

RETAIL • OFFICE • RESTAURANT



THE BEND

FOR LEASE

3,250 - 13,000 SF OFFICE
1,537 - 8,814 SF RETAIL

8700 WEST SUNSET RD • LAS VEGAS, NV • 89148



DAPPER
COMPANIES



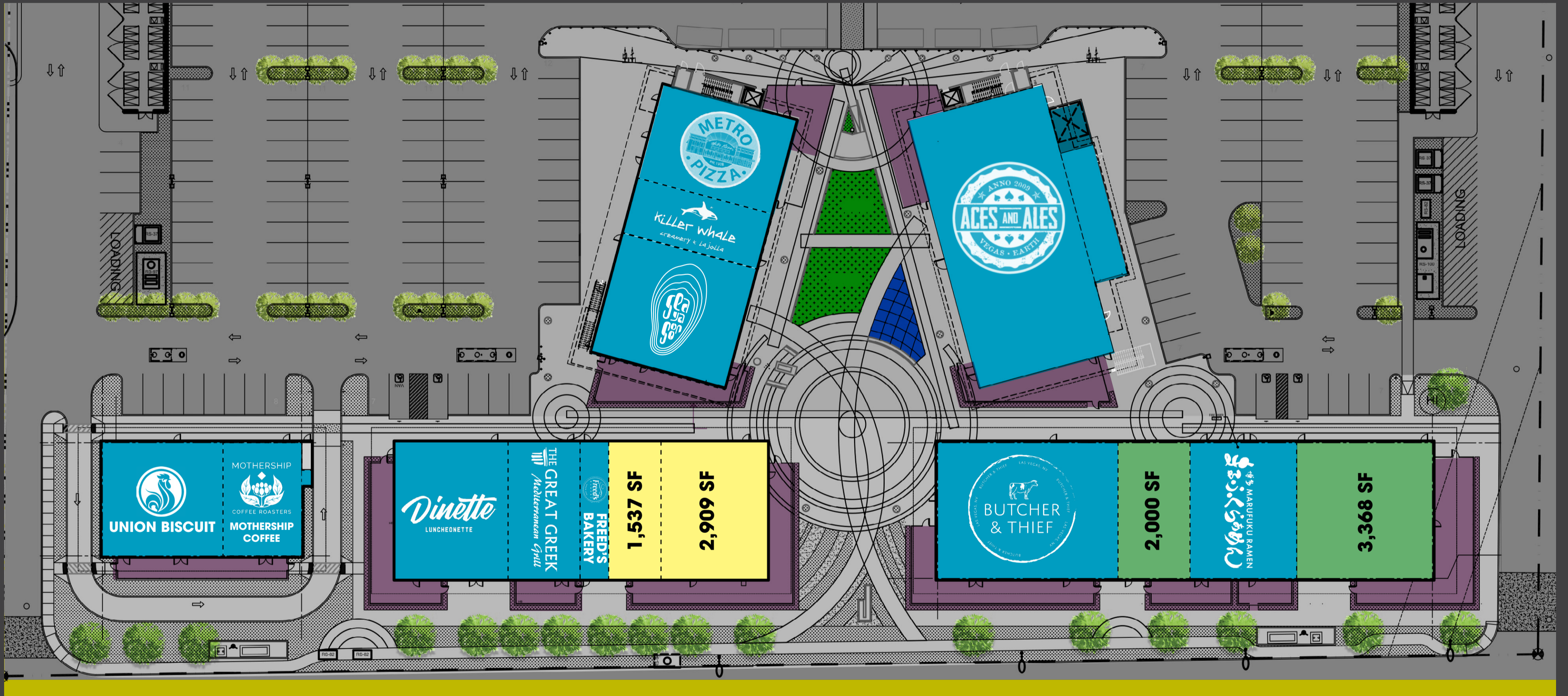
PROPERTY DESCRIPTION

This Class "A" retail development is located on West Sunset Rd. just west of Durango, directly across from IKEA. The Bend is comprised of seven retail buildings, totaling approximately 113,000 SF and will soon become a premier dining and shopping experience in Southwest Las Vegas. The project will be completed in two phases. Phase 1 will feature retail and restaurant spaces available for lease, and Phase 2 will consist of office space, in addition to restaurant and retail. Phase 2 will also include Electric Pickle as its anchor tenant (including nine pickleball courts, a two-story restaurant with a patio and rooftop bar, three bars and a lawn for live music, yoga classes and other group gatherings). A multi-level parking garage will also be added in Phase 2.

