

GREAT AMERICAN PLAZA



For Lease

8360 W. Sahara Ave | Las Vegas, NV 89117

MYD REAL ESTATE

Your Next Turnkey Office Solution

Great American Plaza is a ±110,000 SF mixed-use destination. Located in the thriving West Las Vegas submarket, Great American Plaza offers an amenity-rich, luxurious experience to employees and visitors alike. Boasting timeless design, architecture, & lush landscaping, the property leaves a lasting impression for businesses & clients to remember. With a variety of on-site retail shops, services, & dining options, Great American Plaza puts amenities at your front door. Situated just minutes from world-class shopping, restaurants, entertainment, & events with ease of accessibility from all major freeways.



±110,000 SF
Mixed-Use Plaza



Three Two-Story
Office Buildings



Four Store-front
Retail Buildings



Turn-Key Office
Spaces Available



Signage Opportunity
Available



Ample Parking w/
Covered Stalls Available



Great American Plaza

The *Perfect* Space



±1,416 - 3,038 SF
Available



\$2.00 - \$2.50 PSF
+ NNN



New Spec Offices
Move-In Ready



Reserved Covered
Parking Available



Private Key-Fob
Entrances



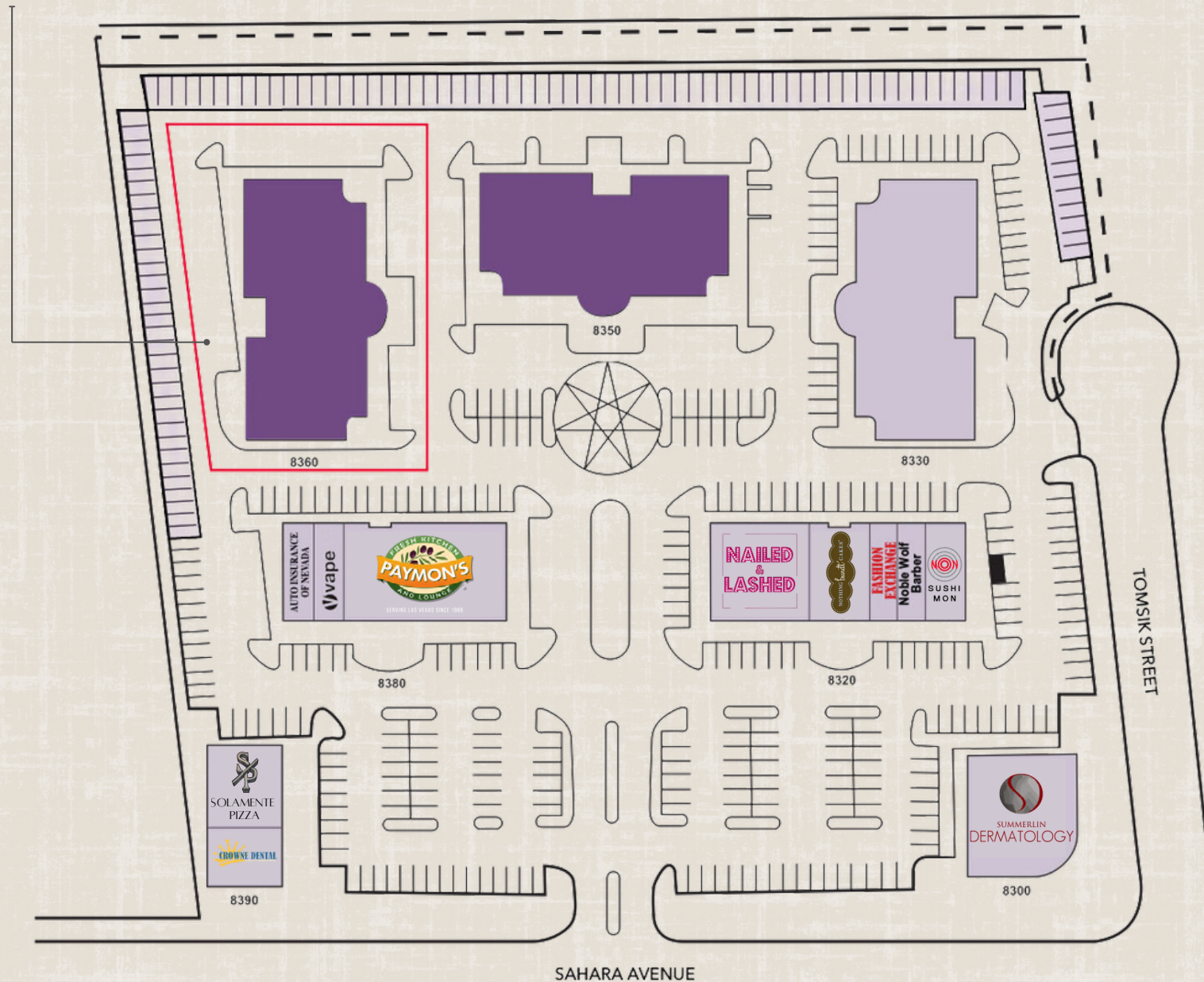
Signage Opportunity
Available



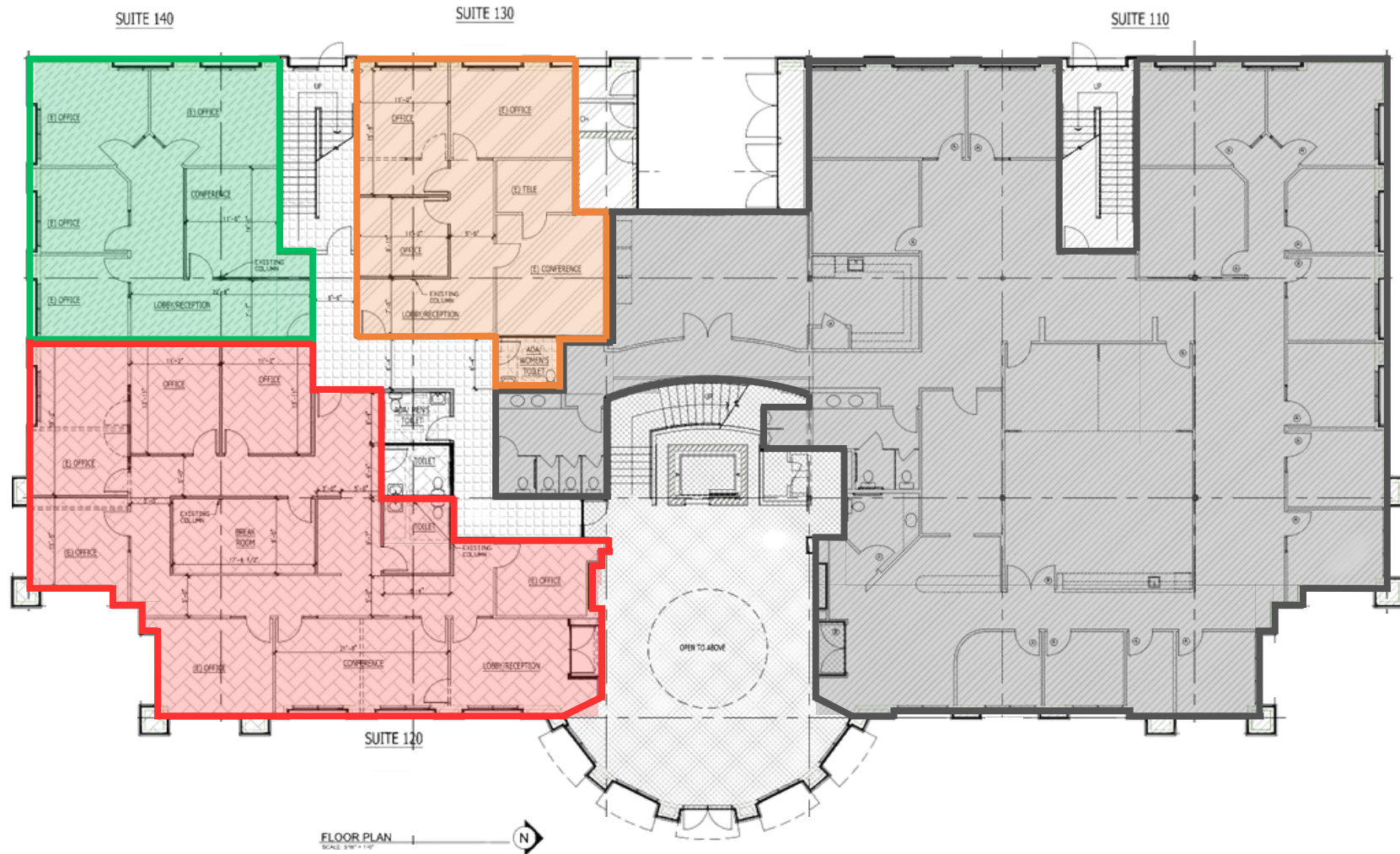
Great American Plaza

Site Plan

8360 West Sahara



