

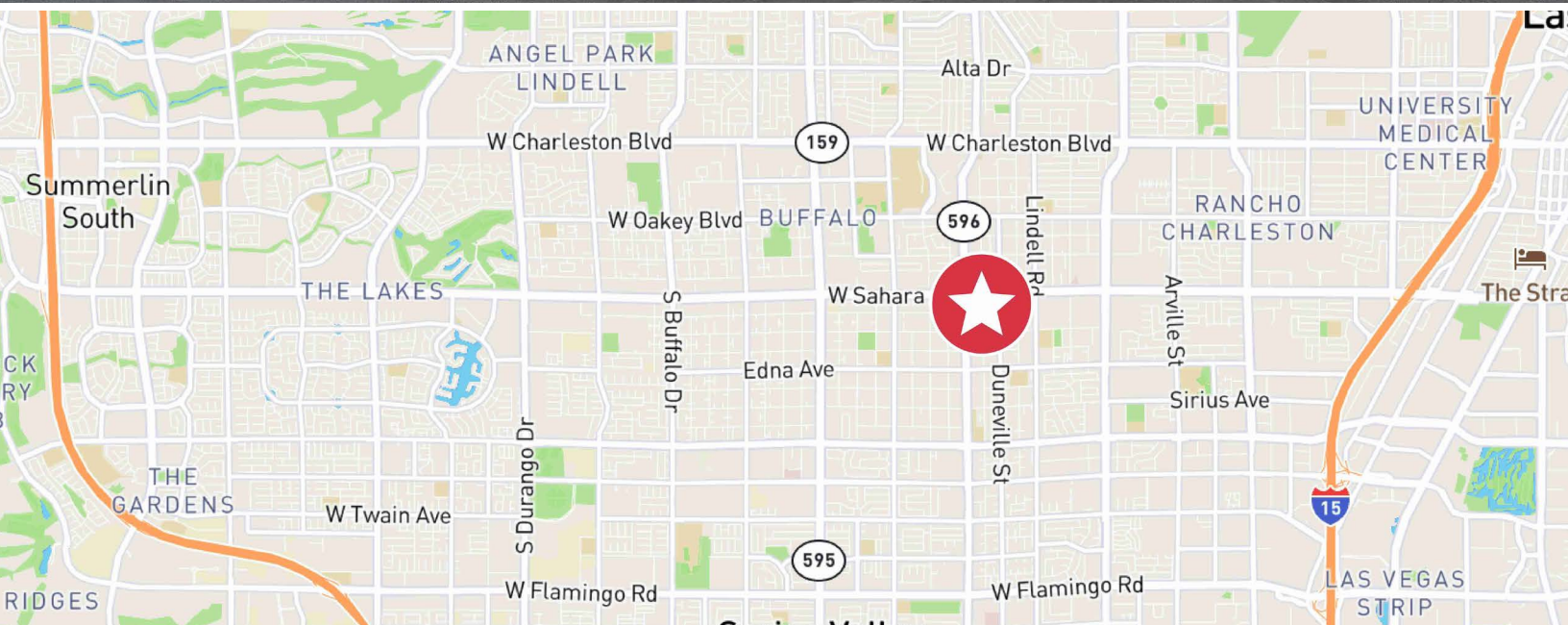
FOR LEASE

# Burlington

EXCESS

±44,773 SF  
AVAILABLE

5959 W SAHARA AVE STE 130  
LAS VEGAS, NV 89146



# PROPERTY HIGHLIGHTS



Excellent  
visibility



Dense  
trade area



Pylon/Monument  
Signage available



Signalized  
intersection



Combined Traffic  
Count  $\pm 72,000$  VPD

Available Space

$\pm 44,773$  SF

Lease Rate

\$14.00 / SF / Year

Minimum Lease Term

10-Years

Dimensions

139' 10" x 320' 3"

