

7900

W. SAHARA AVENUE

LAS VEGAS, NV 89117

FOR SALE OR LEASE

CORONADO BAY BUSINESS PARK



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WINNER PROPERTIES, LLC

■ EXECUTIVE SUMMARY

THE OFFERING & PROPERTY DETAILS

PROPERTY DETAILS

RealComm Advisors presents 7900 W. Sahara Avenue; a two-story, free-standing, professional office building consisting of approximately ±23,000 SF. This high-image building is located in Coronado Bay Business Park, offering covered parking, as well as exterior building & marquee signage opportunities. This prime location is situated one-block west of the busy, signalized intersection of Sahara Avenue & Buffalo Drive, adjacent from the Summerlin Submarket and is in close proximity to multiple restaurant & retail amenities nearby.

OWNER-USER OR INVESTMENT SALE OPPORTUNITY

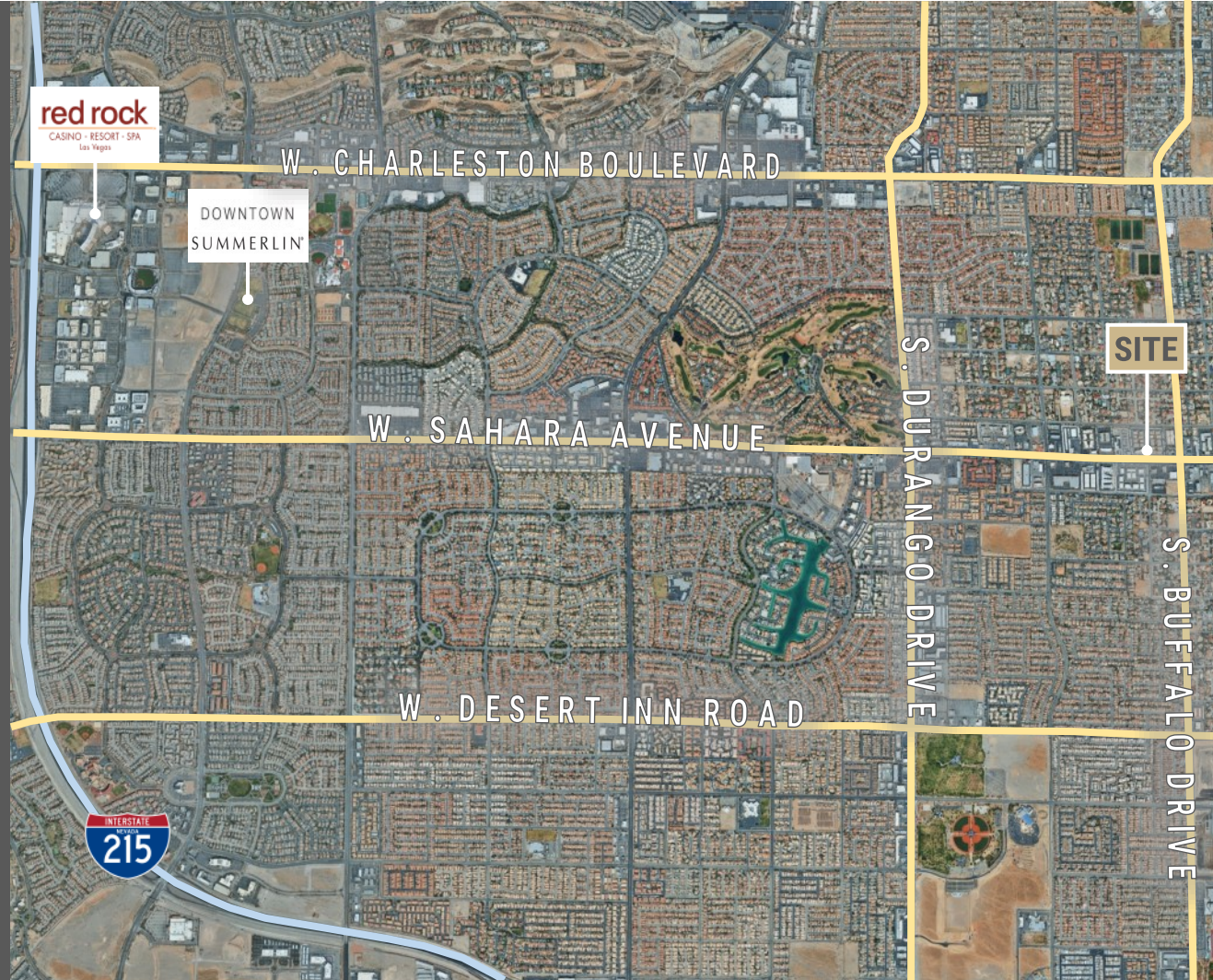
- **\$1.95 (MG)**
LEASE PRICE

- **\$9,000,000**
SALE PRICE

- **±23,000 SF**
TOTAL BUILDING SF

- **±78%**
OCCUPANCY

- PROFESSIONAL OFFICE BUSINESS PARK
- PYLON & BUILDING SIGNAGE AVAILABLE
- FREE COVERED PARKING
- GOOD TENANT MIX W/ MULTIPLE PROFESSIONAL OFFICE USERS
- MODERN DESIGN W/ HIGH-END FINISHES
- SURROUNDED BY RETAIL AMENITIES, RESTAURANTS, AND SINGLE / MULTI FAMILY RESIDENTIAL COMMUNITIES
- C-1 ZONING (LAS VEGAS)



