

LAKES PACIFIC BUSINESS CENTER

8450 W. Sahara Avenue, Suite 108, Las Vegas, NV 89117

AVAILABLE
For Lease



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Property Highlights

- Prime location at Sahara Ave & Durango Dr
- Excellent visibility and high daily traffic counts
- Strong surrounding demographics and residential density
- Ample surface parking
- Monument signage available
- Versatile spaces suitable for retail, office, or medical use
- Easy access to Summerlin, the 215 Beltway, and I-15

Lease Details



\$1.80 PSF NNN

Lease Rate



\$0.51 PSF

CAM Charges



±2,000 SF

Space Available

Demographics

	1 mile	3 miles	5 miles
Population			
2025 Population	17,211	166,972	479,388
Average Household Income			
2025 Average Household Income	\$97,823	\$110,943	\$109,762



PROPERTY NAME

Lakes Pacific Business Center

+ Parcel ID	163-04-406-004
+ Zoning	Limited Commercial (C-1)
+ Year Built	1998
+ Property Size	±29,250 SF
+ Cross Streets	W. Sahara Ave. & S. Durango Dr.
+ Submarket	Northwest
+ Traffic Counts	W. Sahara Ave. ±56,100 VPD S. Durango Dr. ±32,000 VPD

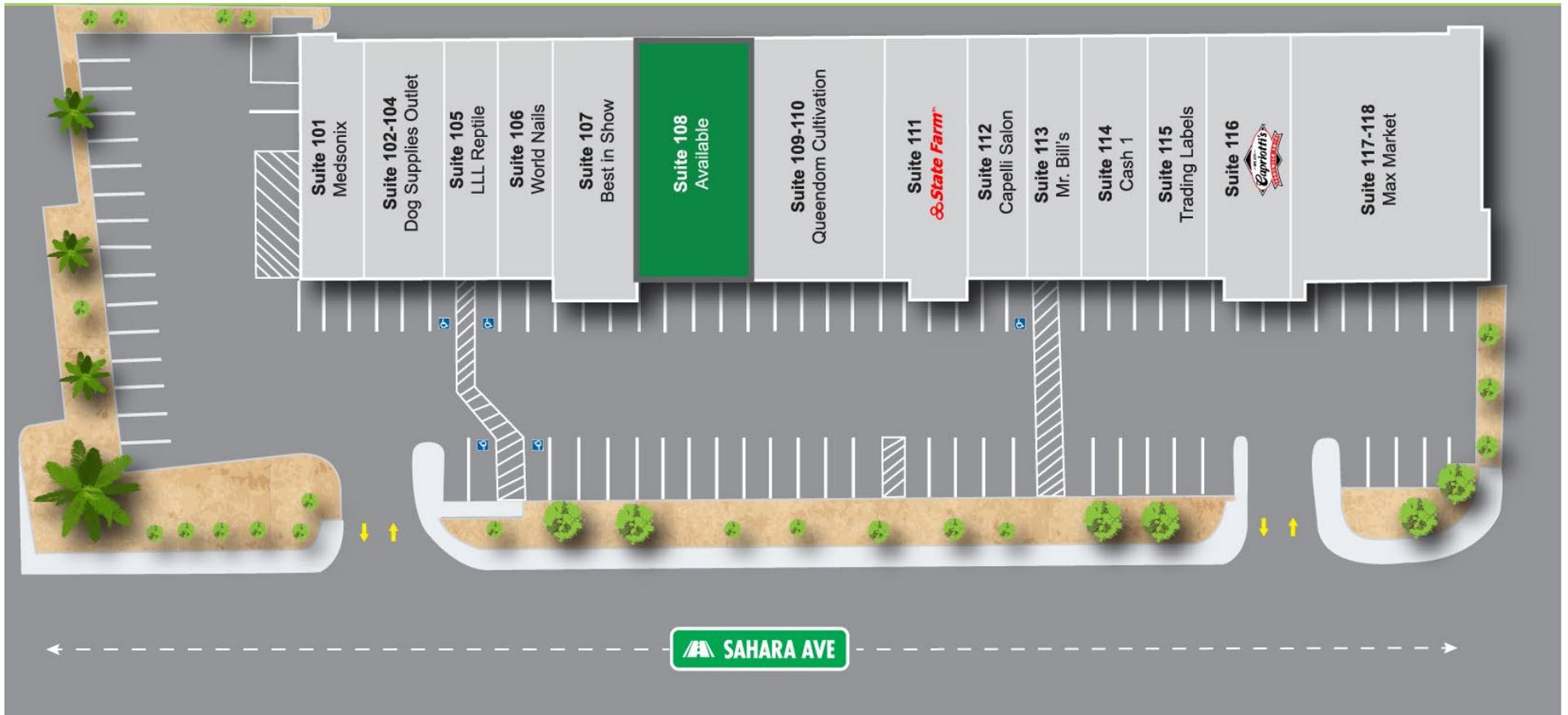
Property Overview

8450 W. Sahara Ave., offers a prime retail/office opportunity in one of Las Vegas' most established and high-traffic corridors. Strategically located at the signalized intersection of Sahara Ave and Durango Dr, this property benefits from exceptional visibility, strong demographics, and convenient access to the 215 Beltway.