Floor Plan



■ Suite 140 | 1,416 SF | **Available August-26**

■ Suite 130 | 1,513 SF | **Available August-26**

■ Suite 120 | 3,038 SF | **Available August-26**

■ **Leased**

Floor Plan



■ Suite 210 | 2,091 SF | **Available June-26**

■ Suite 230 | 2,487 SF | **Available June-26**

■ **Leased**



Property Photos



Property Photos



Where You Want To Be...



Retail Amenity

Hospitality

Subject

Great American Plaza is located right in the heart of the **West Las Vegas Submarket** and immediately adjacent to the affluent **Summerlin Master-Planned Community**. Offering close proximity to countless shopping and dining amenities such as **Boca Park (+2 miles)**, **Downtown Summerlin (+3 miles)**, **Red Rock Resort & Casino (+3-miles)**, & accessibility to all major freeways. With a variety of new developments entering the submarket such as film & production studios, retail shopping centers, & luxurious residential communities, the West Las Vegas market is set to thrive for years to come.



Great American Plaza

Key Demographic Quick Facts

	1-Mile	3-Miles	5-Miles
 Population	17,971	168,828	477,461
 Avg Household Income	\$97,244	\$102,771	\$101,719
 Households	7,813	68,758	193,352
 Projected Growth '29	0.08%	0.36%	0.52%

*Source: Esri 2024

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