

200 W. Sahara Ave (The Allure) | For Lease



Description:

North American Commercial is pleased to exclusively offer the ground floor of the Allure high-rise for lease or for sale. The property is located at 200 W. Sahara Avenue, approximately 500 feet west of the intersection of South Las Vegas Boulevard (the Strip) and West Sahara Avenue.

Suite 100-110 is a fully built-out, second-generation, 3,180 SF convenience store, designed for C-store use but adaptable for café or restaurant opportunities.

Suite 120 offers a 1,214 SF vanilla shell with one restroom already built out.

This opportunity will not last long. The Fontainebleau Las Vegas Resort & Casino on the Las Vegas Strip opened for business on December 13, 2023. This resort boasts 3,644 rooms and 173,000 SF of gaming space and was developed at a cost of \$3.7 billion.

The Allure tower itself is home to +/- 404 residential units spread over 41 floors and is professionally managed by on-site staff. The tower was originally built in 2007 and was the tallest residential building within the city of Las Vegas at the time of its completion.

Property Highlights:

- Located on the ground floor of The Allure
- Lease Rates
Suite 100-110 and Suite 120: \$4.50 PSF NNN —
*start your lease with only **\$4.50** rent for the first year!*
- Over \$150K of FF&E included with the space
- Walk-In Freeze already installed
- High Traffic Corridor

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Suite # 100-110



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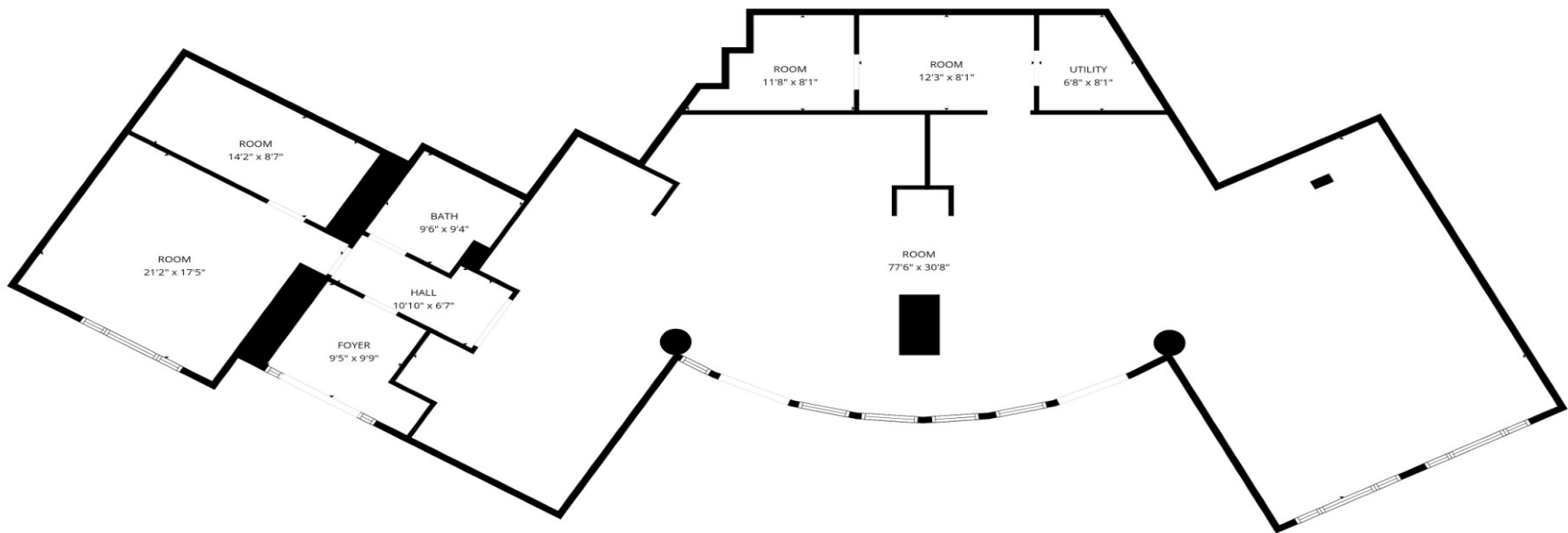
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Floor Plan



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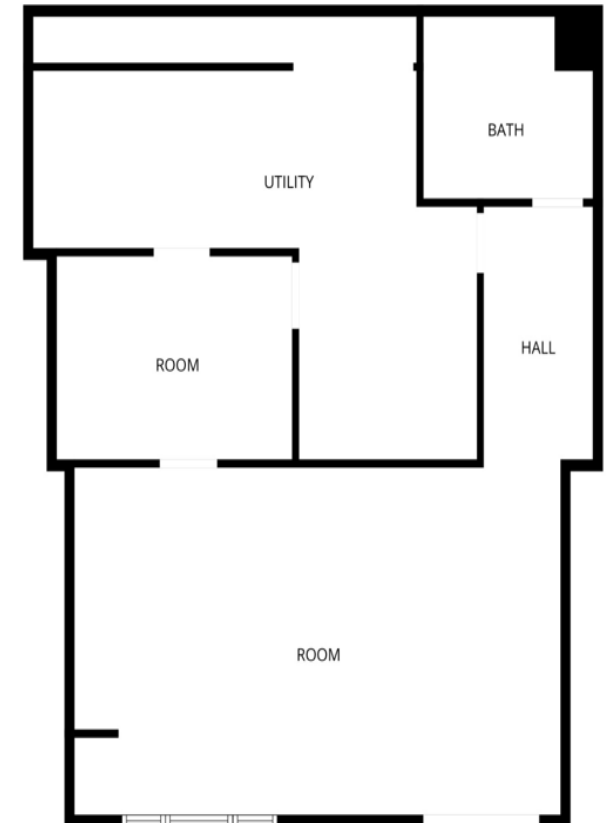
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200 W. Sahara Ave(The Allure) | For Lease

Suite # 120



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Property Map



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