



For Lease

# Sahara West Plaza

4601 West Sahara Avenue, Las Vegas, NV 89102

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**AVISON  
YOUNG**






# Property Highlights

- ±1,523 - 1,540 sf Retail space available
- Excellent street visibility
- Marquee signage with reader board
- High traffic count of ±37,000 vehicles per day
- Located just East of Decatur Blvd. with street exposure on West Sahara Avenue
- The property is less than 2.8 miles to the I-15 Freeway via Sahara Avenue
- **Asking Rate:** \$1.10 PSF NNN
- \$0.48 PSF Estimated CAM's



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## Demographics

 <b>Total Population</b>	1-mile <b>30,996</b>	3-miles <b>155,026</b>	5-miles <b>473,433</b>
 <b>Median HH Income</b>	1-mile <b>\$46,510</b>	3-miles <b>\$54,162</b>	5-miles <b>\$52,497</b>
 <b>Median Home Value</b>	1-mile <b>\$344,024</b>	3-miles <b>\$371,911</b>	5-miles <b>\$368,509</b>
 <b>Total Households</b>	1-mile <b>11,358</b>	3-miles <b>60,663</b>	5-miles <b>188,741</b>
 <b>Average Size Household</b>	1-mile <b>2.7</b>	3-miles <b>2.5</b>	5-miles <b>2.5</b>

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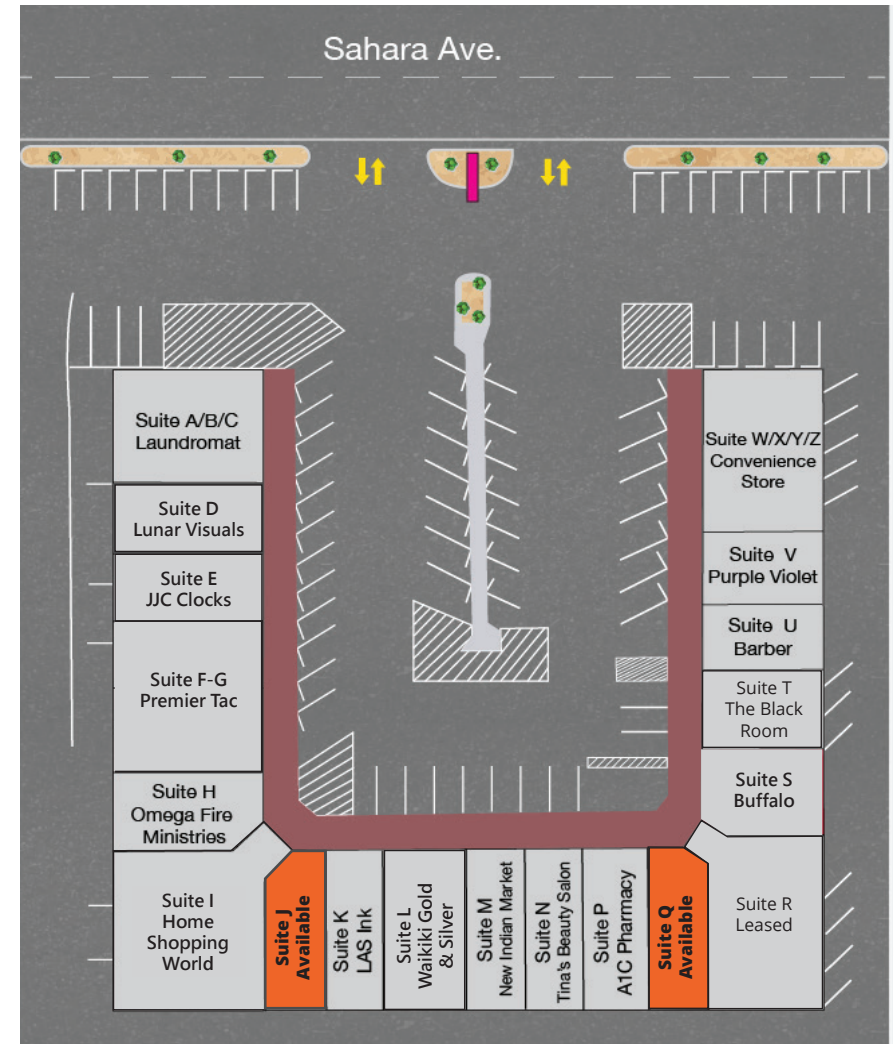
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# Site Plan

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Tenant	Suite	Sq. Ft.	Rate
Laundromat	A/B/C		
Lunar Visuals	D		
JJC Clocks	E		
Premier Tac	F-G		
Omega Fire Ministries	H		
Home Shopping World	I		
<b>AVAILABLE</b>	<b>J</b>	<b>1,523 sf</b>	<b>\$1.10 psf</b>
LAS Ink Tattoo	K		
Waikiki Gold & Silver	L		
New India Market	M		
Tina's Beauty Salon	N		
A1C Pharmacy	P		
<b>AVAILABLE</b>	<b>Q</b>	<b>1,540 sf</b>	<b>\$1.10 psf</b>
Leased	R		
Buffalo	S		
The Black Room	T		
1st Class Barbershop	U		
Purple Violet	V		
Convenience Store	W/X/Y/Z		



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