

Canyon Lakes Plaza

UNDER NEW OWNERSHIP!

±4,800 SQ. FT. FOR LEASE OR GROUND LEASE

CAN BE DEMISED TO 1,200 / 3,600 SF



9140 WEST SAHARA AVENUE, LAS VEGAS, NV 89117

PROPERTY INFO

Co- Tenants Dollar Tree, Dave's Hot Chicken, Leslie Pool Supply, Cafe Rio, Chipotle, HauteBox Yoga, Budget Rent A Car, BioLife and Urgent Vet

Space Available ±4,800 SF

Shopping Center Size ±65,967 SF Neighborhood Center

Zoning C-1 Zoning

Avg Household Inc Over \$110,000 within 3 mile radius

Highlights Excellent visibility
Well established long term co-tenancy

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
Population 2025 Estimated	22,094	154,249	405,184
Population 2030 Projected	21,463	154,105	416,549
Households 2025 Estimated	10,068	65,879	167,098
Average HH Income 2025 Est.	\$117,163	\$125,291	\$126,469
Median HH Income 2025 Est.	\$84,274	\$87,765	\$89,831

W. Sahara Ave. ±33,000 Cars Per Day
S. Fort Apache ±35,000 Cars Per Day

AVISON YOUNG

10845 Griffith Peak Drive, Suite 100
Las Vegas, NV 89135
O 702.472.7979 F 702.475.7545



CONTACT INFO

LIZ CLARE, CCIM

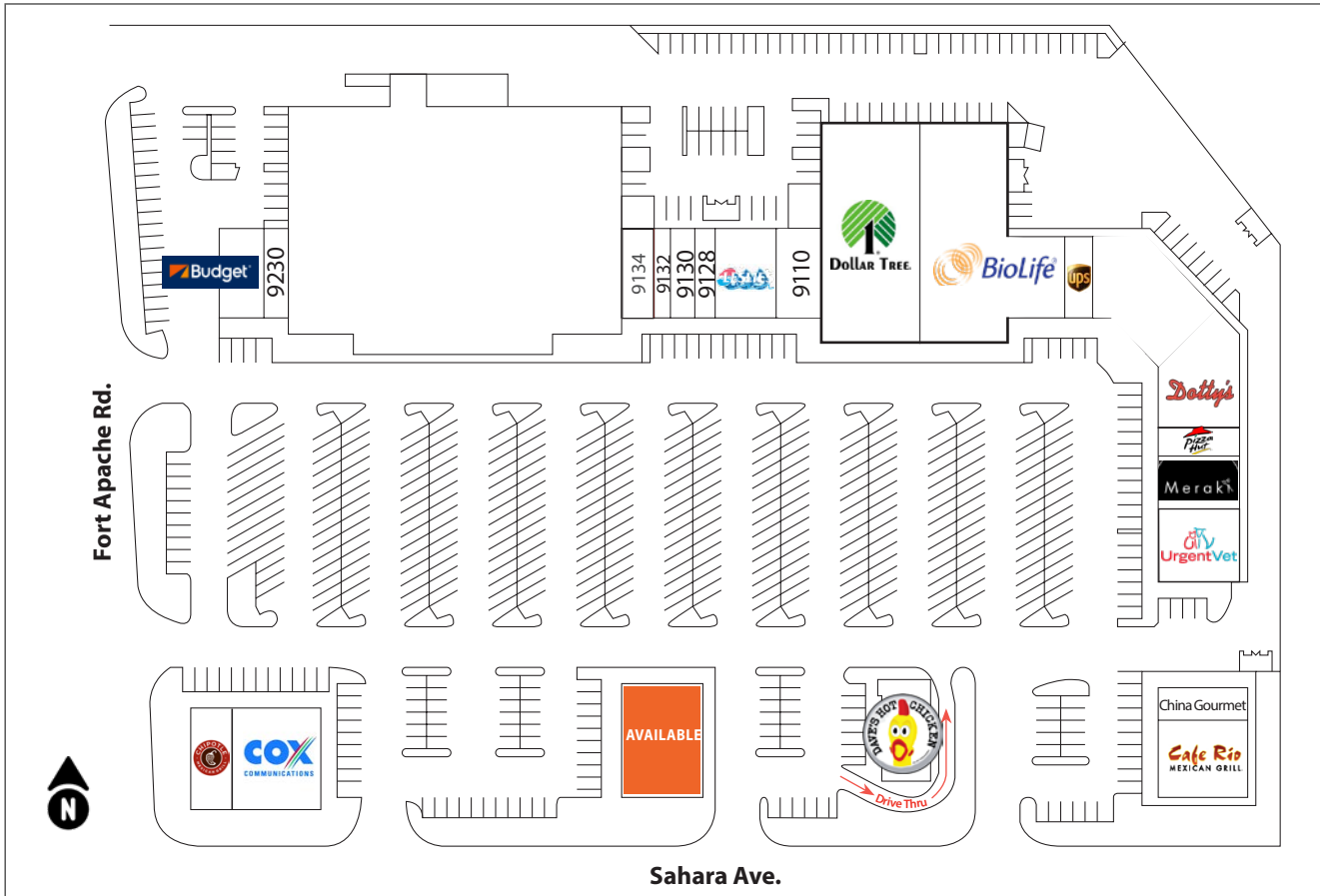
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SUITE	TENANT	SF
9100a	Dollar Tree	10,800
9100b	BioLife Plasma Services	13,7 13,738
9232	Budget Rent A Car	2,100
9230	Barber	1,400
9134	Thai Tara Restaurant	1,614
9132	Red Rock Water Store	856
9130	Envy Nails & Spa	1,056
9128	Smoke Shop	1,186
9120	Leslie's Pool Supplies	3,120
9110	The Puppy Corner	1,614

