



OFFERING MEMORANDUM

# 7400 W. SAHARA AVE.

Las Vegas, NV 89117



**PRESENTED BY:**

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NV #BS.1000874.LLC

*\*Do not disturb the tenant. All tours must be scheduled with Advisor.*

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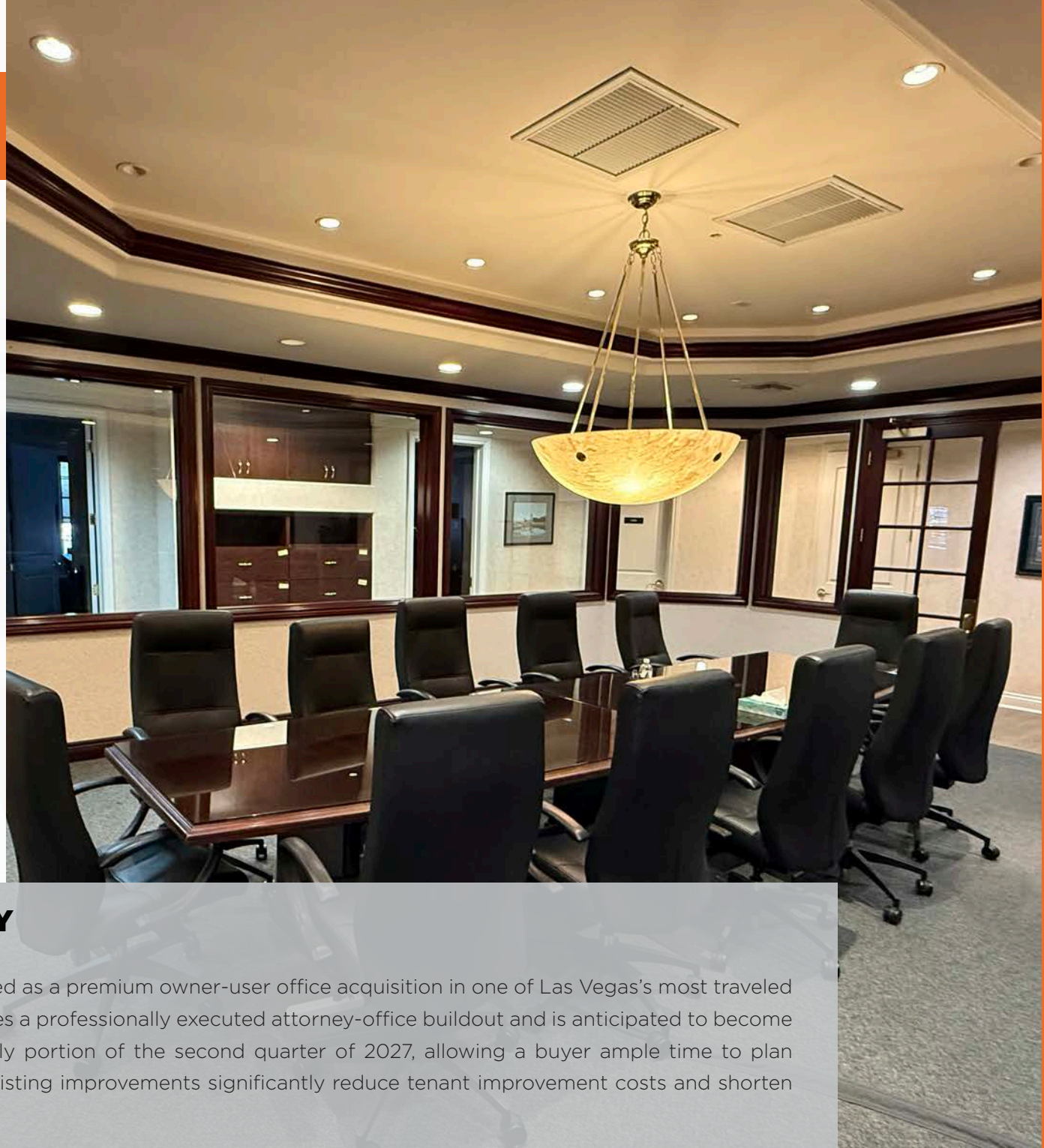


# 7400 WEST SAHARA AVENUE

LAS VEGAS, NEVADA 89117

## OFFICE SUMMARY

Sale Price:	\$2,999,000
Total SF:	9,083
Price/SF:	\$330.17
Parcel #:	163-03-411-014
Lot Size:	±0.32 Acres
Year Built:	1997
Zoning:	(C-1) Limited Commercial