Clear Height

25' to the deck

Loading

To Be Determined

Parking Ratio

1.6:1,000 SF

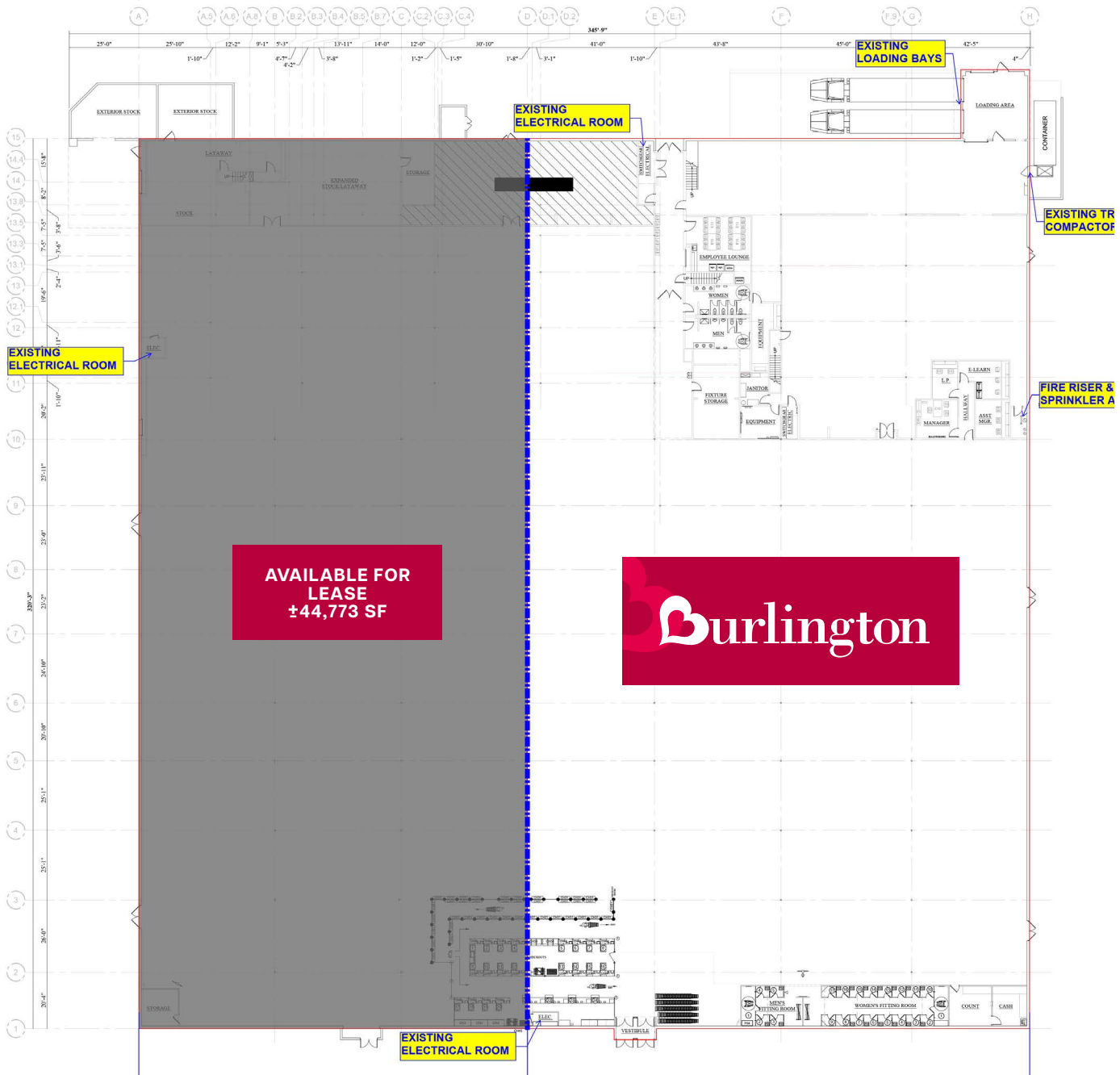


# SITE PLAN



SOURCE: NDOT, 2025

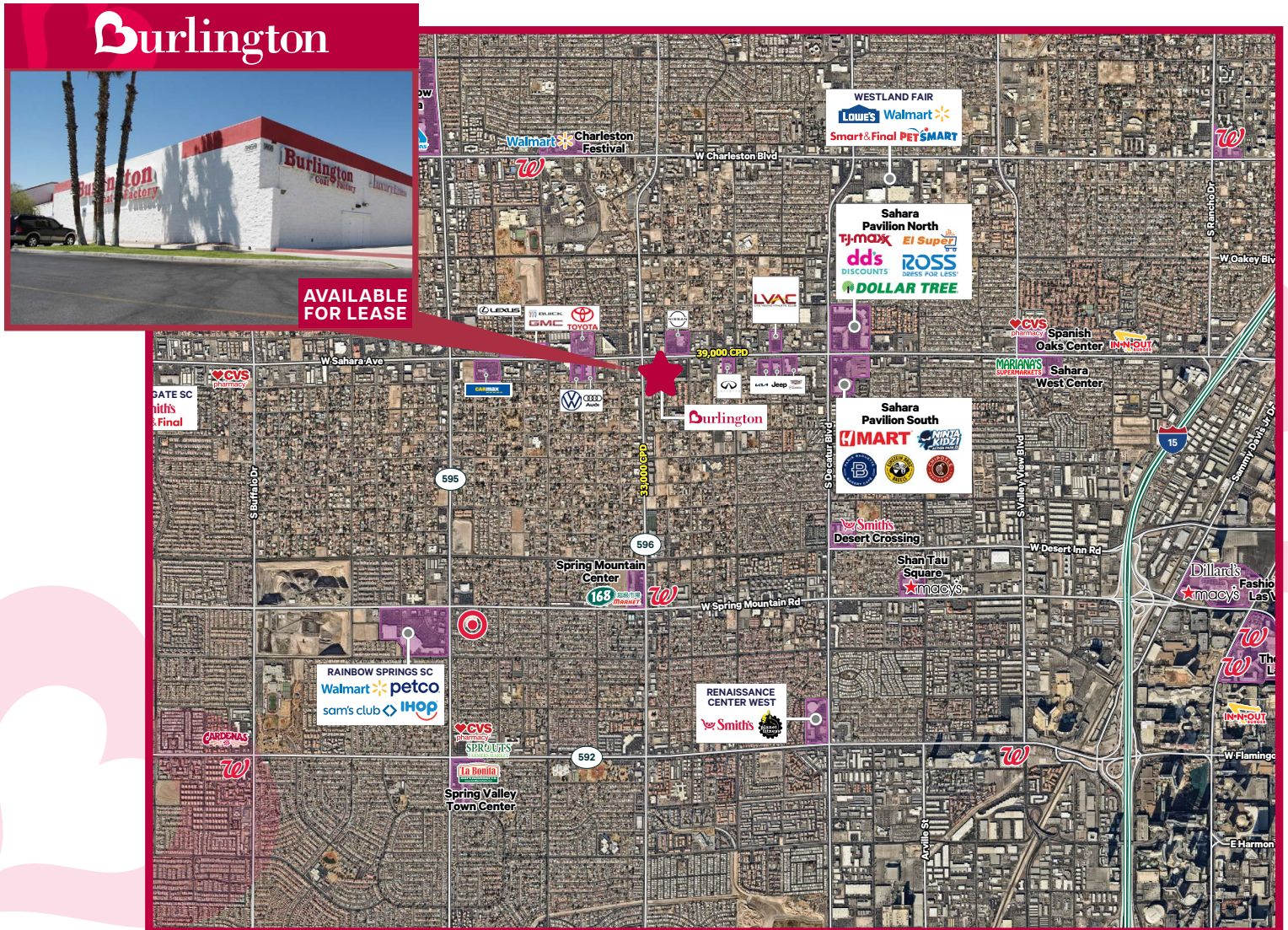
# PROPOSED DEMISING PLAN



# RETAIL TRADE AREA

| DEMOGRAPHICS                  | 1 MILE   | 3 MILES  | 5 MILES  |
|-------------------------------|----------|----------|----------|
| 2024 Population               | 11,708   | 178,560  | 462,926  |
| 2024 Average Household Income | \$99,645 | \$82,895 | \$89,398 |
| 2024 Daytime Population       | 20,434   | 210,595  | 698,659  |

Source: ESRI, 2025



# ADDITIONAL PHOTOS



# Burlington

5959 W SAHARA AVE STE 130  
LAS VEGAS, NV 89146

±44,773 SF  
AVAILABLE



**Burlington**  
Coat Factory

For additional information, please contact:

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