SUITE	TENANT	SF
9040	Dave's Hot Chicken	3,200
9030	The UPS Store	1,200
9026	HauteBox Yoga	5,332
9020	Dotty's	4,252
9014	Pizza Hut	1,200
9010	Meraki Hair & Body	2,340
9004	Urgent Care	3,300
9002A	China @ Gourmet	1,490
9002	Cafe Rio	3,470

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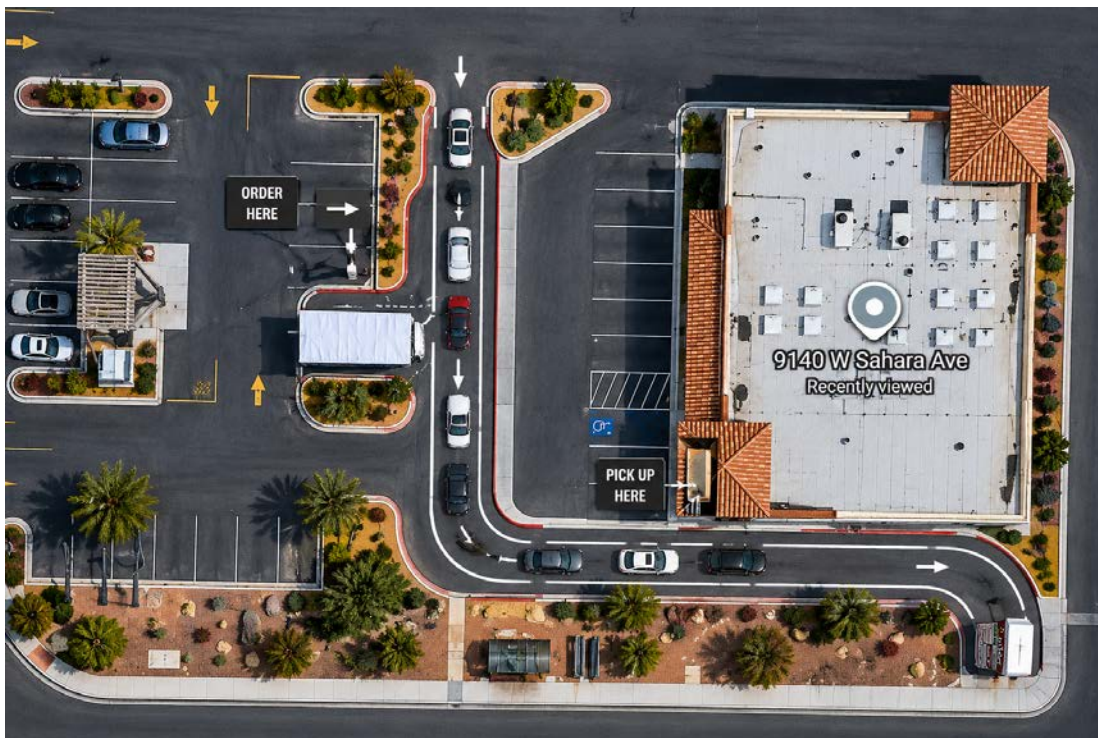
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Drive Thru Rendering Plan