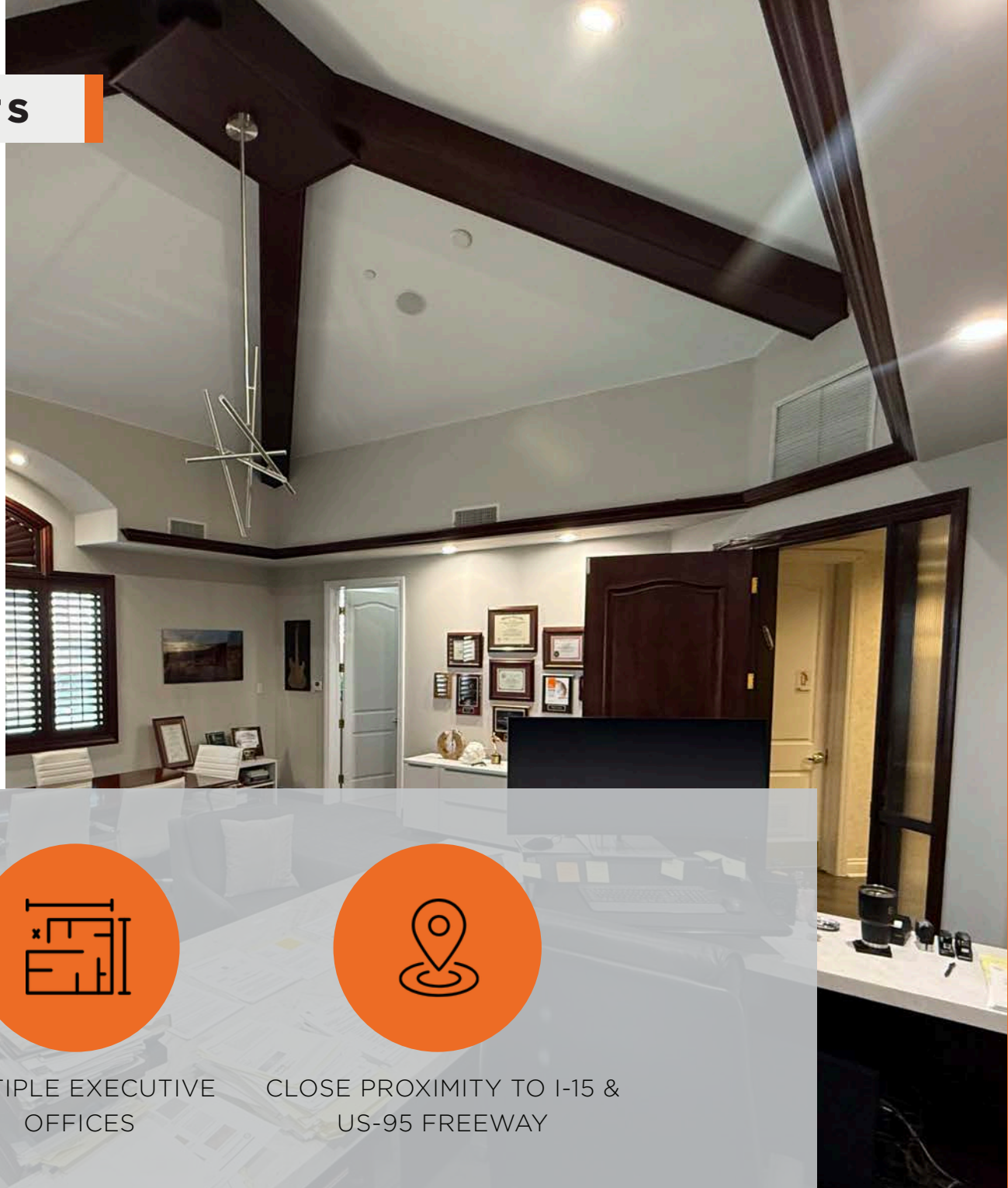


## PROPERTY SUMMARY

7400 West Sahara Avenue is well positioned as a premium owner-user office acquisition in one of Las Vegas's most traveled commercial corridors. The property features a professionally executed attorney-office buildout and is anticipated to become available for owner occupancy in the early portion of the second quarter of 2027, allowing a buyer ample time to plan for relocation or future operations. The existing improvements significantly reduce tenant improvement costs and shorten occupancy timelines for the next owner.

