

FOR LEASE (\$1.35 MG)

±3,000 SF of Retail Space

953 E. Sahara Ave. B14, Las Vegas, Nevada 89104



Parcel: 162-10-510-009/010
Zoning: C-2
Size: ±3,000 SF to ±9,000 SF

Come join an eclectic group of Tenants in the revitalized Commercial Center. Located just west of the SWC of Sahara and Maryland Pkwy, this property is centrally located with easy access to the 15 Fwy, Las Vegas Blvd, and some of the best restaurants in the Valley. The building offers Sahara frontage and excellent visibility to the 46,000 plus cars per day, and an exclusive roof top billboard style sign. Plenty of parking on a huge parking lot that is maintained by Clark County. Perfect for office, medical, or retail tenants looking for a presence in this historic part of Las Vegas. Call for special lease incentives.



Chris Mazzone
Cell: 702.589.6252 | chris@mazzonecommercial
900 Karen Ave Ste C-219 | Las Vegas, Nevada | 89109

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

Last Revised: Sep 22/17

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Building 12-13 Exterior Parking Lot Side



Building 12-13 Interior +/- 6,000sqft



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Chris Mazzone
B1002807

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Building 14 Exterior Parking Lot Side



Building 14 Interior +/- 3,000sqft



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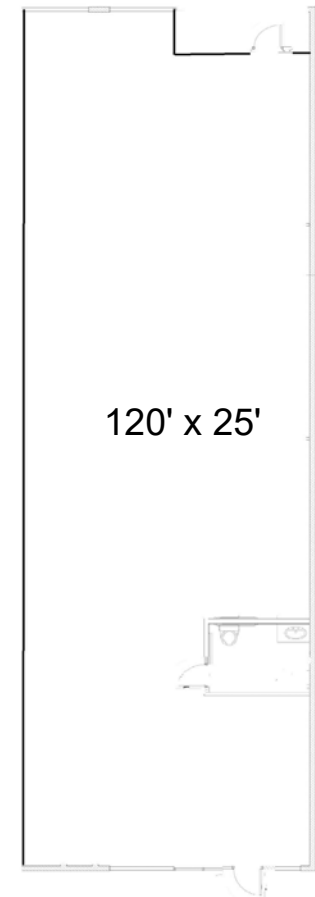
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Bldg12-13 Floor Plan 6,000sf :



- Sahara Frontage
- Huge Parking Lot
- Clark County
- Zoned C-2
- Built 1968
- Renovated 2017
- Over 46,000 vpd
- APN 162-10-510-009/010
- Motivated LLD

Bldg 14 Floor Plan 3,000sf



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