

LAKE PACIFIC BUSINESS CENTER

8450 W. Sahara Ave. Las Vegas, NV 89117

AVAILABLE
For Lease



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Las Vegas, Nevada 89118
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Property Highlights

- Prime location at Sahara Ave & Durango Dr
- Excellent visibility and high daily traffic counts
- Strong surrounding demographics and residential density
- Ample surface parking
- Monument signage available
- Versatile spaces suitable for retail, office, or medical use
- Easy access to Summerlin, the CC-215 beltway, and the I-15 freeway

Lease Details



\$1.80 PSF NNN

Lease Rate



\$0.55 PSF

CAM Charges



±1,560 SF - ±4,017 SF

Space Available

Demographics

	1 mile	3 miles	5 miles
Population			
2025 Population	±17,211	±166,972	±479,388
Average Household Income			
2025 Average Household Income	\$97,823	\$110,943	\$109,762



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PROPERTY NAME

Lakes Pacific Business Center

+ Parcel ID	163-04-406-004
+ Zoning	Limited Commercial (C-1)
+ Year Built	1998
+ Property Size	±29,250 SF
+ Cross Streets	Sahara Avenue & Durango Drive
+ Submarket	West Central
+ Traffic Counts	W. Sahara Ave. ±56,100 VPD S. Durango Dr. ±32,000 VPD

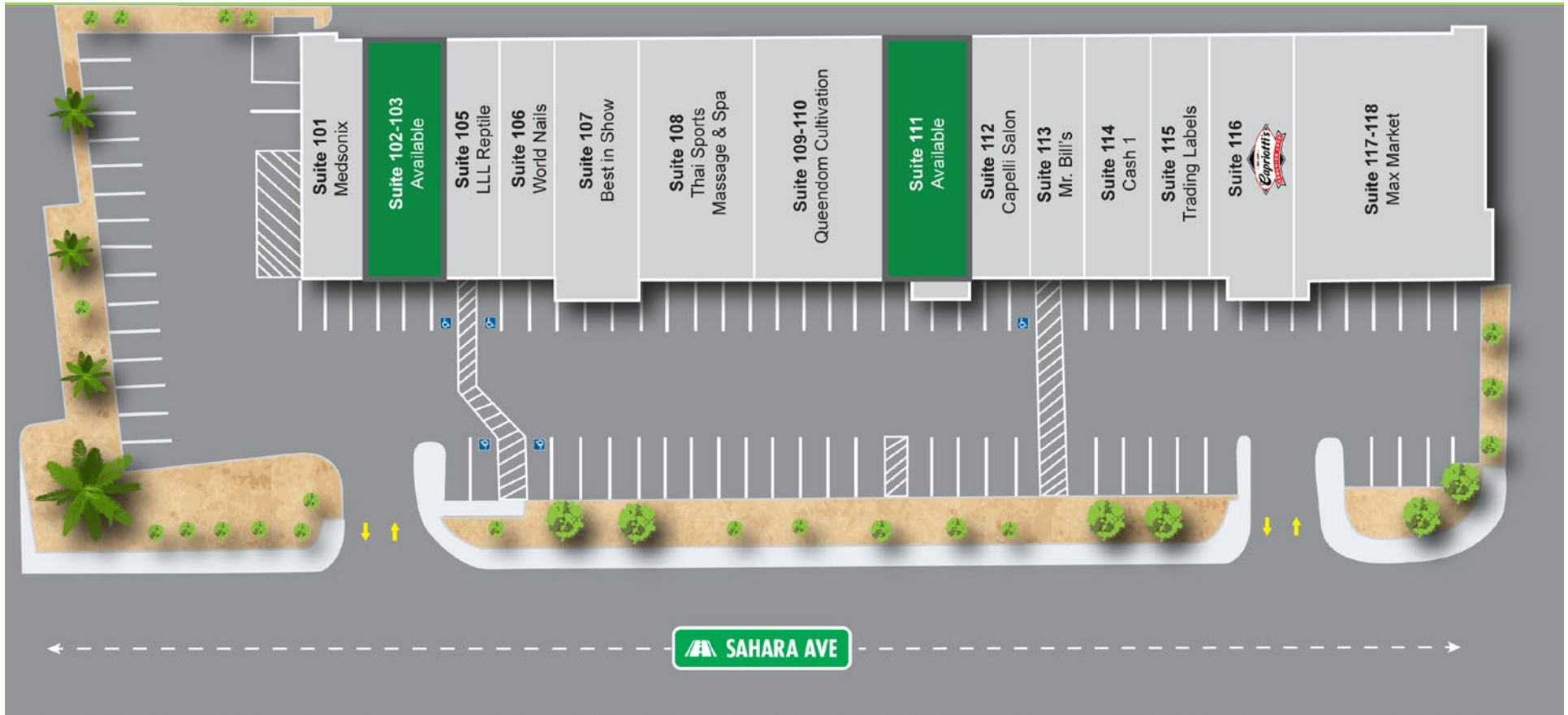
Property Overview

8450 W. Sahara Ave., offers a prime retail/office opportunity in one of Las Vegas' most established and high-traffic corridors. Strategically located at the signalized intersection of Sahara Ave and Durango Dr, this property benefits from exceptional visibility, strong demographics, and convenient access to the 215 Beltway.

