



200

W SAHARA
Las Vegas, NV 89102

CHRIS JACKSON CCIM CPM®
Broker | CEO
NV LIC #B.0144856.LLC
702-466-9324
chris.jackson@nac-re.com

TONY STACK
Vice President
NV LIC #s.0167963
702-971-9649
tony.stack@nac-re.com

KEVIN JACKSON
Senior Associate
NV LIC #s.0191427
702-573-2025
kevin.jackson@nac-re.com

ANTHONY BATTISTI
Associate
NV LIC #s.0200033
702-449-0167
anthony.battisti@nac-re.com



PROPERTY DETAILS

Situated on	±5,424
APN	163-17-415-002
Address	200 W Sahara Ave, Las Vegas, NV 89102
Built in	2006
Sale Type	Investment/Owner User
Available Spaces	Three (3) spaces totaling ±5,424 SF
Clear Height	14'
FF&E Included	Over \$150,000 worth of equipment included.
Construction Type:	Stucco
Submarket	Central Las Vegas
Zoning (Clark County)	Commercial General (CG)

- High-profile mixed-use building
- High Traffic Exposure
- W Sahara Ave Frontage
- Visible Signage
- Minutes from the Las Vegas "Strip"
- Built in 2006

Buyer to verify all building aspects pertaining to the purchase

ASKING PRICE
**CONTACT BROKER
 FOR PRICING**

TOTAL RETAIL SF
±5,424

North American Commercial is pleased to present the opportunity to lease/own a prime retail space located on the first floor of 200 W Sahara Avenue, a high-profile mixed-use building situated at the gateway between the Las Vegas Strip and the Southwest Retail Submarket.


This premier retail suite is part of a ±1.33-acre site and features direct street-level frontage, expansive glass lines, and excellent signage visibility along W Sahara Avenue, which sees tens of thousands of vehicles per day. The space benefits from modern building systems, high ceilings, and access to ample shared parking.


Positioned just minutes from I-15 and Las Vegas Boulevard, this location offers unmatched accessibility to both locals and visitors.






