

FEATURED LISTING:

Sahara & Jones

6070 W. Sahara Ave, Las Vegas, NV 89146
(NEC Jones & Sahara)



Key Specs:

High-visibility corner on one of Vegas's busiest corridors. Existing $\pm 2,700$ SF building on ± 0.51 acres — available for Ground Lease or Build-to-Suit.

Highlights

- Major exposure: double section-line site on W. Sahara Ave
- Everyday traffic: $\sim 48,263$ VPD on Sahara / $\sim 37,625$ VPD on Jones (approx.)
- Dense trade area serving Summerlin, Spring Valley, Northwest & Central LV
- Destination neighbors: NV Energy, Nissan, Burlington, Audi, Popeyes, Dunkin', Check City, Dollar Loan Center
- Access & reach: within 3 miles of I-15 and US-95; 0.1 mi to multiple auto dealerships

Quick Facts

- Availability: GL or BTS (existing $\pm 2,700$ SF on ± 0.51 AC)
- Use cases: QSR / drive-thru, coffee, medical/clinic, retail/showroom, financial/services
- Why it works: marquee signage, strong daily flows, central connectivity, healthy household incomes

Trade Area Demographics

- Population: 1-mi 10,348 · 3-mi 186,076 · 5-mi 459,329
- Avg. HH Income: 1-mi \$96,325 · 3-mi \$78,593 · 5-mi \$84,515