

LEASE

COLDWELL BANKER BUILDING

8290 W Sahara Avenue Las Vegas, NV 89117



PROPERTY DESCRIPTION

Executive Suites with all utilities included in the lease payment except internet/landline.

PROPERTY HIGHLIGHTS

- Open court Yard on the West side of Town.

OFFERING SUMMARY

Lease Rate:	\$2,400 per month (Full Service)
Number of Units:	15
Available SF:	1,000 SF
Lot Size:	2.15 Acres
Building Size:	14,000 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	278	1,400	6,758
Total Population	581	3,180	16,325
Average HH Income	\$76,885	\$77,730	\$88,542

Lance Hamrick
(702) 279-9666

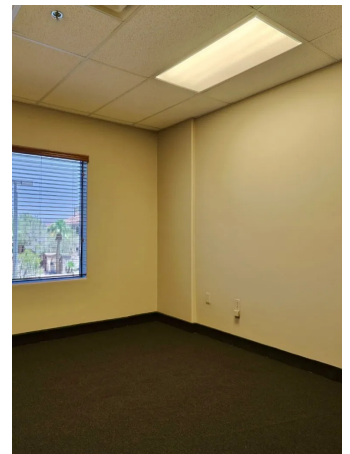
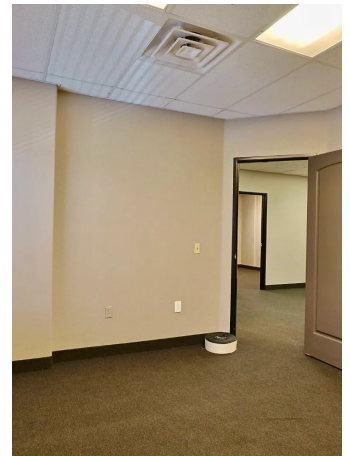
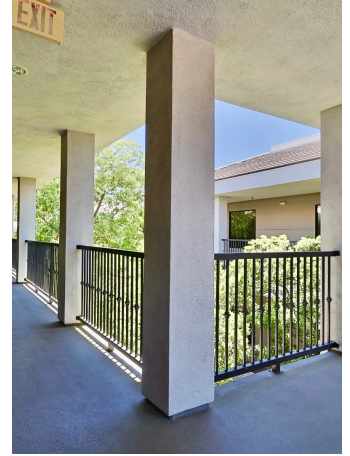
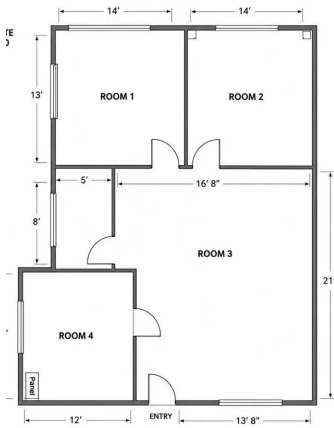


**COLDWELL BANKER
COMMERCIAL**
PREMIER

LEASE

COLDWELL BANKER BUILDING

8290 W Sahara Avenue Las Vegas, NV 89117



Lance Hamrick
(702) 279-9666



COLDWELL BANKER
COMMERCIAL
PREMIER

LEASE

COLDWELL BANKER BUILDING

8290 W Sahara Avenue Las Vegas, NV 89117



Lance Hamrick
(702) 279-9666

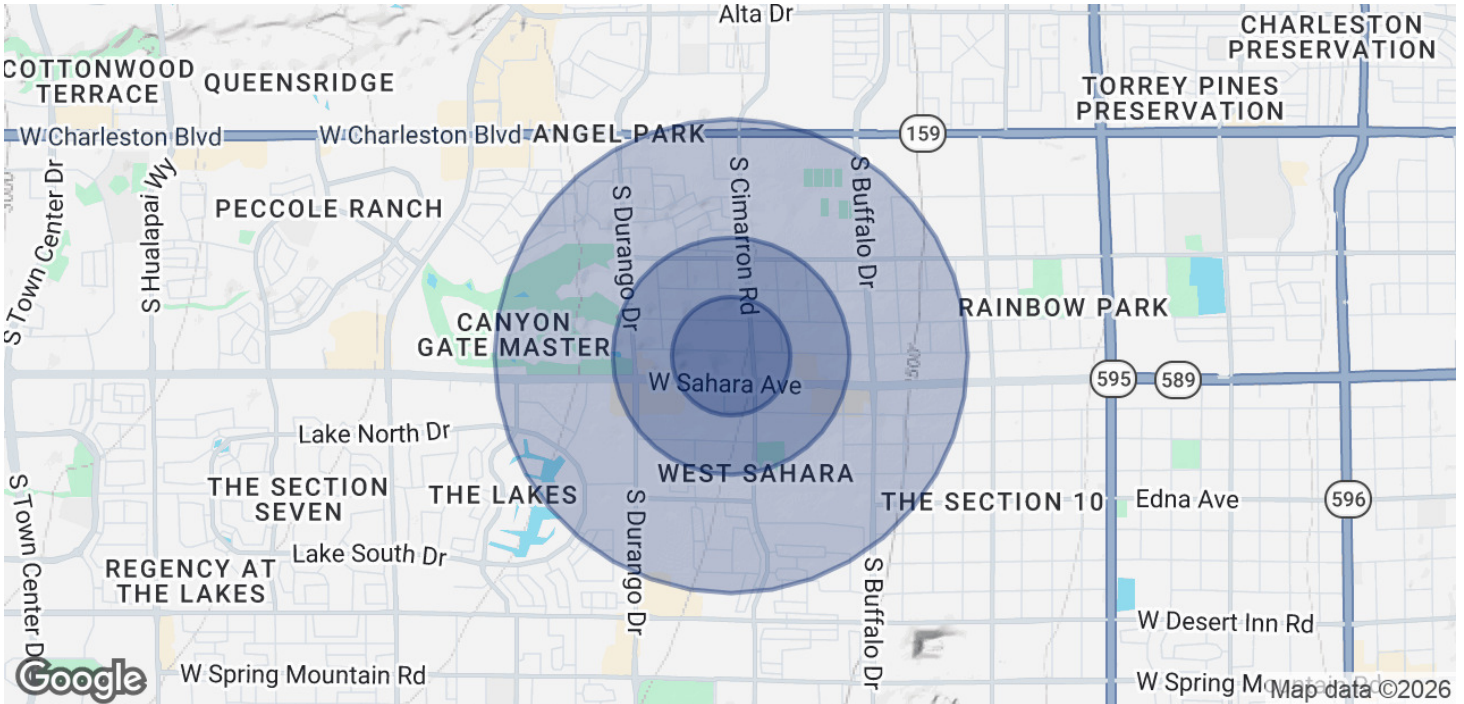


COLDWELL BANKER
COMMERCIAL
PREMIER

LEASE

COLDWELL BANKER BUILDING

8290 W Sahara Avenue Las Vegas, NV 89117



POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	581	3,180	16,325
Average Age	53.2	46.4	42.4
Average Age (Male)	38.3	37.2	38.2
Average Age (Female)	53.8	47.4	42.8

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	278	1,400	6,758
# of Persons per HH	2.1	2.3	2.4
Average HH Income	\$76,885	\$77,730	\$88,542
Average House Value	\$506,734	\$501,040	\$559,388

2023 American Community Survey (ACS)

Lance Hamrick
(702) 279-9666



COLDWELL BANKER
COMMERCIAL
PREMIER