



Sahara Towne Square Owner carry terms 25% DP

2520 S Maryland Pky, Las Vegas, NV 89109



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Sahara Towne Square

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\$2,700,000

GREAT TRIPLE NET INVESTMENT OPPORTUNITY- RETAIL STRIP CENTER-C-2 ZONING-100% OCCUPIED WITH GREAT LEASES IN PLACE. STRONG, LONG-TERM TENANTS-GREAT LOCATION IN THE HEART OF THE CITY. SIGNALIZED S.E. CORNER OF SAHARA AND MARYLAND PARKWAY, TWO HIGH TRAFFIC AND WELL RECOGNIZED STREET NAMES IN LAS VEGAS. LOCATED BETWEEN U.N.L.V AND DOWNTOWN LAS VEGAS. NEWER ROOF-BUILDING IS IN GREAT CONDITION- ANCHORED BY SMITHS FOOD MARKET AND SURROUNDED BY A DIVERSE MIX OF NATIONAL AND LOCAL RETAILERS. INCORPORATED INTO THE SMITHS SHOPPING CENTER BUT ON A SEPARATE .75 AC. PARCEL.TRAFFIC COUNT EXCEEDS 115,000 CARS PER DAY AT THIS INTERSECTION. CONSUMER...

- Shopping center is anchored by Smiths Food and Drug and is on the SE corner of Sahara and Maryland Pkwy. 115,000 CPD



Price:	\$2,700,000
Property Type:	Retail
Building Class:	B
Sale Type:	Investment
Cap Rate:	6.03%
Lot Size:	33,182 SF
Gross Building Area:	7,035 SF
Sale Conditions:	1031 Exchange
No. Stories:	1
Year Built:	1987
Tenancy:	Multi
Parking Ratio:	2.84/1,000 SF
Zoning Description:	CG
APN / Parcel ID:	162-11-110-003
Walk Score ®:	70 (Moderately friendly)

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Broadside Tattoo	875	2029
Domino's	1915	2029
Inyo Fine Cannabis Dispensary	3880	2031



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Property Photos



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sahara town square 5

Property Photos



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Property Photos



Property Photos



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