

FOR LEASE - FORMER SALON

Canyon Lakes Plaza

**AVISON
YOUNG**



9002 - 9232 WEST SAHARA AVENUE, LAS VEGAS, NV 89117

PROPERTY INFO

Co- Tenants	Dollar Tree, Dave's Hot Chicken, Leslie Pool Supply, Cafe Rio, Chipotle, HauteBox Yoga, Budget Rent A Car, BioLife and Urgent Vet
Space Available	±2,340 sf available 10/01/25 ±1,614 sf available 12/31/26
Shopping Center Size	±65,967 SF Neighborhood Center
Zoning	C-1 Zoning
Avg Household Inc	Over \$125,000 within 3 mile radius
Highlights	Excellent visibility Well established long term co-tenancy

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
Population 2025 Estimated	22,094	154,249	405,184
Population 2030 Projected	21,463	154,105	416,549
Households 2025 Estimated	10,068	65,879	167,098
Households 2030 Projected	9,923	66,942	174,245
Average HH Income 2025 Est.	\$117,163	\$125,291	\$126,469
Median HH Income 2025 Est.	\$84,274	\$87,765	\$89,831

TRAFFIC COUNTS

West Sahara Avenue	±34,600 Cars per Day
South Fort Apache Road	±33,000 Cars per Day

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10845 Griffith Peak Drive, Suite 100, Las Vegas, NV 89135
Office: 702.472.7979 Fax: 702.475.7545

The information contained herein was obtained from sources deemed reliable; however, Avison Young makes no guarantees or representations as to the accuracy thereof. The presentation of this property is submitted subject to errors, changes of price or conditions prior to sale or lease, or withdrawal of notice.