DRIVE TIMES

Downtown Summerlin

12 Minutes

TBC Summerlin

16 Minutes

The Las Vegas Strip

23 Minutes

Harry Reid International Airport

24 Minutes



Q4 2025 - OFFICE MARKET STATS

46.2 M SF

TOTAL OFFICE INVENTORY

\$2.64/SF

OVERALL ASKING RENT

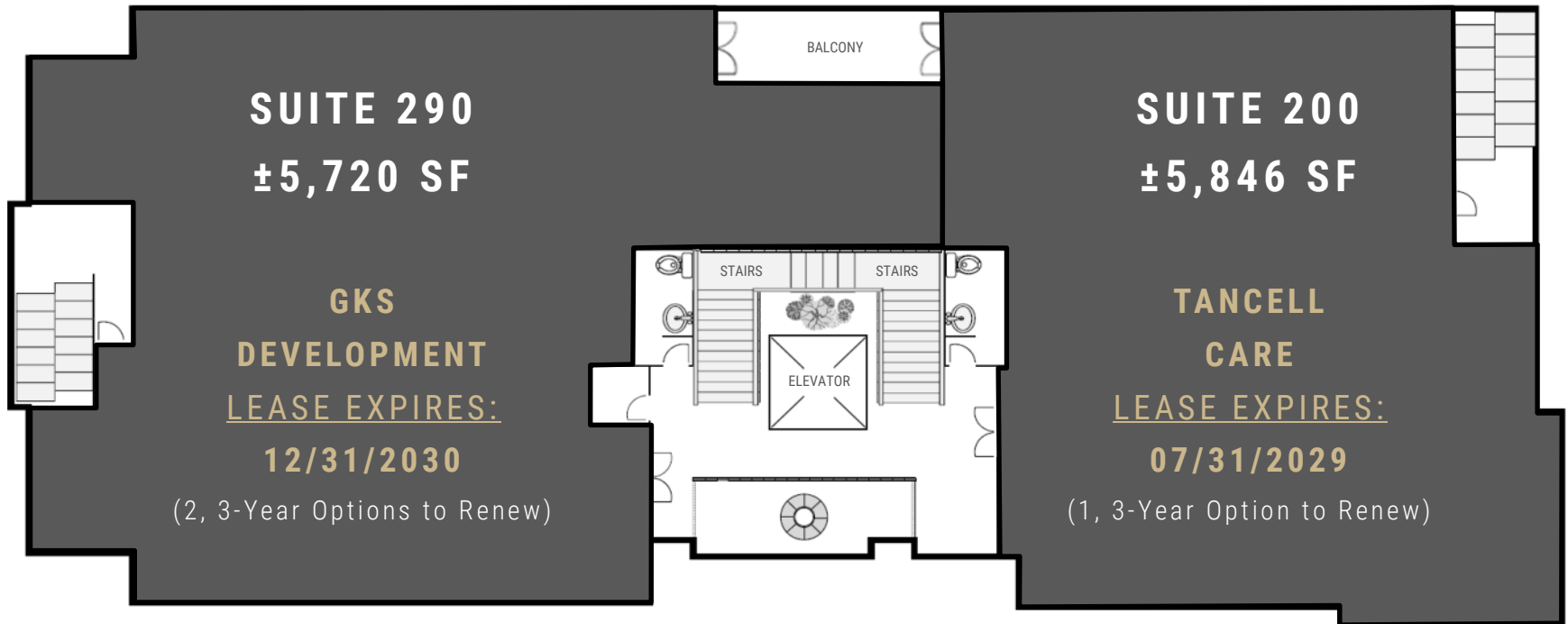
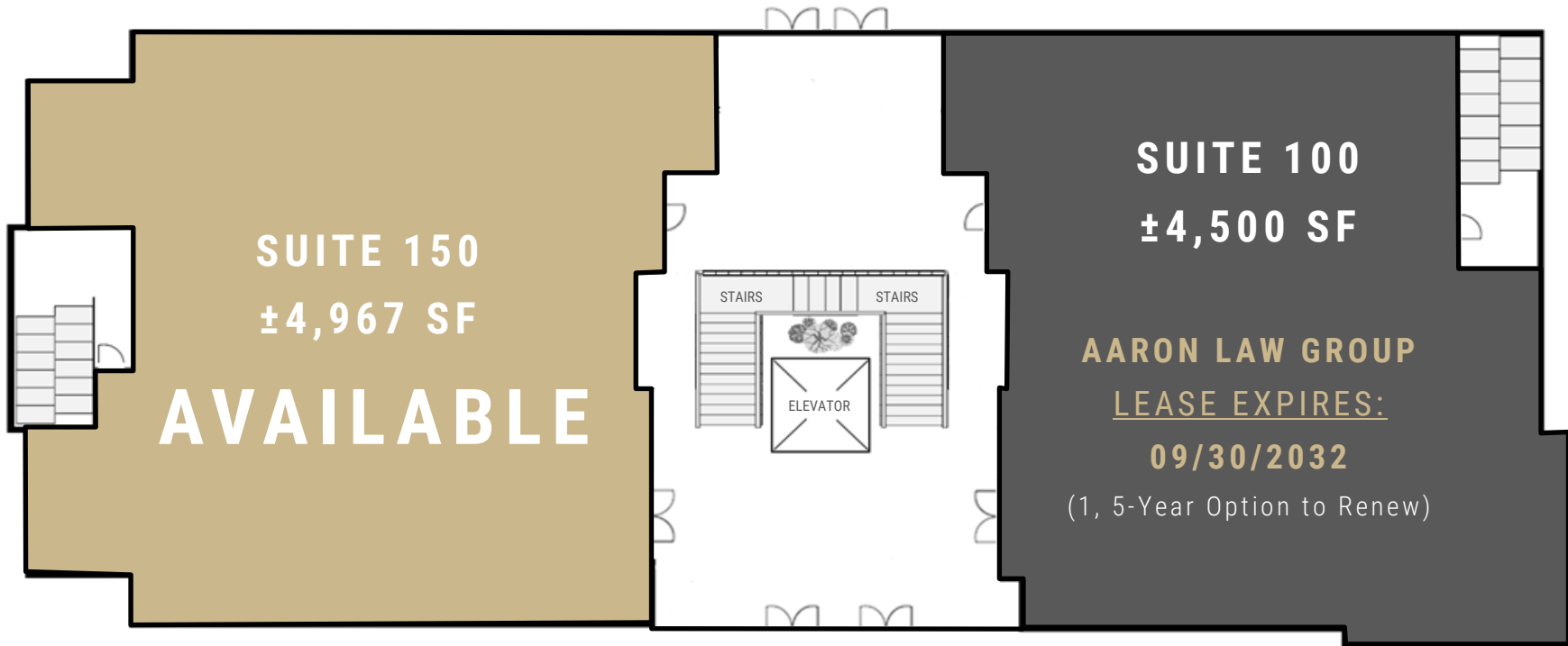
281K SF