# PROPERTY HIGHLIGHTS

- 9,083 SF Office Building
- A Move In Ready Owner User Opportunity
- Ideal user profile for Law firms, accounting firms, financial advisors, insurance agencies, and consulting firms seeking a turnkey professional environment
- The subject property benefits from proximity to both I-15 and US-95



PROFESSIONAL ATTORNEY  
OFFICE BUILDOUT



MULTIPLE EXECUTIVE  
OFFICES



CLOSE PROXIMITY TO I-15 &  
US-95 FREEWAY

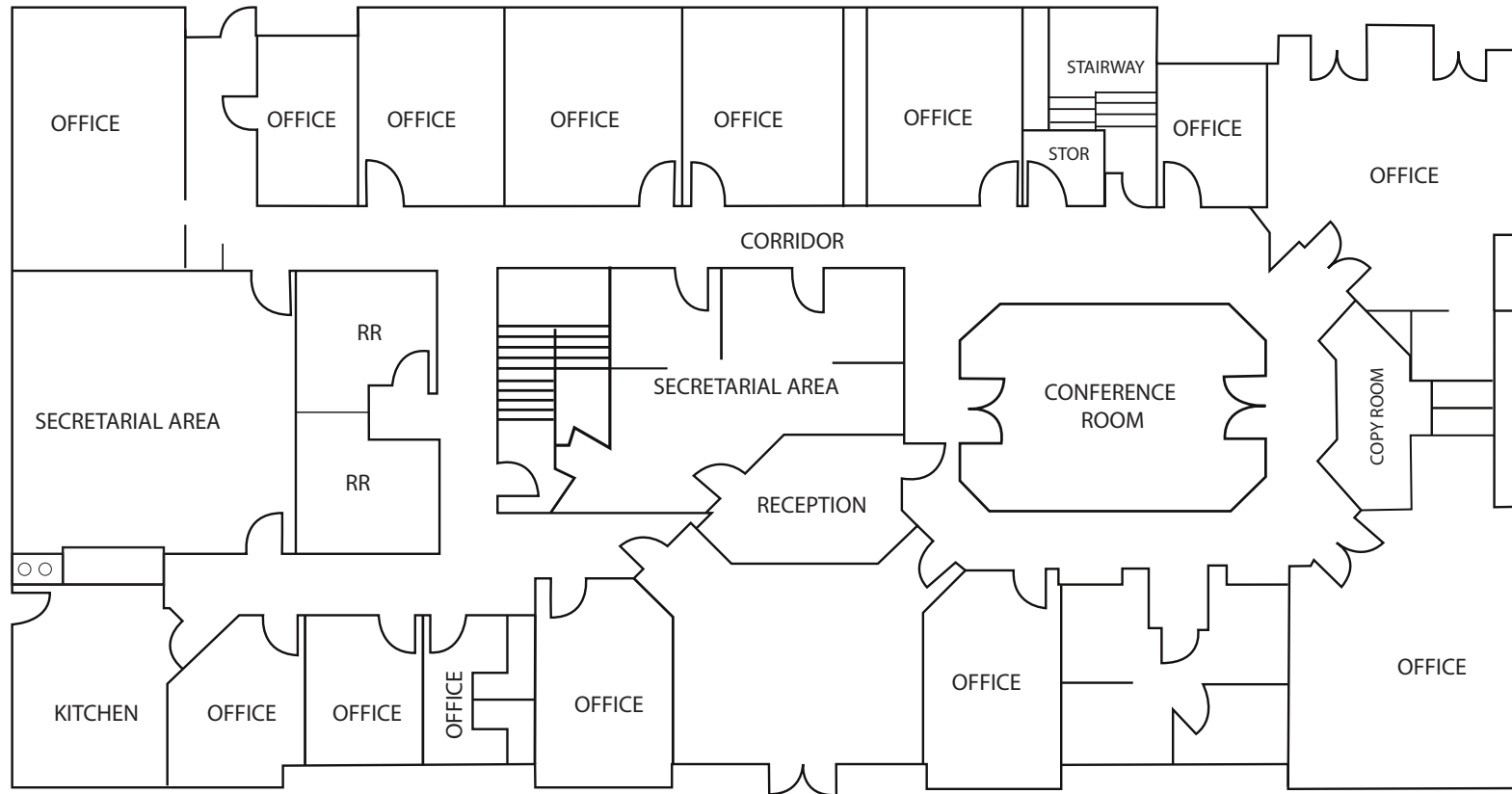
# PROPERTY PHOTOS



# PROPERTY PHOTOS

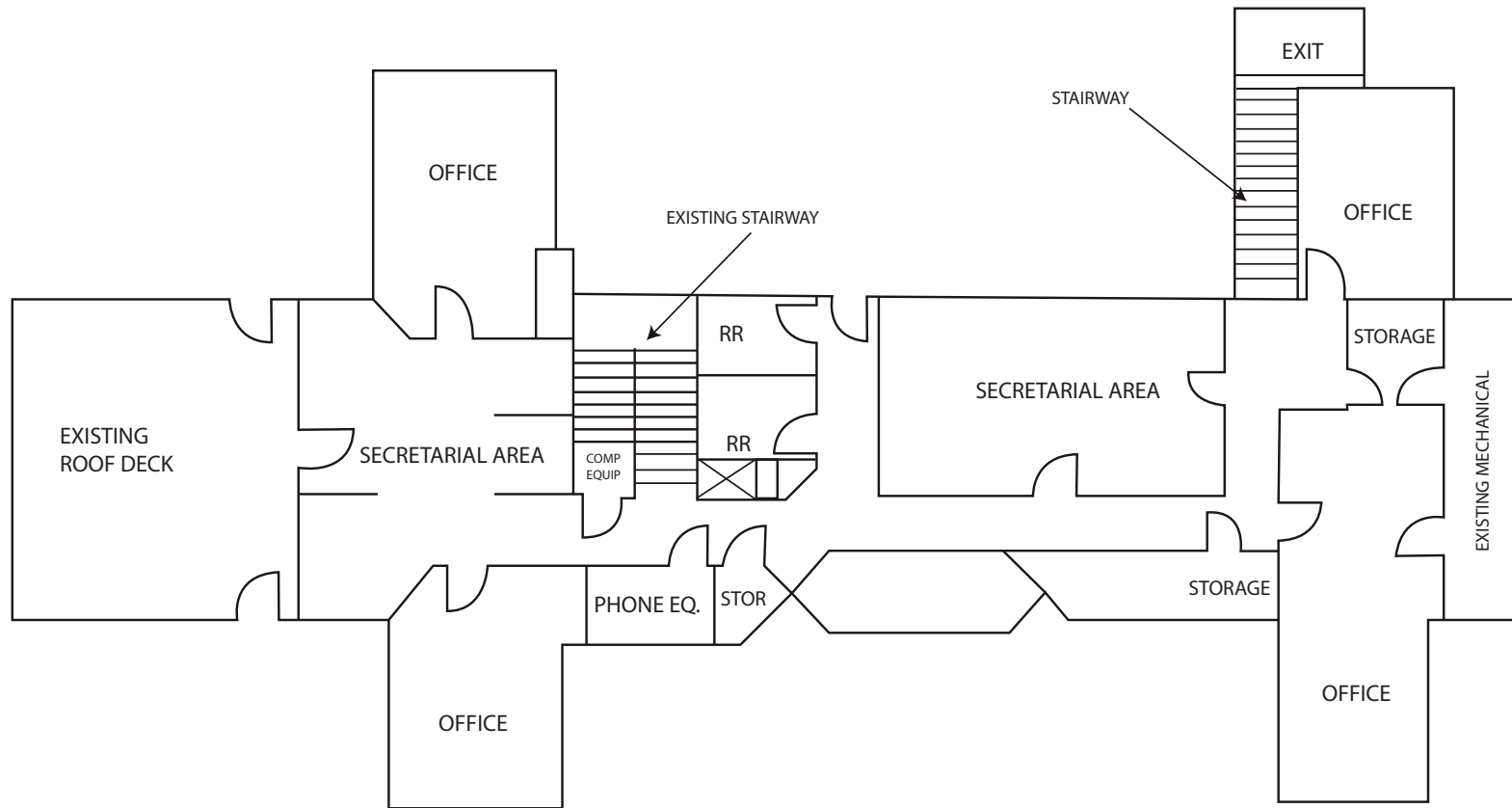


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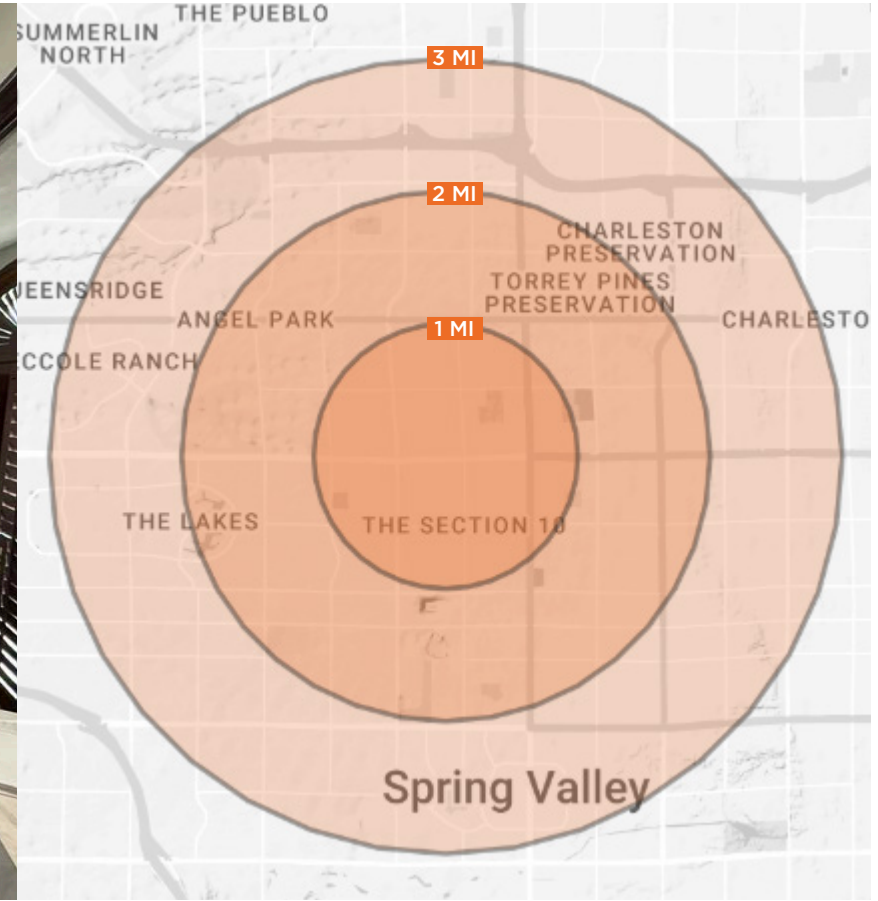


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# AERIAL MAP