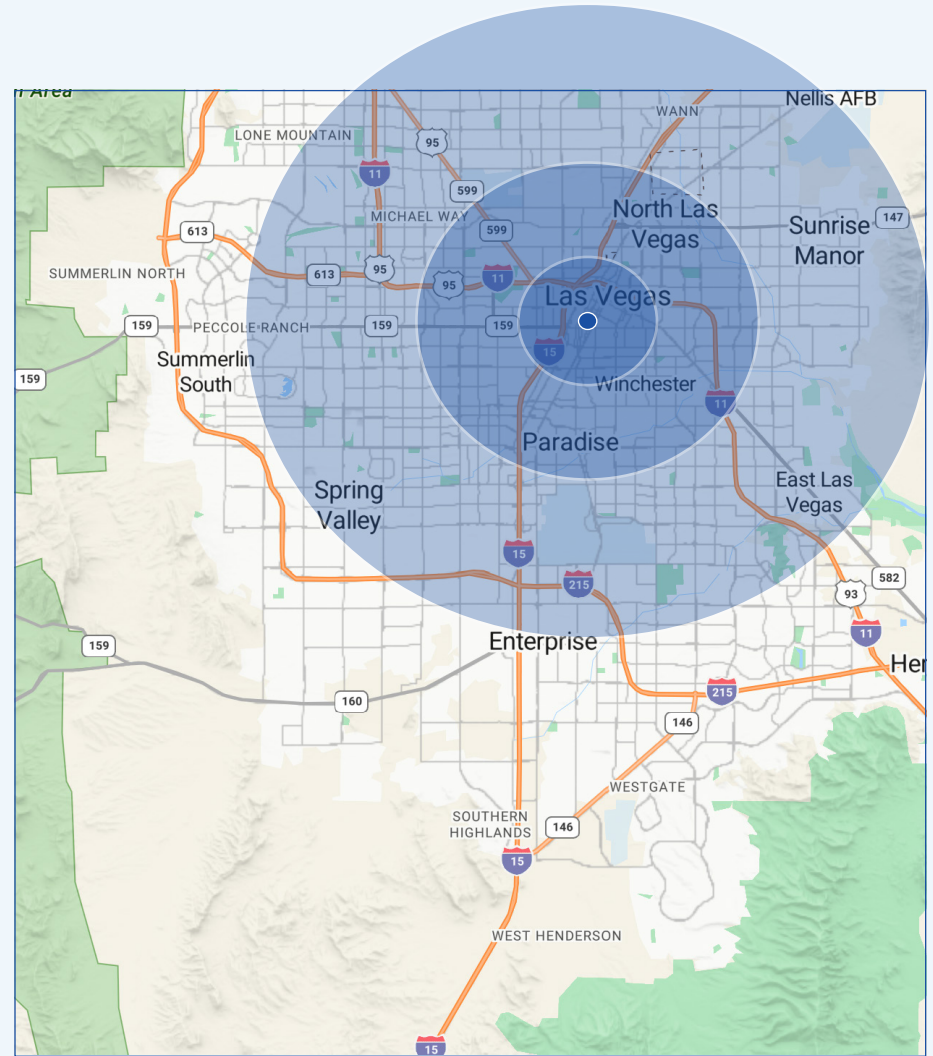
DEMOGRAPHICS

 POPULATION	2 MILE	5 MILE	10 MILES
2028 Projection	5,472	387,185	1,511,445
2023 Population	5,357	376,690	1,475,368
Growth 2023-2028	0.04%	0.6%	0.6%

 HOUSEHOLDS	2 MILE	5 MILE	10 MILES
2028 Projection	2,302	159,585	569,541
2023 Population	2,258	155,100	555,866
Growth 2023-2028	0.4%	0.6%	0.5%

 HH INCOME	2 MILE	5 MILE	10 MILES
2023 Average Household Income	\$101,372	\$81,451	\$82,324

 BUSINESSES	2 MILE	5 MILE	10 MILES
# of Businesses	3,602	24,213	63,558
# of Employees	62,372	368,834	716,567



MARKET SUMMARY

Central Las Vegas, NV

The first-floor retail space at 200 W Sahara lies in a best-in-class retail corridor—characterized by tight supply, commanding rents, solid demand, and supportive residential growth. It's positioned for both stable income and long-term value appreciation in a competitive Las Vegas retail market.

INVESTMENT UPSIDE

This district is one of the fastest-growing areas in Nevada, with a booming economy, excellent visibility, and a vibrant industrial community. This property places you within reach of key business centers, local amenities, restaurants, and a wealth of services.

Whether you're looking to establish your business in a dynamic location or seeking an investment with long-term potential, this industrial space offers unmatched value in a thriving market. Don't miss out on this incredible opportunity to secure a space in one of the most desirable commercial areas in the Valley!





SITUATED IN THE HEART OF THE HIGHLY DESIRABLE SUBMARKET

Located on the first floor of 200 W Sahara, this retail space benefits from a prime position within the Las Vegas Submarket. One of Las Vegas's most dynamic and sought-after retail hubs. Situated minutes away to major thoroughfares like the I-215 and I-15. The surrounding area is a well established commercial hub, characterized by a diverse mix of industrial, hospitality, professional services, and entertainment users, contributing to strong daytime traffic and year round activity.

Vacancy Rates: The submarket continues to see historically low vacancy rates, currently hovering around 4%, indicating strong tenant demand and limited available inventory.

Proximity to Amenities: The property benefits from being in close proximity to Two (2) major Las Vegas attractions, one being the Raiders Stadium and the other the "Strip."

Nearby Businesses: Major corporations and logistics hubs, including FedEx, Terribles Herbst, and Raiders Real Estate operate in the vicinity, highlighting the submarket's appeal for businesses.

MARKET



00
t Rent



2,600,000
Under Construction



1,128
Existing Buildings



LAS VEGAS BUSINESS INFORMATION

Business Assistance

- Sales and Use Tax Abatement
- Modified Business Tax Abatement
- Personal Property Tax Abatement
- Real Property Tax Abatement for Recycling
- TRAIN Employees Now (TEN)
- Silver State Works Employee Hiring Incentive

Nevada Tax Climate:

- No Corporate Income Tax
- No Admissions Tax
- No Personal Income Tax
- No Unitary Tax
- No Franchise Tax on Income