NET ABSORPTION

11.7%

VACANCY

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= LEASED



= AVAILABLE

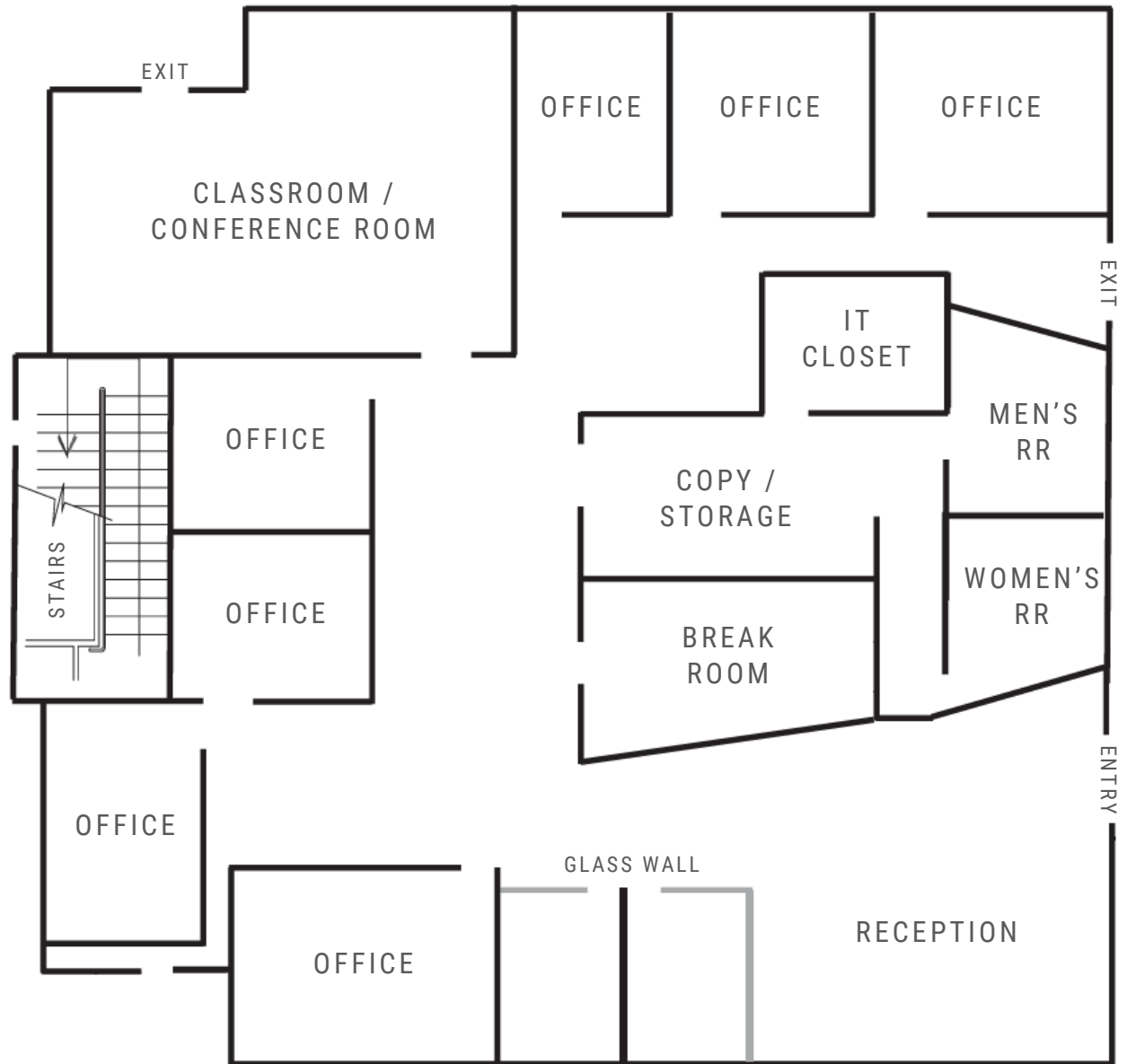


= COMMON AREAS

SUITE 150

±4,967 SF

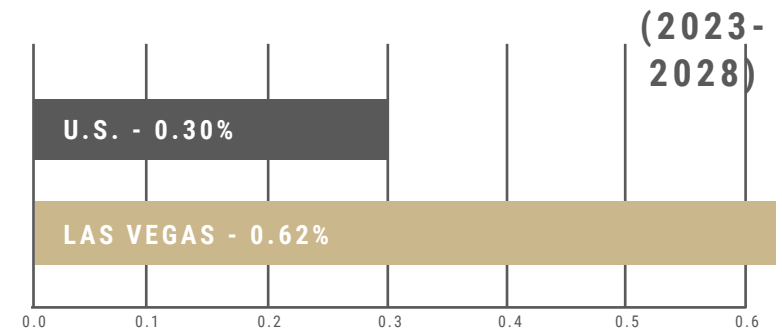
- Large Reception / Waiting Area
- Glass Wall Panels
- Seven (7) Private Offices
- Conference Room / Classroom
- Copy / Storage Room
- Break Room
- IT Closet
- Two (2) Private Restrooms



■ WHY LAS VEGAS?

