

Sahara West Plaza

4601 West Sahara Avenue
Las Vegas, NV 89102



Retail Suites For Lease

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Property highlights

- Excellent street visibility
- Marquee signage with reader board
- High traffic count of ±50,000 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

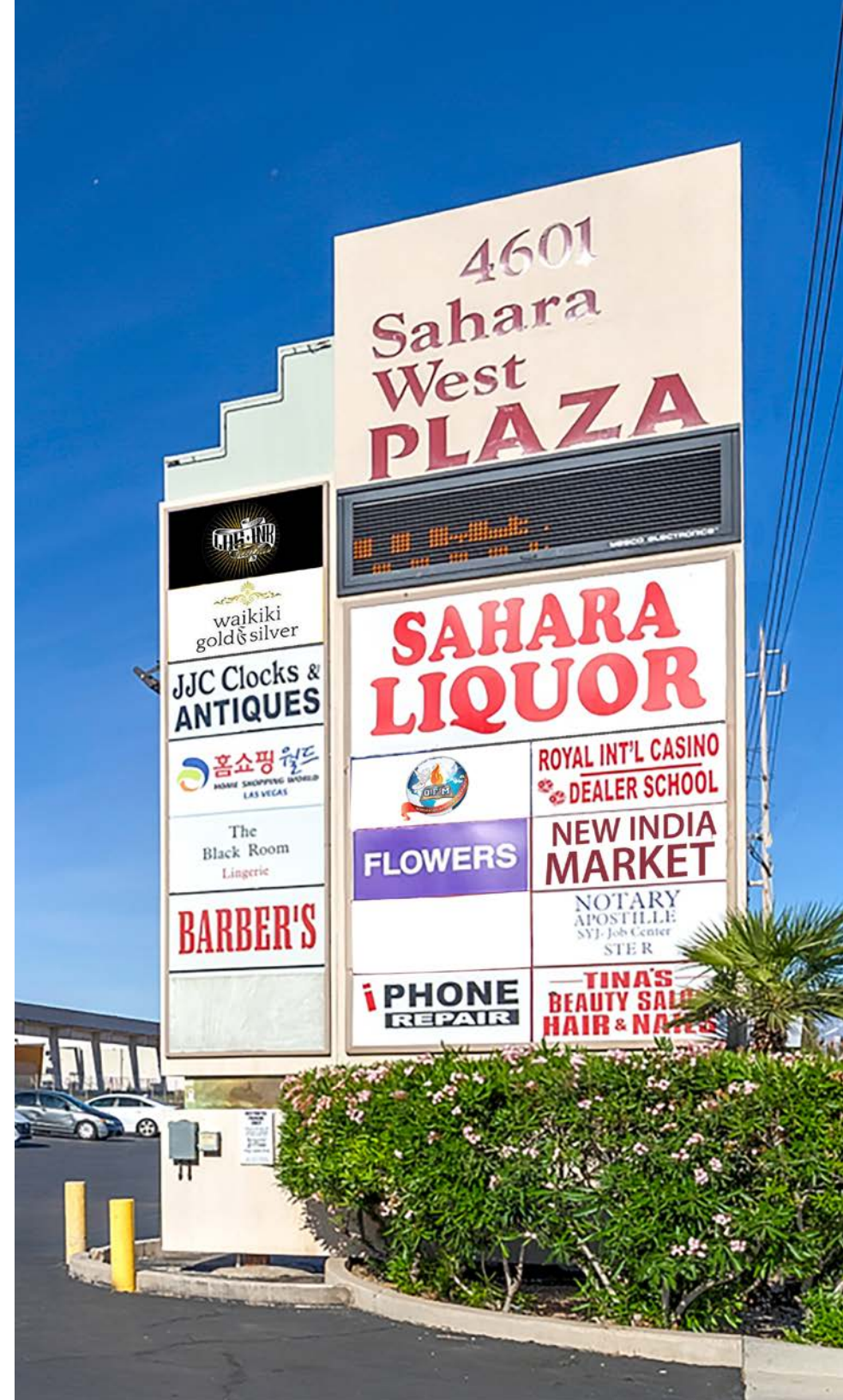
Leasing details



±1,000 - ±3,000 sf

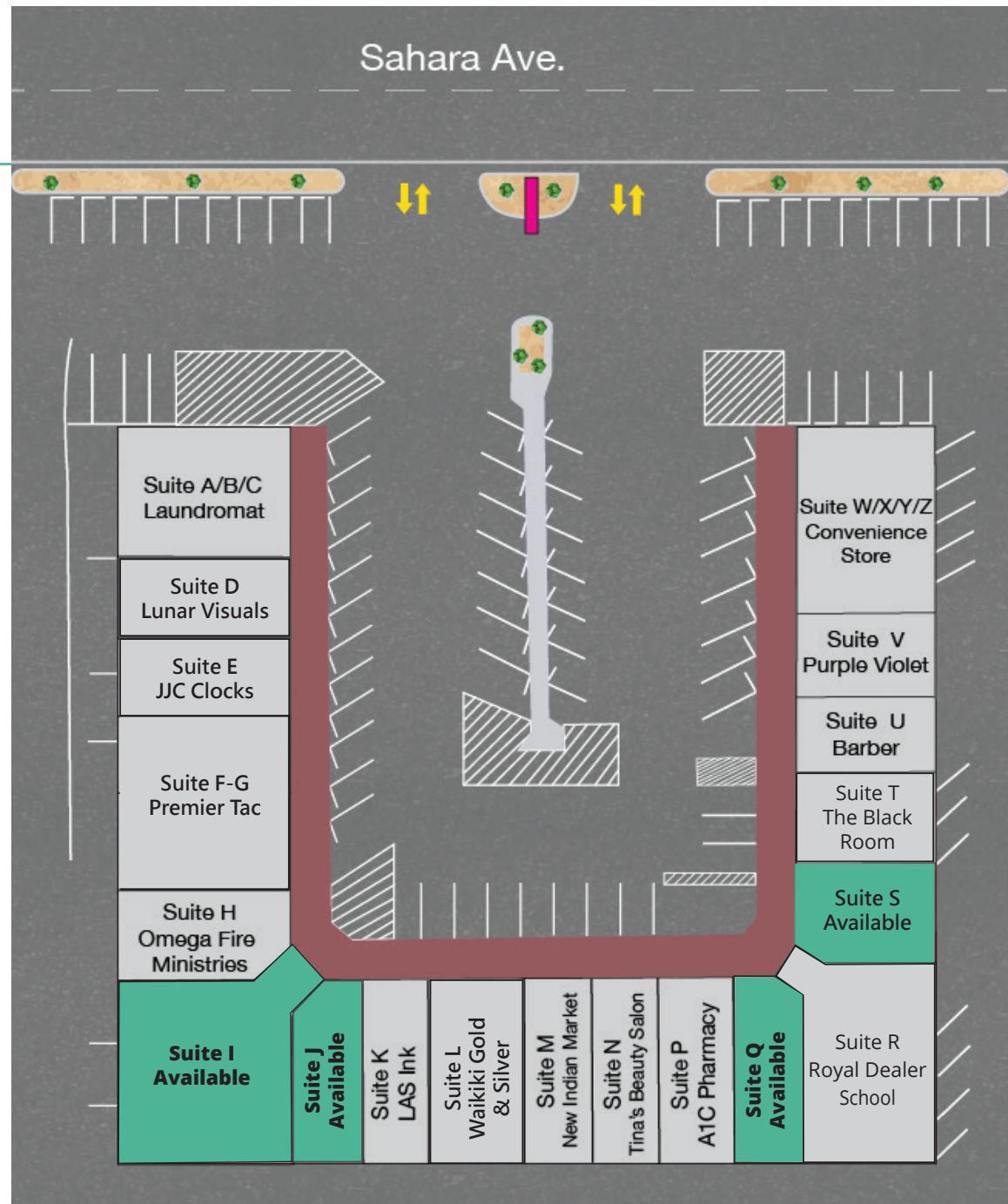


\$1.00 - \$1.25 psf NNN
\$0.48 psf CAM



Site plan

Tenant	Suite	Sq. Ft.	Rate
Laundromat	A/B/C		
Lunar Visuals	D		
JJC Clocks	E		
Premier Tac	F-G		
Omega Fire Ministries	H		
AVAILABLE	I	3,000 sf	\$1.00 psf
AVAILABLE	J	1,523 sf	\$1.10 psf
LAS Ink Tattoo	K		
Waikiki Gold & Silver	L		
New India Market	M		
Tina's Beauty Salon	N		
A1C Pharmacy	P		
AVAILABLE	Q	1,540 sf	\$1.10 psf
Royal Dealer School	R		
AVAILABLE	S	1,000 sf	\$1.25 psf
The Black Room	T		
1st Class Barbershop	U		
Purple Violet	V		
Convenience Store	W/X/Y/Z		



Property photos



Demographics

Population

	1 Mile	3 Mile	5 Mile
2025 Estimated Population	30,079	155,827	479,585
2030 Projected Population	29,518	154,089	478,919
Projected Annual Growth 2025 to 2030	-0.4%	-0.2%	-

Households

2025 Estimated Households	11,834	64,223	199,428
2030 Projected Households	11,818	64,410	201,860
Projected Annual Growth 2025 to 2030	-	-	0.2%
2025 Est. Median Age	36.1	38.5	38.9