LABOR OVERVIEW

- **Southern Nevada features some of the lowest labor costs in the region.**
- **The U.S. Bureau of Labor Statistics reports that the Las Vegas metropolitan area employs over 105,800 individuals in the distribution, public transportation, warehousing, and manufacturing sectors.**
- **Over 60,000 students are enrolled in The University of Nevada Las Vegas, and the College of Southern Nevada.**
- **Over the next five years, manufacturing jobs are projected to increase by 1.6%, while transportation and warehousing jobs are expected to rise by 0.8%.**
- **Industrial employment sectors in Las Vegas are anticipated to grow at a faster rate than the national average.**
- **By the end of 2023, employment growth in Las Vegas reached 4.1%**



Subject Property

Paradise Rd

W Sahara Ave

S Las Vegas Blvd

ABOUT US

NORTH AMERICAN COMMERCIAL

North American Commercial is the leader in Southern Nevada for providing unsurpassable sales, leasing and management services. Our company was built from the ground up to specialize in adding value and increasing net operating income (NOI) for our clients. At the core of our company culture is a commitment to excellence and aggressive standards that help our clients achieve their short and long-term investment goals.

North American Commercial currently provides sales, leasing, tenant representation, asset management, property management and facilities management services to our clients. Each one of our agents and employees has gone through rigorous training that allows them to have a performance-based track record that embodies first class service.

North American Commercial is proud to take an active role with Southern Nevada CCIM, IREM, BOMA and ICSC. Each one of these affiliate organizations has fundamentals and relationships that allow us to benefit our clients and drive home results.



OUR TEAM



**CHRIS JACKSON CCIM
CPM®**
Broker | CEO
NV LIC #B.0144856.LLC
702-466-9324
chris.jackson@nac-re.com



TONY STACK
Regional Manager
NV S.0167963
702-971-9649
tony.stack@nac-re.com



KEVIN JACKSON
Senior Associate
NV S.0191427
702-573-2025
kevin.jackson@nac-re.com



ANTHONY BATTISTI
Associate
NV S.0200033
702-449-0167
anthony.battisti@nac-re.com

200

W Sahara Ave
Las Vegas, NV 89118

EXCLUSIVELY LISTED BY

CHRIS JACKSON CCIM CPM®

Broker | CEO

NV LIC #B.0144856.LLC

E: chris.jackson@nac-re.com

TONY STACK

Regional Manager

NV LIC #s.0167963

tony.stack@nac-re.com

KEVIN JACKSON

Senior Associate

NV LIC #S.0191427

E: kevin.jackson@nac-re.com

ANTHONY BATTISTI

Associate

NV LIC #S.0200033

E: anthony.battisti@nac-re.com

THIS PROPERTY PROSPECTUS IS INTENDED TO HIGHLIGHT PROPERTY FEATURES AND INFORMATION AND SHOULD NOT BE CONSIDERED AS AN ALL-INCLUSIVE PRESENTATION OF FACTS. PROSPECTIVE BUYERS ARE ENCOURAGED TO PERFORM THEIR OWN INVESTIGATIONS AND DUE DILIGENCE TO CONFIRM INFORMATION CONTAINED HEREIN. Although effort was made to obtain information from sources deemed reliable, we give no representations or warranties, express or implied. North American Commercial, its affiliates or subsidiaries, or any affiliated agent has not made any investigation, determination, warranty or representation, with respect to any of the following: the financial condition or business prospects of any tenant, or such tenants intent to continue or renew its tenancy in the property; the legality of the present or any possible future use of the property under any federal, state, or local law; pending or possible future action by any governmental entity or agency which may affect the property; the physical condition of the property, including but not limited to, soil conditions, the structural integrity of the improvements, and the presence or absence of fungi or wood-destroying organisms; the accuracy or completeness of income/expense information and projections, square footage figures, and texts of leases, options, and other agreements affecting the property; the possibility that lease, options or other documents exist which affect or encumber the property which have not been provided or disclosed by Seller/Landlord; the presence of location of any hazardous materials on or about the property, including, but not limited to asbestos, PCBs, or toxic, hazardous or contaminated substances, and underground storage tanks.

All product names, company names, and logos are trademarks™ and registered trademarks® of their respective holder. Use of any product names, company names, and logos does not imply affiliation, sponsorship, or endorsement. Any presence of such is included solely for the purpose of providing information about this listing to prospective clients and/or customers. Non-Endorsement North American Commercial and its logo is a registered trademark of NAC Las Vegas, LLC. All design, artwork, and photos contained herein are prohibited from being copied or utilized without the prior written consent of North American Commercial, and/or its affiliates.