Las Vegas Nevada is known as the entertainment capital of the world, making it one of the most renowned destinations in the United States. As of 2023, the vibrant city attracts over 40.8 million tourists annually and delivers 24/7 excitement such as, world-class entertainment & hospitality, fine dining, and luxury shopping. Las Vegas is swiftly becoming the center of business due to its location & accessibility, tax advantages, climate, and great lifestyle amenities. Long regarded as a great place to visit, the city has also become a good place live and has maintained a strong economy. Home to 2-million residents, the thriving metropolitan area encompasses more than 133 square miles within the city and provides a variety of living opportunities from suburban master-planned communities to urban lifestyle environments.

ANNUAL POPULATION GROWTH



SOURCE - ESRI (2023)

±2,359,915

LAS VEGAS MSA POPULATION

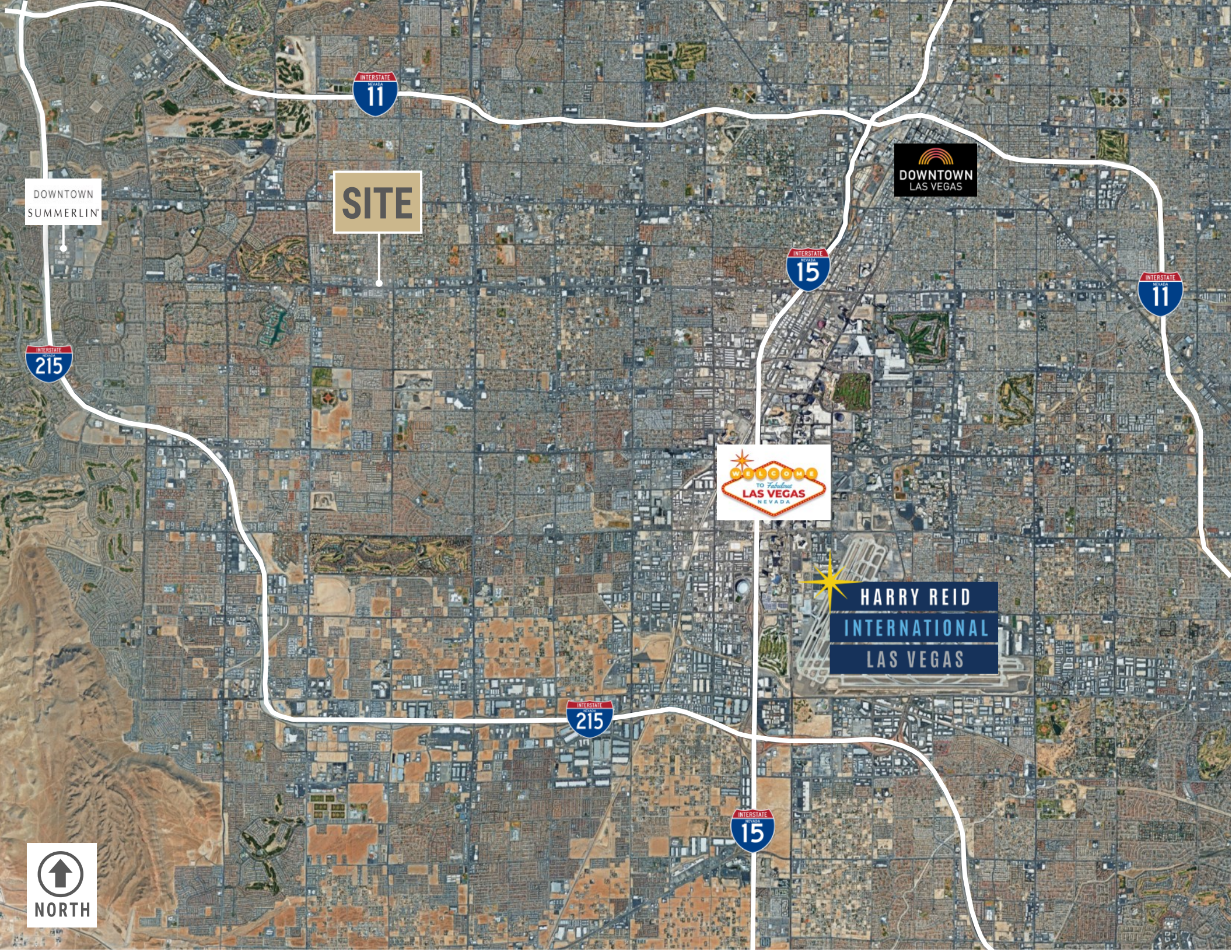
\$95,984

AVERAGE HOUSEHOLD INCOME

±887,830

HOUSEHOLDS





DOWNTOWN
SUMMERLIN

SITE





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