This well-maintained center features ample parking, prominent monument signage, and a diverse tenant mix that drives consistent foot traffic throughout the week. With flexible suite configurations and competitive lease terms, 8450 W. Sahara Ave., is ideal for retailers, service providers, medical, and professional office users looking to establish or grow their presence in the heart of the West Las Vegas submarket.

Area Overview

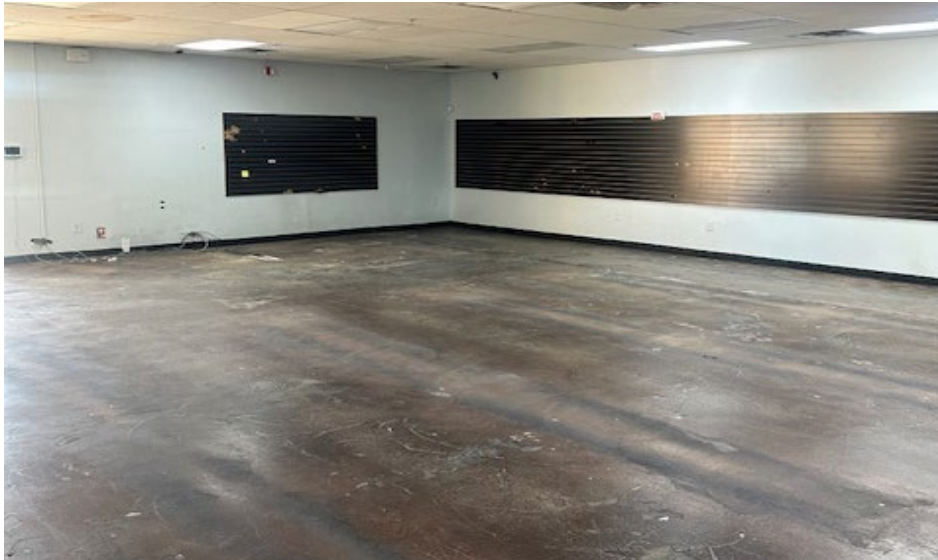
The West Sahara & Durango Corridor is a prime retail location in Southwest Las Vegas, positioned on high-traffic West Sahara Avenue with signalized access at Durango Drive, drawing over 88,000 vehicles per day from nearby major roads. Surrounded by affluent neighborhoods like The Lakes and Canyon Gate, and communities such as Spring Valley and Summerlin, the area supports strong demand for essential services including dining, retail, healthcare, and personal care. Ongoing growth is fueled by mixed-use developments like UnCommons and the nearby Durango Casino & Resort, which enhance foot traffic, visibility, and commercial activity along the corridor, making it ideal for businesses seeking high exposure and long-term opportunity.



Lease Details

Address	Suite	Space Available	Monthly Lease Rate	CAM Charges	Monthly Rent	Available
8450 W. Sahara Avenue	102-103	±4,017 SF	\$1.80 PSF NNN	\$0.55 PSF	\$9,439.95	Immediately
8450 W. Sahara Avenue	111	±1,560 SF	\$1.80 PSF NNN	\$0.55 PSF	\$3,666.00	Immediately

