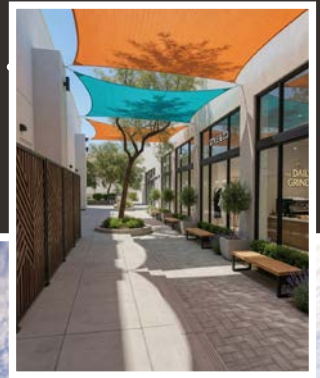


Slate Canyon at Village Square

9400 WEST SAHARA AVENUE, LAS VEGAS, NV 89117



PROPERTY INFO

Co-Tenants	The Pad Climbing Gym, Vegas Empire Athletics, Sandpipers Swim Club, Golf TRK & Going Batty
Space Available	±1,712 - 6,310 SF Available
Access to Building	From all sides of the building
Parking	Abundant throughout the center
Signage	Pylon / Wall / Storefront
Delivery	Gray shell - August 1, 2026

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
Population 2025 Estimated	22,094	154,249	405,184
Population 2030 Projected	21,463	154,105	416,549
Households 2025 Estimated	10,068	65,879	167,098
Average HH Income 2025 Est.	\$117,163	\$125,291	\$126,469
Median HH Income 2025 Est.	\$84,274	\$87,765	\$89,831

W. Sahara Ave. ±33,000 Cars Per Day
S. Fort Apache ±35,000 Cars Per Day

AVISON YOUNG

10845 Griffith Peak Drive, Suite 100
Las Vegas, NV 89135 • O 702.472.7979 F 702.475.7545

CONTACT INFO LIZ CLARE, CCIM

702.637.7727
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License #S.0069029.LLC

FOR LEASE

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Partial List of Existing Tenants



Settebello Pizzeria

Ballet for You

Archi's Thai

The Claw Store

Tres Cazuelas

Bloch Dance

Euphoria

... and many more

The Coder School

Sharkey's Cuts for Kids

Kinderland Cafe

MaidenWhite Bridal

Burgundy Cafe

Hanabi Sushi

Sylvan Learning Center

Cap't Loui

Poppy Collective

Yukga Korean BBQ

Tucker Toy Art Studio

Slate Canyon

Multi-Family Residential

