

WEST SAHARA PROMENADE

SEC Sahara Ave & Cimarron Road
8125 W. Sahara Ave | Las Vegas, NV



RETAIL
FOR LEASE

JOIN:



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The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

LAST UPDATED: 4/21/2025

✓ SUMMARY

- ✓ Size: 1,863 SF
2,946 SF- 5,994 SF
- ✓ Lease Rate: Contact Broker
- ✓ NNNs: Contact Broker
- ✓ Availability: Immediate

💬 FEATURES

- 💬 Join EOS Fitness
- 💬 Busy Corridor
- 💬 Sahara Ave Traffic 30,500 ADT
- 💬 Excellent Ingress/Egress
- 💬 Strong Demographics



Suite	Tenant	Size	Suite	Tenant	Size
8125-100	EOS Fitness	34,000 SF	8125-210	Sports Cards	10,800 SF
8125-110	Salud Mexican Bistro	3,215 SF	8125-300	Big B's Barbeque	5,488 SF
8125-130	LG Gallery	3,200 SF	8125-305 Available		3,048 SF
8125-150	Nail Salon	1,235 SF	8125-310 Available		2,946 SF
8125-160 Available		1,862 SF	8145-500	Pearl Vision	3,987 SF
8125-170	Pizzeria	1,650 SF	8145-520	Dry Cleaners	1,610 SF
8125-200	Battle Blast Lazer Tag	10,080 SF	8175	Marie Callendars	4,441SF

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3 MILE DEMOGRAPHICS

2025
Population



168,997

2025 Average
Household Income



\$101,654

2025
Households

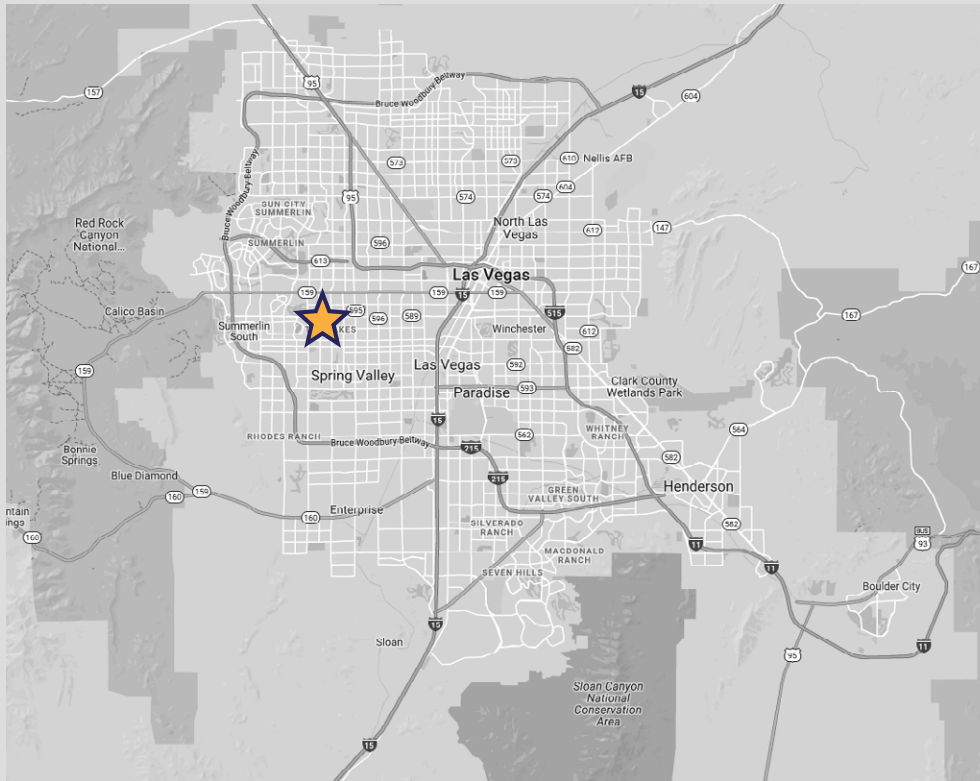


68,370

5-Year Projected
Population Growth



0.85%



DEMOGRAPHIC REPORT

Census 2020 Summary	1 mile	3 miles	5 miles
Population	15,344	169,542	474,076
Households	6,246	67,455	189,823
Average Household Size	2.45	2.50	2.49
2025 Summary			
Population	15,147	168,997	484,375
Households	6,240	68,370	197,159
Families	3,671	40,624	116,144
Average Household Size	2.42	2.46	2.45
Owner Occupied Housing Units	3,146	38,071	99,891
Renter Occupied Housing Units	3,094	30,299	97,268
Median Age	43.0	42.4	40.6
Median Household Income	\$70,006	\$76,428	\$75,060
Average Household Income	\$101,654	\$107,925	\$107,877
2030 Summary			
Population	15,004	170,461	496,667
Households	6,241	69,578	204,052
Families	3,659	41,158	119,568
Average Household Size	2.40	2.44	2.43

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