Suite 102-103 Pictures



Suite 111 Pictures

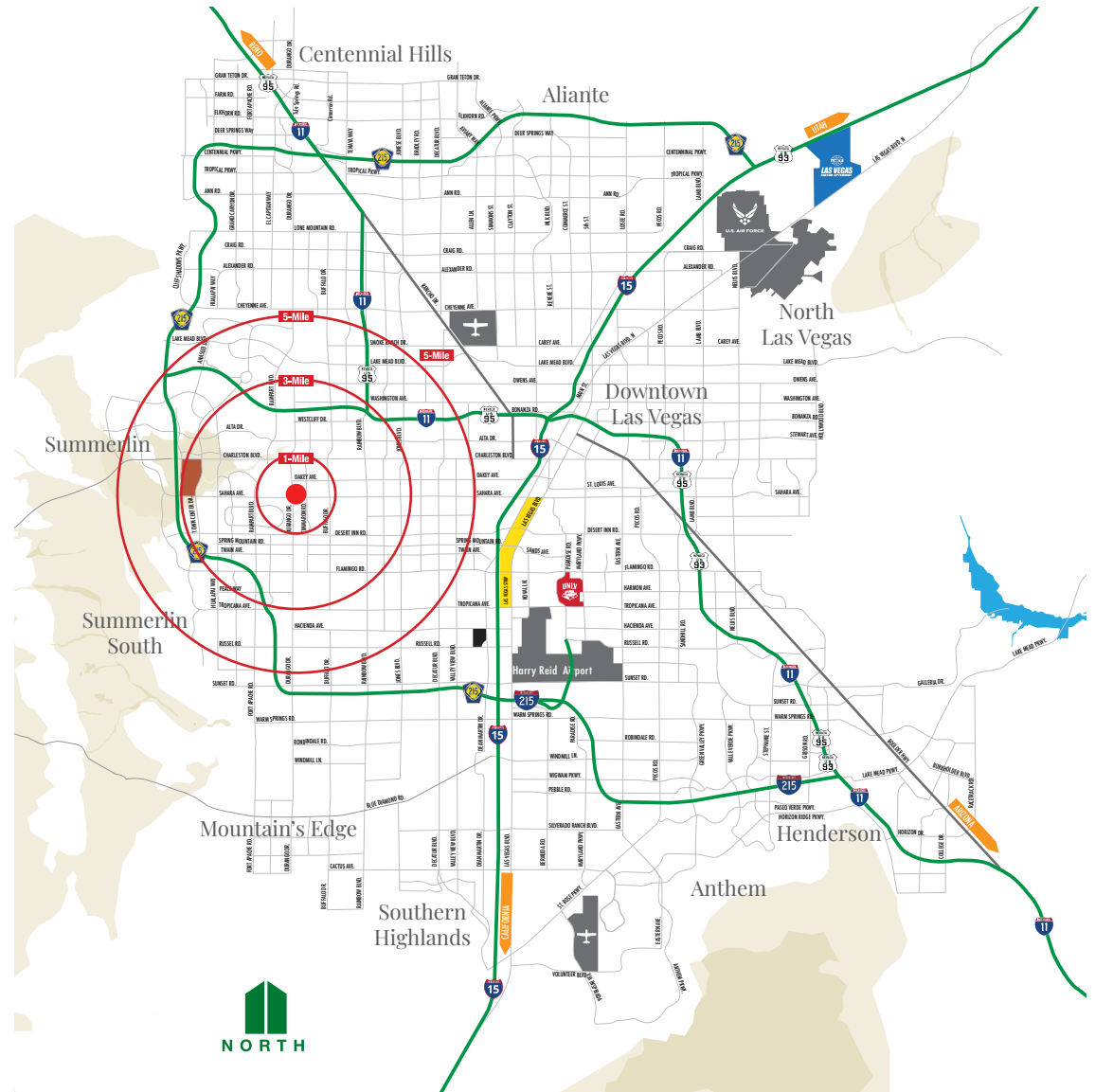


Population	1 mile	3 miles	5 miles
2010 Population	16,739	159,717	433,389
2020 Population	17,417	167,626	469,803
2025 Population	17,211	166,972	479,388
2030 Population	17,070	168,647	491,035
2010-2020 Annual Rate	0.40%	0.48%	0.81%
2020-2025 Annual Rate	-0.23%	-0.07%	0.39%
2025-2030 Annual Rate	-0.16%	0.20%	0.48%
2025 Median Age	42.4	42.5	41.0

Households	1 mile	3 miles	5 miles
2025 Wealth Index	75	90	89
2010 Households	7,024	63,955	170,986
2020 Households	7,381	67,679	188,460
2025 Total Households	7,384	68,554	195,198
2030 Total Households	7,394	69,894	201,798
2010-2020 Annual Rate	0.50%	0.57%	0.98%
2020-2025 Annual Rate	0.01%	0.24%	0.67%
2025-2030 Annual Rate	0.03%	0.39%	0.67%

Average Household Income	1 mile	3 miles	5 miles
2025 Average Household Income	\$97,823	\$110,943	\$109,762
2030 Average Household Income	\$109,785	\$124,097	\$122,366
2025-2030 Annual Rate	2.33%	2.27%	2.20%

