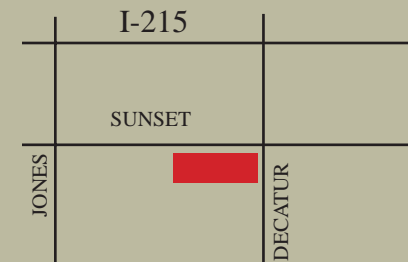
Sunset Commons - SMOG

4810 W. Sunset Rd., Las Vegas, NV 89118



SMOG STATION FOR LEASE

SE CORNER OF
DECATUR & SUNSET



For more information
contact: 702.798.3393

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100 Corporate Park Dr.
Henderson, NV 89074
T: 702.798.3393
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PROPERTY SUMMARY:

Great location, just off the I-215 at Decatur. Traffic flow for this location can't be beat as it welcomes over 1,500 customers per day into its parking lot and is surrounded by a NV Highway Patrol building, cab companies & many other potential commercial accounts.

PROPERTY HIGHLIGHTS:

- Rent includes all utilities
- Quick access from I-215
- Great visibility & accessibility from both Decatur & Sunset
- Immediate occupancy
- High traffic counts
- Short-term leases available
- Close proximity to NHP building & various cab companies
- Tenant to provide equipment



**Business
Properties
Group**

LEASE INFORMATION:

Min. Lease Term: 6 months
Lease Rate: \$ 2000/mo.
Zoning: C1



Business Properties Group

SPACES AVAILABLE FOR LEASE

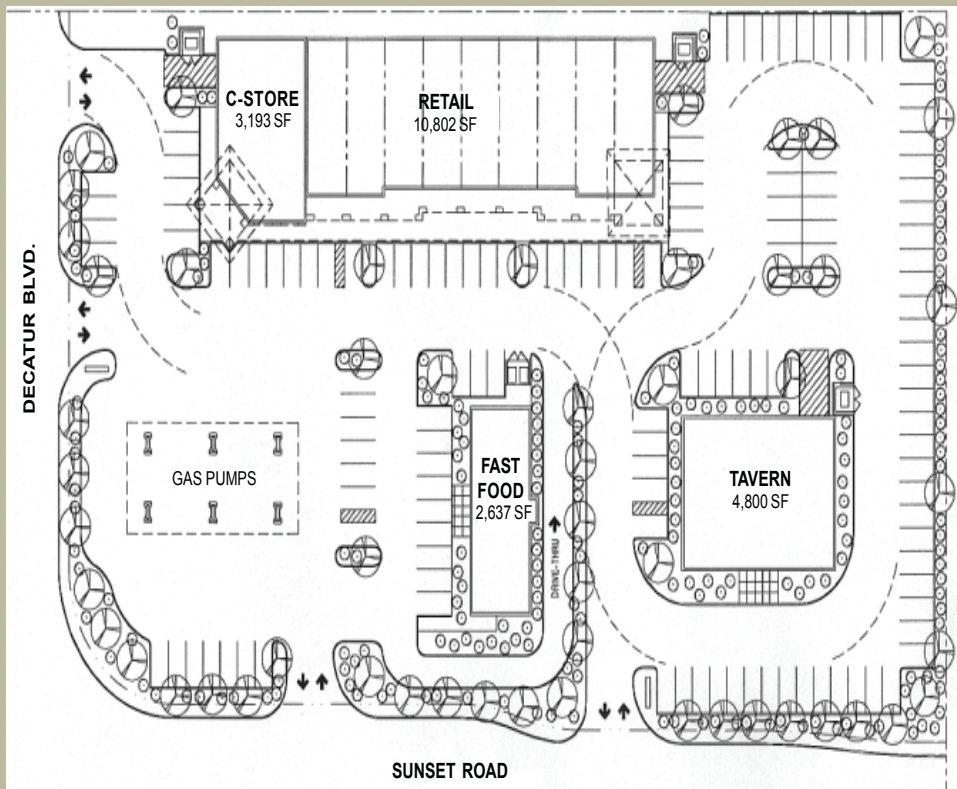
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DEMOGRAPHICS:

2007 Population Estimate:	1 mile - 4,714
	3 mile - 71,607
	5 mile - 263,101
HH Income:	1 mile - \$73,062
	3 mile - \$66,777
	5 mile - \$130,984
Traffic Count:	33,000 vpd

