

AVAILABLE  
*for lease*

# Sahara & Jones

6070 W. SAHARA AVE.  
LAS VEGAS, NEVADA 89146  
NEC JONES & SAHARA

- FOR GL or BTS
- 2700 sq. ft. building on 0.51 +/- acres



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## OVERVIEW:

- High-visibility corner on W. Sahara Ave with strong daily traffic and retail co-tenancy
- ±2,700 SF building on ±0.51 acres available for Ground Lease or Build-to-Suit

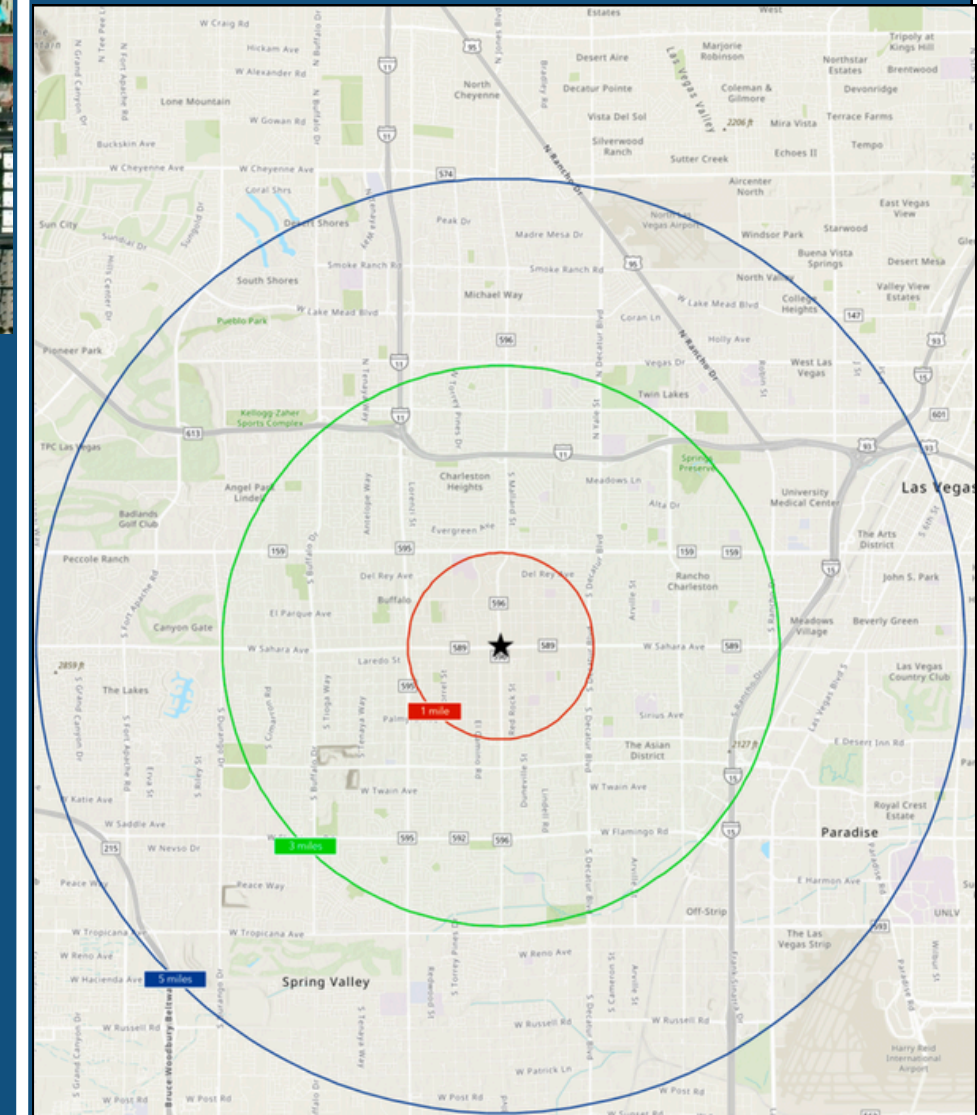


## HIGHLIGHTS:

- The site has extremely high visibility, on a double section line located within a dense submarket servicing Summerlin, Spring Valley, Northwest and Central Las Vegas.
- 0.51 acres ready to lease
- Sahara is a major thoroughfare and one of the highest traffic corridors seeing almost 50,000 VPD, large retailers, and good household income

## QUICK FACTS:

- ±2.0 Acres – flexible pad for multi-tenant or single-tenant concepts
- Drive-Thru Pad – ideal for QSR/coffee with excellent frontage and stacking depth
- ±3,000 SF Freestanding/Retail – great for medical/clinic, services, or F&B





**PROPERTY VIEW**

**AREA:**

- 0.1 miles from all major car dealerships
- Within 3 Miles from the I-15 Fwy, US-95 Hwy, and College of Southern Nevada (CSN).

**DEMOGRAPHICS:**

DISTANCE	POPULATION	HH INCOME
1 Mile	10,348	\$96,325
3 Miles	186,076	\$78,593
5 Miles	459,329	\$84,515



**ARIAL TRADE MAP**



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