Housing	1 mile	3 miles	5 miles
2010 Total Housing Units	8,124	72,387	195,927
2020 Total Housing Units	7,820	72,043	202,558
2025 Total Housing Units	7,696	72,114	207,596
2025 Owner Occupied Housing Units	3,598	37,455	101,361
2025 Renter Occupied Housing Units	3,786	31,099	93,837
2025 Vacant Housing Units	312	3,560	12,398
2030 Total Housing Units	7,762	74,108	215,135
2030 Owner Occupied Housing Units	3,702	38,992	106,427
2030 Renter Occupied Housing Units	3,692	30,902	95,370
2030 Vacant Housing Units	368	4,214	13,337





Clark County Nevada

Synopsis

As of the 2020 census, the population was 2,265,461, with an estimated population of $\pm 2,505,000$ for 2026. Most of the county's population resides in and around the Las Vegas urban core. It is by far the most populous county in Nevada, and the 11th most populous county in the United States. It covers roughly 7% of the state's land area but holds about 73% of the state's population, making Nevada one of the most centralized states in the country.

With jurisdiction over the world-famous Las Vegas Strip and covering an area roughly the size of New Jersey, Clark County is the nation's 22nd-largest county by area. The County is a mix of urban and rural locales that offers the convenience of city living with access to some of the nation's best outdoor recreational areas just a short drive away.

Clark County employs more than 10,000 people across nearly 40 departments. The County has an annual budget of approximately \$12.9 billion, which surpasses that of the state government.

Quick Facts



$\pm 7,892$

Land Area
(Square Miles)



2,265,461

Population
(County Data per Census)



308

Pop. Density
(Per Square Mile)

Sources: clarkcountynv.gov, data.census.gov, lvgea.org, wikipedia.com

Professional Sports

Synopsis

The Las Vegas Valley has quickly become a premier sports market, with most teams playing in the communities around the city rather than in Las Vegas itself. The **Vegas Golden Knights**, its first major league franchise, won the Stanley Cup in 2023, and the **Las Vegas Aces** have dominated the WNBA with titles in 2022, 2023, and 2025. The **Las Vegas Raiders** bring three world championships (XI, XV, and XVIII), and the **Las Vegas Athletics** add a legacy of nine.

The valley also supports a deep minor league scene: the Las Vegas Aviators (Triple-A, Athletics affiliate), the Henderson Silver Knights (AHL, Golden Knights affiliate), and Las Vegas Lights FC (USL Championship soccer). Its indoor football and box lacrosse teams (the Vegas Knight Hawks and Las Vegas Desert Dogs, respectively) share Lee's Family Forum in Henderson with the Silver Knights.



WORLD CHAMPIONS



WORLD CHAMPIONS



WORLD CHAMPIONS



WORLD CHAMPIONS



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Southern Nevada Growth

±250,000

Number of jobs
added between
2015 and 2025

±9,000

Number of new
businesses added
between 2015 and 2025

±86.6%

Milestone graduation
rate for Clark County
school district in 2025

Innovation Ecosystem

Southern Nevada has grown from a smart-city vision into one of the Mountain West's fastest-diversifying technology and infrastructure markets. Building on the 2016 Innovation District and IIC@V incubator, the past five years have reshaped the region:

- **AI & DATA CENTERS:** Switch is building Nvidia-designed "AI factories" in Las Vegas, and Google is expanding its Henderson campus as part of a \$1.2B Nevada commitment.
- **THE SPHERE:** A \$2.3B immersive-technology venue and the world's largest spherical structure, opened 2023.
- **VEGAS LOOP:** The Boring Company's underground transit now runs 2.2 miles and 9 stations, expanding toward a planned 68-mile, 55-station network.
- **BRIGHTLINE WEST:** Broke ground in 2024 on a 218-mile, 200-mph high-speed rail line to Los Angeles, targeting 2029.
- **RESEARCH ANCHORS:** UNLV's Harry Reid Research & Technology Park, NIAS drone testing, and CES.

Source: Las Vegas Global Economic Alliance (LVGEA)



Education & Workforce Development

Southern Nevada's post-secondary institutions have significantly expanded their offerings and stature:

- The **University of Nevada, Las Vegas (UNLV)** first reached R1 status (the highest research classification) in 2018 and retained it in 2025. Sponsored-program expenditures hit \$116.4 million in FY2024 (up ~15%), targeting \$250 million by 2030. Its medical school, begun in 2017, earned full accreditation in 2021, was renamed the Kirk Kerkorian School of Medicine at UNLV, and opened a dedicated education building in 2022.
- **Nevada State University** (elevated from Nevada State College in July 2023) has more than doubled its degree awards since 2011, with strong growth among racial and ethnic minorities and in health professions. Now enrolling roughly 7,300 students, NSU is a federally designated Hispanic-Serving Institution.
- The **College of Southern Nevada (CSN)** was named a Leader College of Distinction by national nonprofit Achieving the Dream in 2018 for improving student outcomes - a designation renewed in 2026.



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