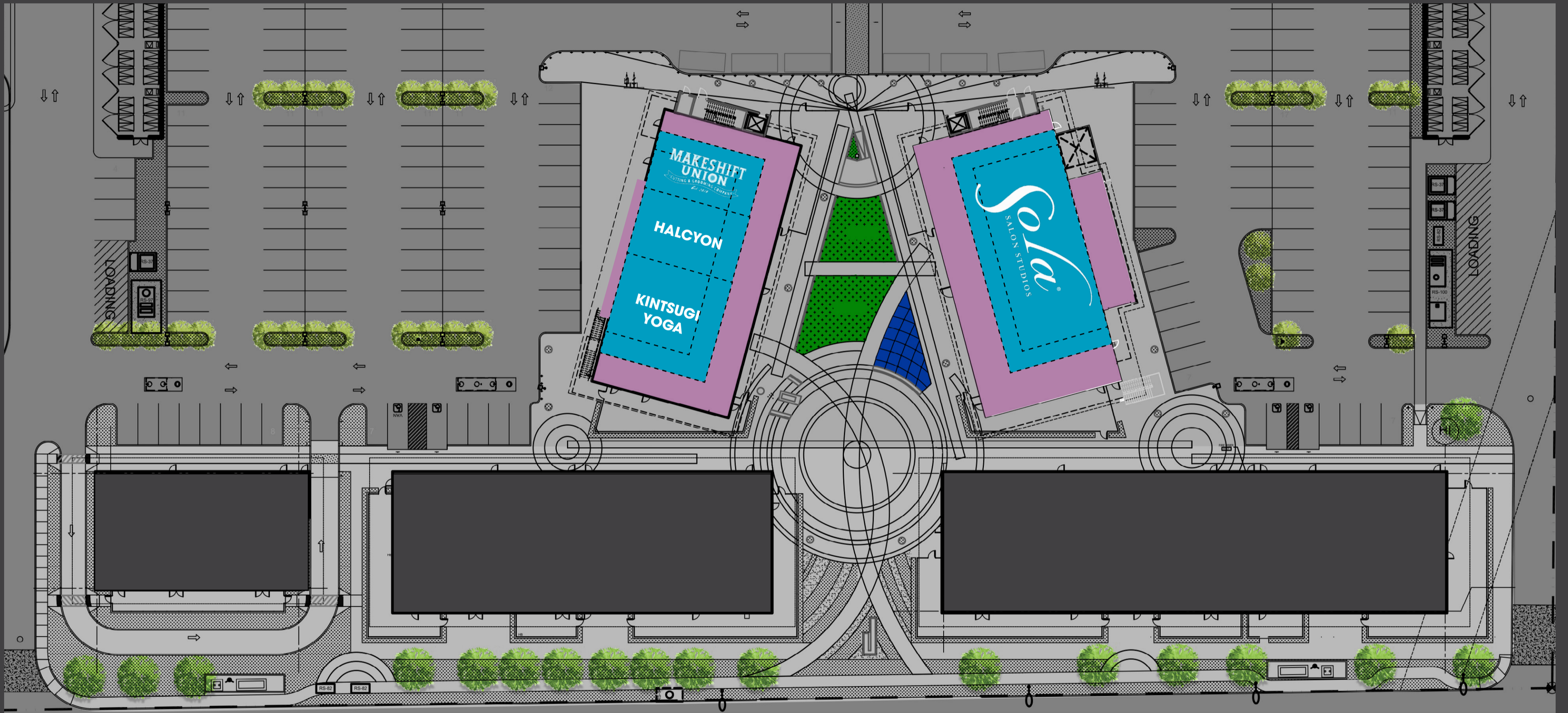
HIGHLIGHTS

- Seconds from I-215
- Retail frontage on Sunset Rd
- 1,537 – 4,446 SF Phase 1 Retail Space
- 2,000 – 8,814 SF Phase 2 Retail Space
- Located in the booming southwest area of Las Vegas
- Multi-level parking garage