CONTACT INFO

LIZ CLARE, CCIM

702.637.7727

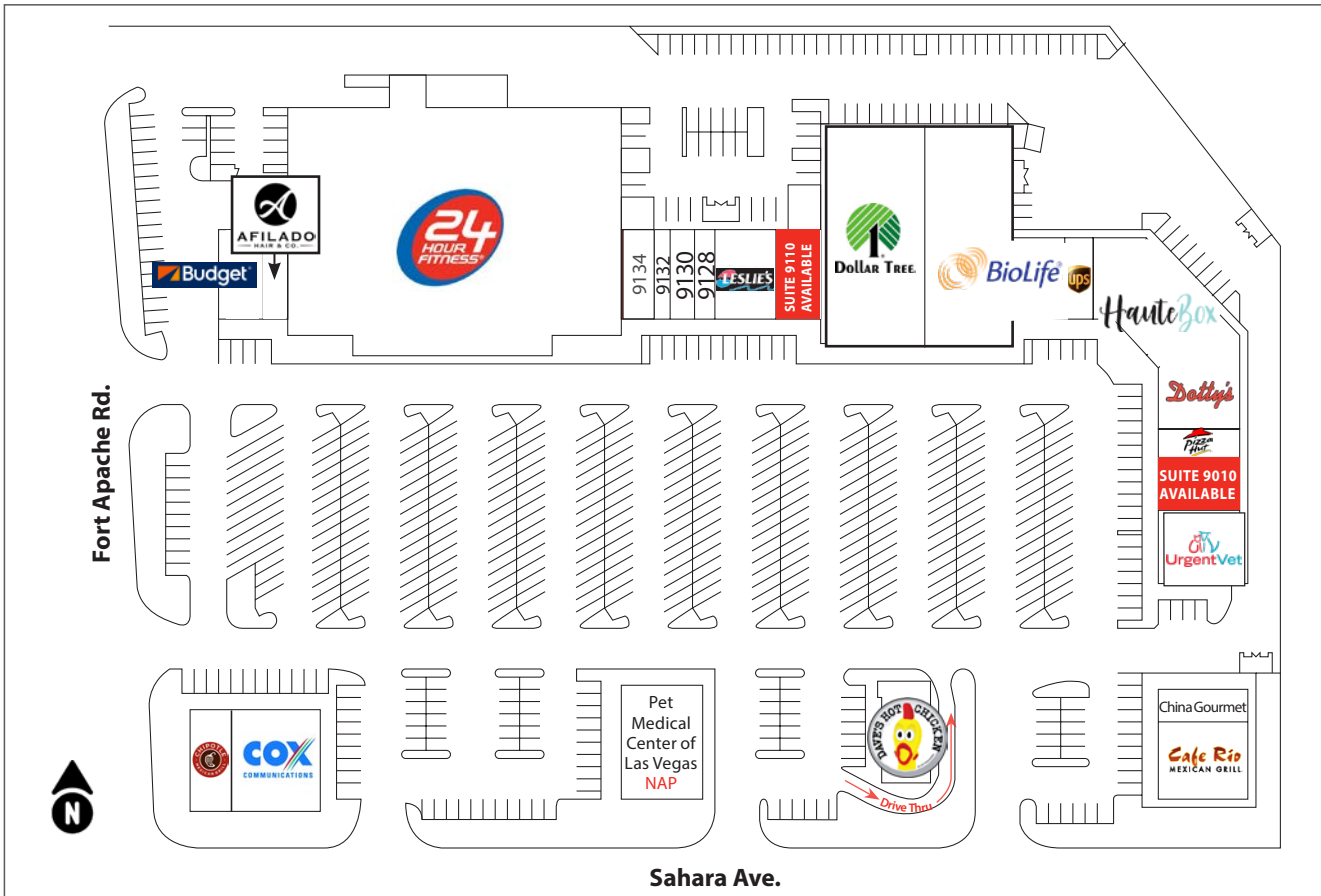
liz.clare@avisonyoung.com

License #S.0069029.LLC

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SUITE	TENANT	SF
9100a	Dollar Tree	10,800
9100b	BioLife Plasma Services	13,738
9232	Budget Rent A Car	2,100
9230	Afilado Hair & Co.	1,400
9134	Thai Tara Restaurant	1,614
9132	Red Rock Water Store	856
9130	Envy Nails & Spa	1,056
9128	Smoke Shop	1,186
9120	Leslie's Pool Supplies	3,120
9110	Available 12/31/26	1,614

SUITE	TENANT	SF
9040	Dave's Hot Chicken	3,200
9030	The UPS Store	1,200
9026	HauteBox Yoga	5,332
9020	Dotty's	4,252
9014	Pizza Hut	1,200
9010	Available 10/1/25 (former salon)	2,340
9004	Urgent Vet	3,300
9002A	China @ Gourmet	1,490
9002	Cafe Rio	3,470

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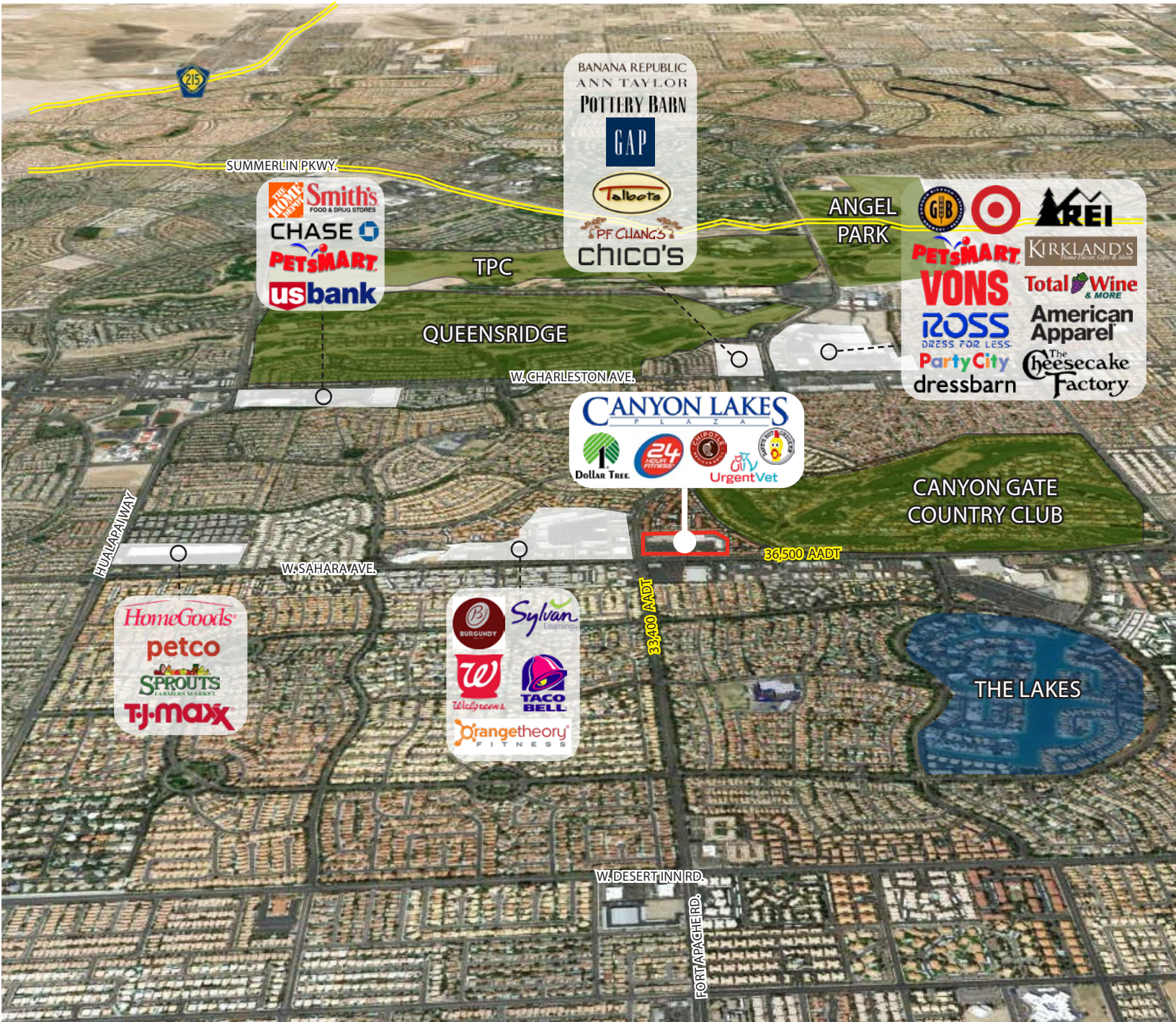
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