# DEMOGRAPHICS



POPULATION	1 MILE	2 MILES	3 MILES	HOUSEHOLD & INCOME	1 MILE	2 MILES	3 MILES
<b>TOTAL POPULATION</b>	9,366	67,831	190,092	<b>TOTAL HOUSEHOLDS</b>	3,842	25,253	71,600
AVERAGE AGE	46.9	41.1	39.5	# OF PERSONS PER HH	2.4	2.7	2.7
AVERAGE AGE (MALE)	43.6	39.3	38.3	AVERAGE HH INCOME	\$118,519	\$96,266	\$88,392
AVERAGE AGE (FEMALE)	48.4	41.5	40.7	AVERAGE HOUSE VALUE	\$680,412	\$444,187	\$404,873

## DISCLAIMER

The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



# Collective Strength, Accelerated Growth

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# SBA PROGRAM

**Subject Property:** 7400 W. Sahara Ave  
 Square Feet: 9083

<b>Project Costs</b>	\$	<b>2,999,000</b>	100%
Financial Institution 1st Loan	\$	1,499,500	50%
SBA 504 2nd Loan	\$	1,199,600	40%
<b>Buyer's Down Payment</b>	\$	<b>299,900</b>	<b>10%</b>

**SBA 504 Loan Fees:**

CDC Process Fee	\$	17,994	1.50%
Funding Fee (3rd party)	\$	2,999	0.25%
Underwriter Fee (3rd party)	\$	4,798	0.40%
SBA Guaranty Fee (3rd party)	\$	5,998	0.50%
Flat Fee for SBA closing attorney	\$	3,500	
Round Up (Rebated back)	\$	111	
<b>Total SBA Loan Amount:</b>	\$	<b>1,235,000</b>	

Financial Institution

1st Deed of Trust	\$	1,499,500
Interest Rate (estimated)		7.15%
Monthly Payment		<b>\$10,742</b>

SBA 504 Loan Fixed for 25 years:

2nd SBA Loan	\$	1,235,000
Interest Rate (06/2026)		<b>6.110%</b>
Monthly Payment		<b>\$8,040</b>

**Total Payments:** **\$18,782**

**Monthly Payment per SQ FT:** \$ 2.07  
**Average Blended Interest Rate** **6.680%**



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