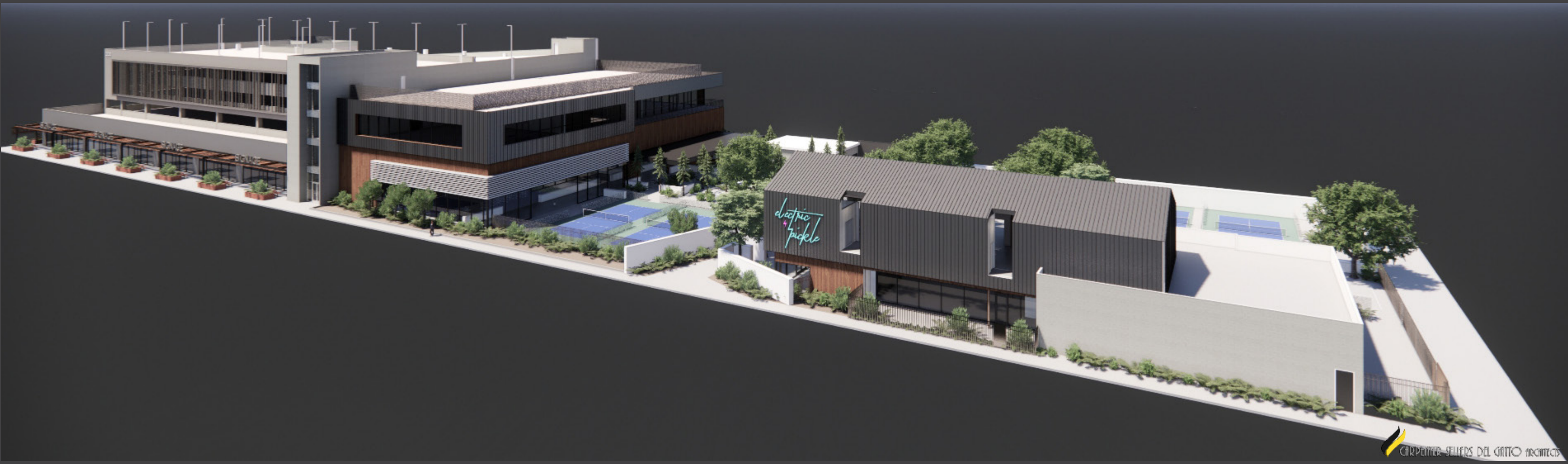


- AVAILABLE
- PENDING LEASES
- LEASED SPACE
- TENANT PATIO AREA



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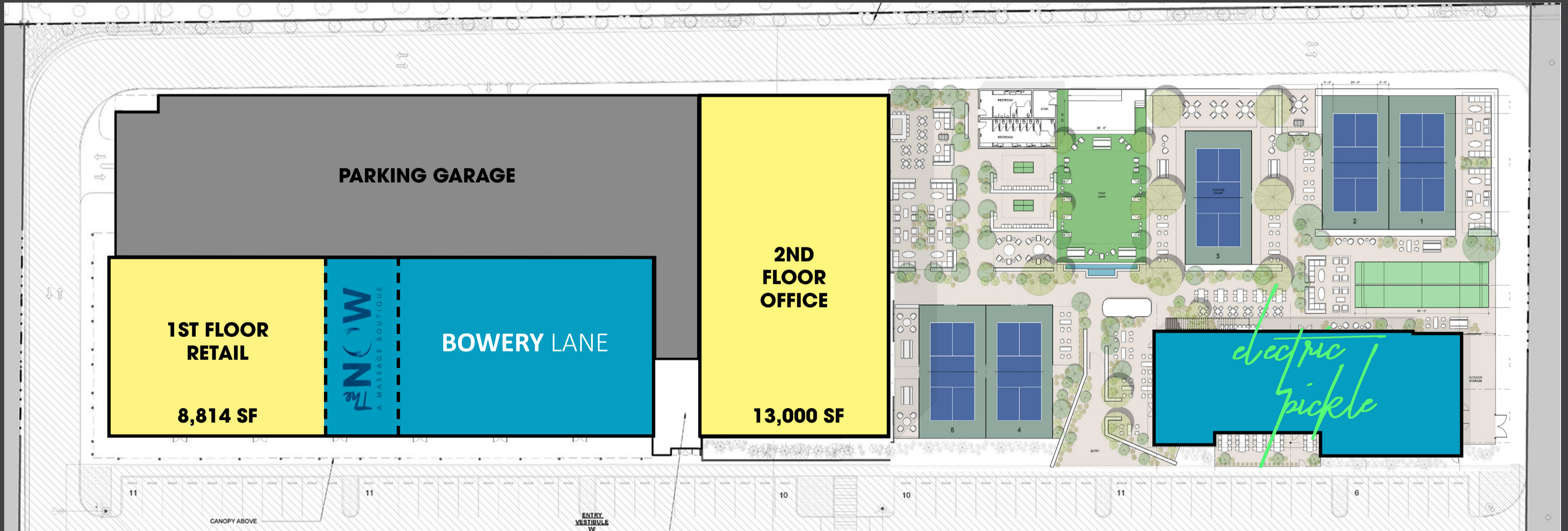




CARPENTER-SULLERS DEL GIOTTO ARCHITECTS



GIANNI VIGORE DEL GIOTTO ARCHITECTS



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// AERIAL MAP



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// AERIAL MAP - VICINITY