Household Income

2025 Est. Average Household Income	\$70,799	\$93,004	\$85,365
2025 Est. Median Household Income	\$54,892	\$66,353	\$62,617

Education

2025 Est. Some College	20.3%	21.2%	22.0%
2025 Est. Bachelor Degree Only	11.2%	14.8%	15.0%

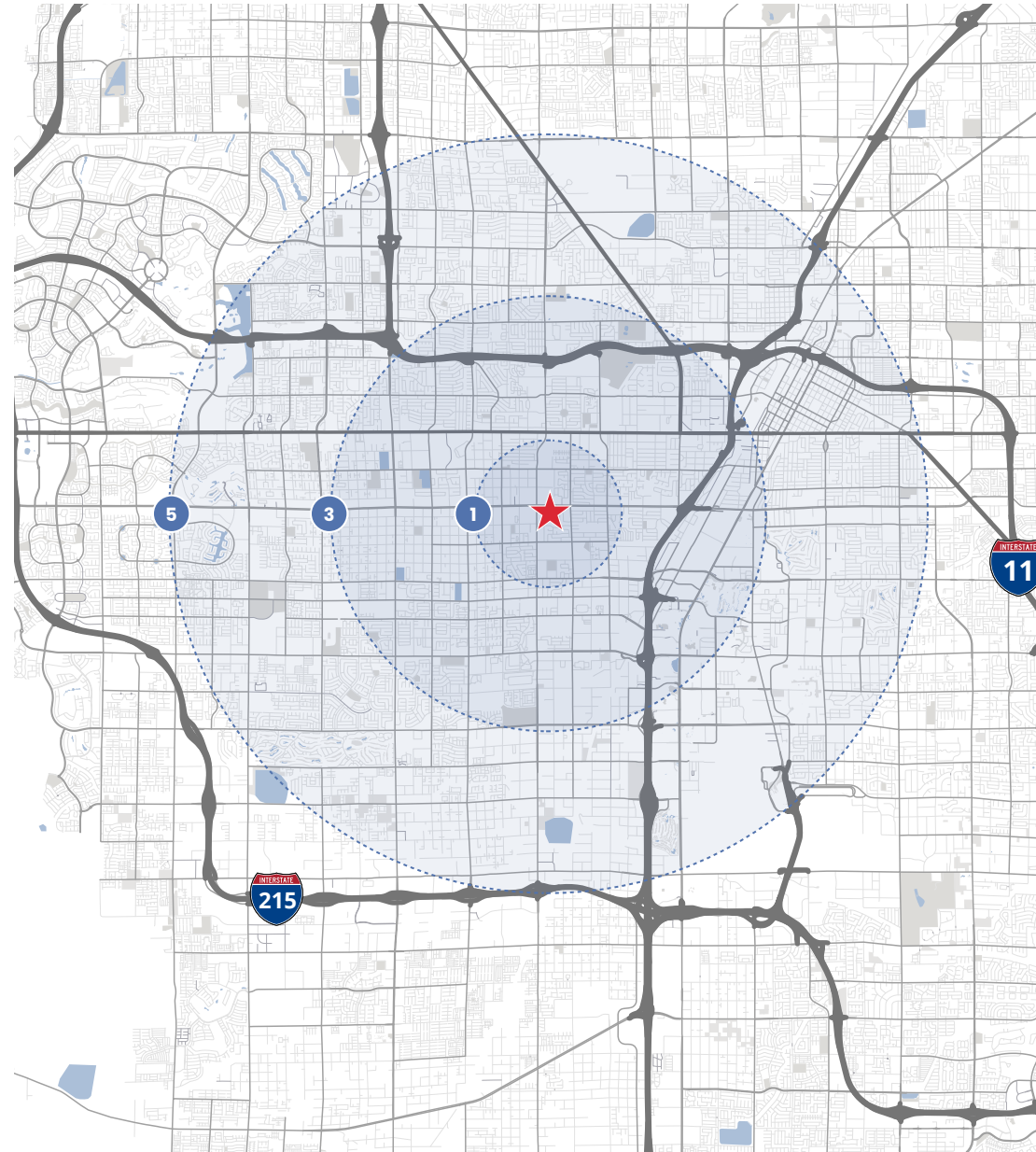
Workforce

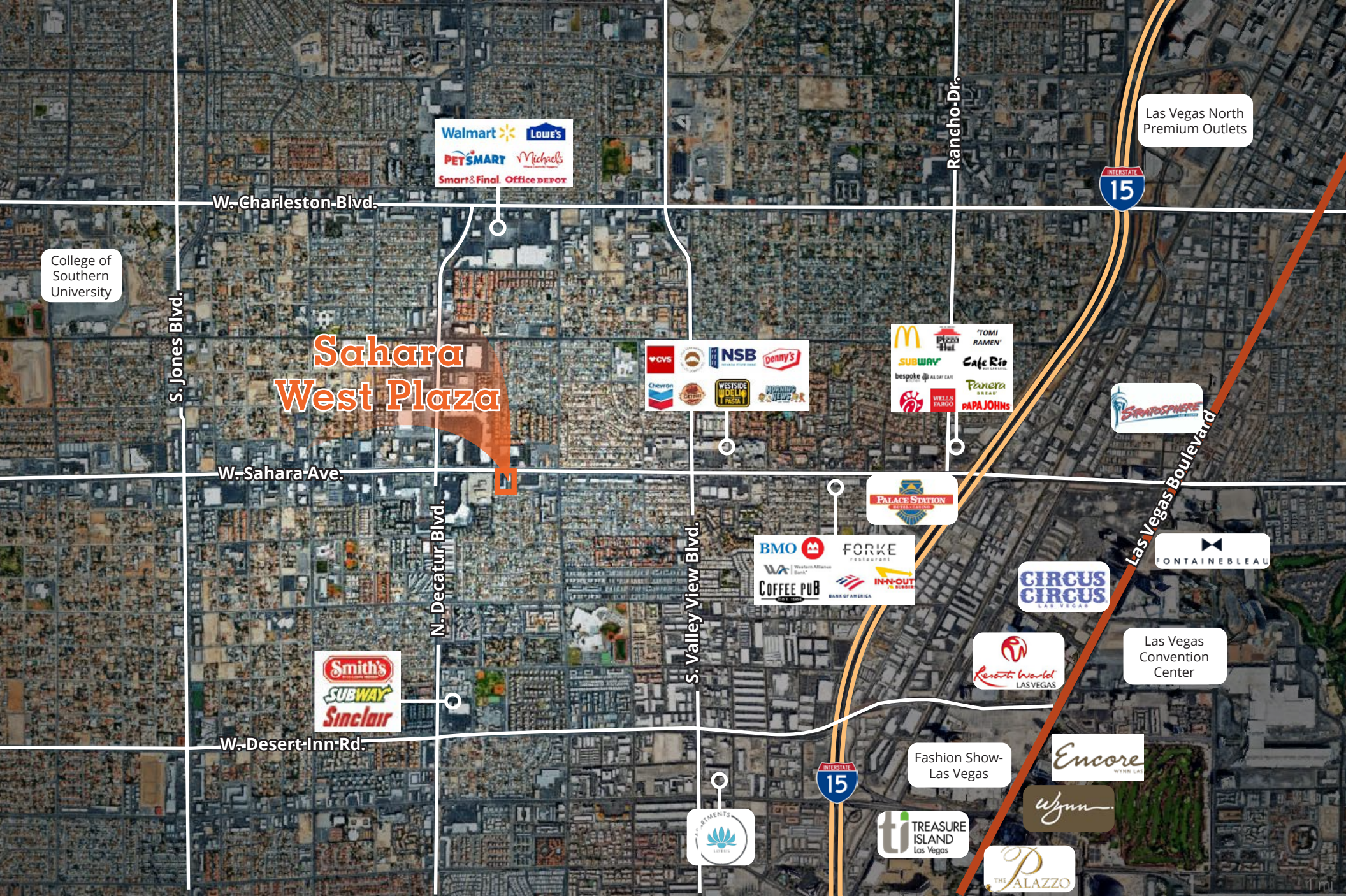
2025 White Collar Workers	39.9%	47.4%	48.6%
2025 Blue Collar Workers	60.1%	52.6%	51.4%

Traffic counts



Sahara Avenue **±50,000 vpd**





Walmart
Lowe's
PETSMART
Michaels
Smart & Final
Office DEPOT

Sahara West Plaza

CVS
NSB
Denny's
Chevron
WESTSIDE DELI PRSTA
MARIANO'S

McDonald's
SUBWAY
bespoke
WELLS FARGO
'TOMI RAMEN'
Cafe Rio
Panera BREAD
PAPA JOHN'S

PALACE STATION

BMO
Western Alliance Bank
COFFEE PUB
FORKE
INN-OUT
BANK OF AMERICA

Smith's
SUBWAY
Sinclair

CIRCUS CIRCUS
LAS VEGAS

Resort World
LAS VEGAS

Encore
WYNN LAS VEGAS

Wynn

THE PALAZZO

ti
TREASURE ISLAND
Las Vegas

Fashion Show
Las Vegas

Las Vegas
Convention
Center

FONTAINEBLEAU

Las Vegas North
Premium Outlets

Contact us



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