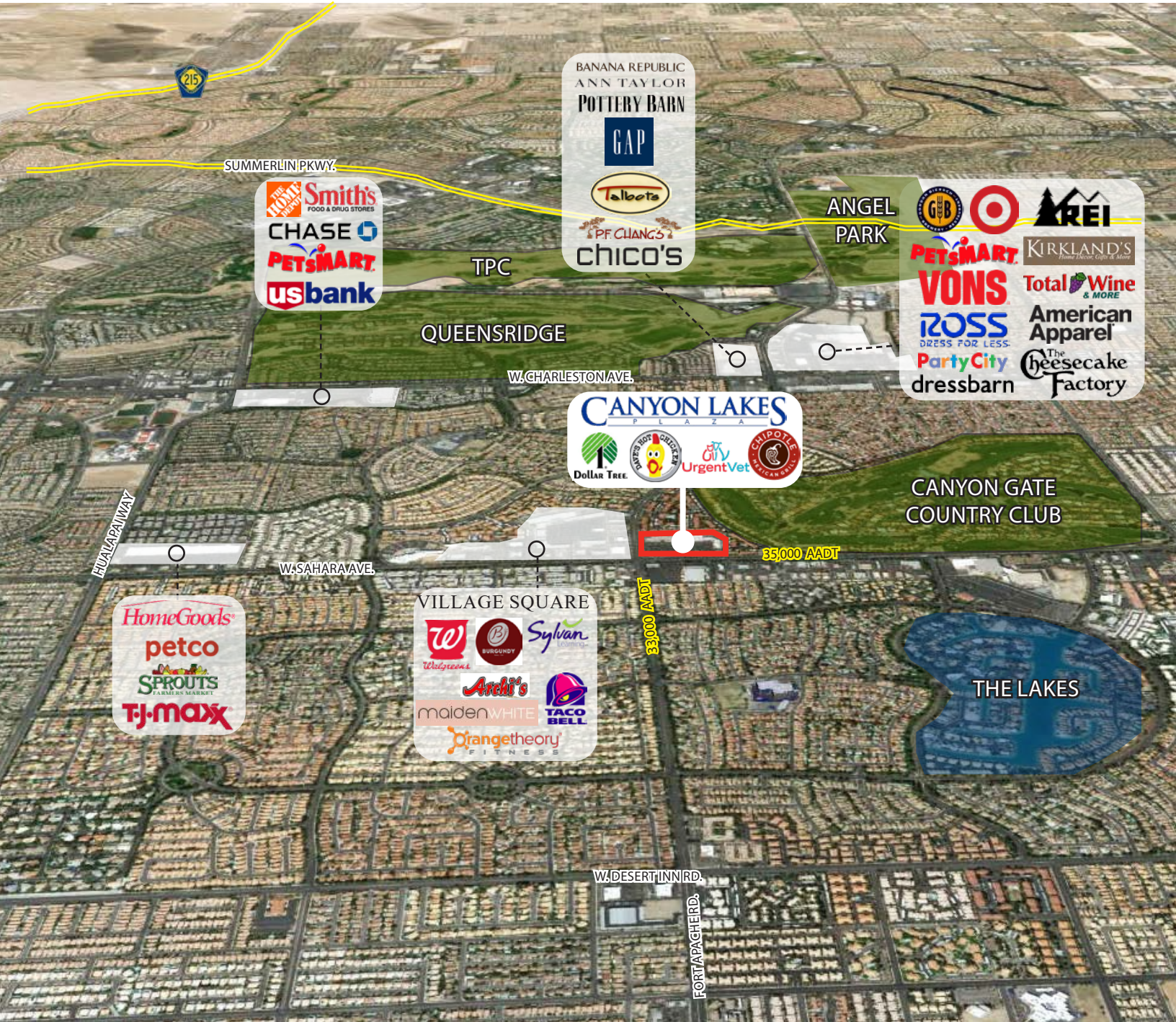


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