This well-maintained center features ample parking, prominent monument signage, and a diverse tenant mix that drives consistent foot traffic throughout the week. With flexible suite configurations and competitive lease terms, 8450 W. Sahara Ave., is ideal for retailers, service providers, medical, and professional office users looking to establish or grow their presence in the heart of the West Las Vegas submarket.

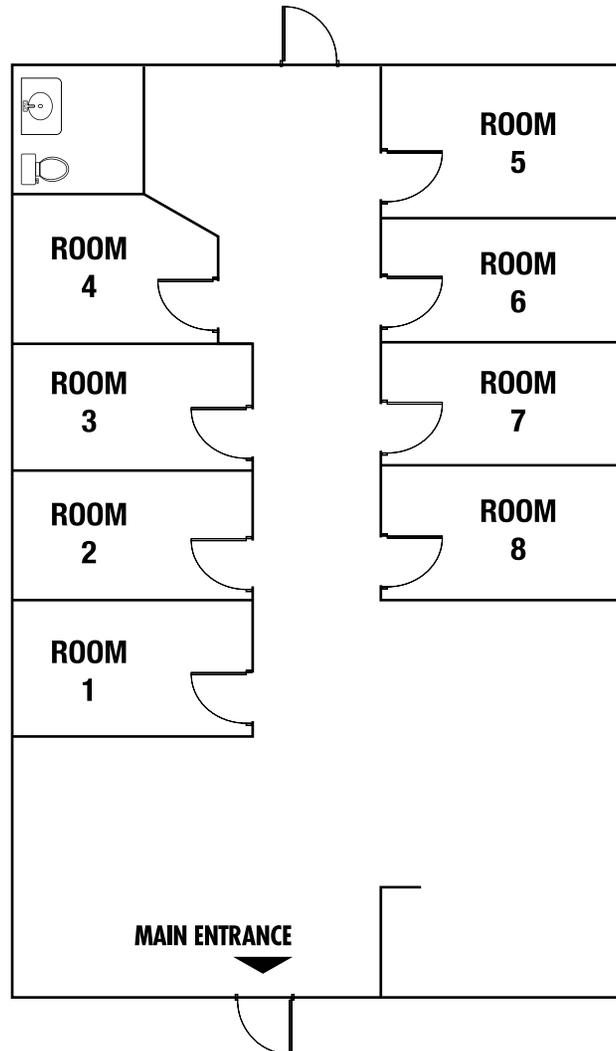
Area Overview

The West Sahara & Durango Corridor is a prime retail location in Southwest Las Vegas, positioned on high-traffic West Sahara Avenue with signalized access at Durango Drive, drawing over 88,000 vehicles per day from nearby major roads. Surrounded by affluent neighborhoods like The Lakes and Canyon Gate, and communities such as Spring Valley and Summerlin, the area supports strong demand for essential services including dining, retail, healthcare, and personal care. Ongoing growth is fueled by mixed-use developments like UnCommons and the nearby Durango Casino & Resort, which enhance foot traffic, visibility, and commercial activity along the corridor, making it ideal for businesses seeking high exposure and long-term opportunity.



Lease Details

Address	Suite	Space Available	Monthly Lease Rate	CAM Charges	Available
8450 W. Sahara Ave.	108	±2,000 SF	\$1.80 PSF NNN	\$0.51 PSF	Immediately



Space Information

- + Suite: 108
- + Available SF: ±2,000
- + Lease Rate: \$1.80 PSF NNN
- + CAM Charges: \$0.51 PSF
- + Monthly Rent: \$4,620.00
- + Available: Immediately

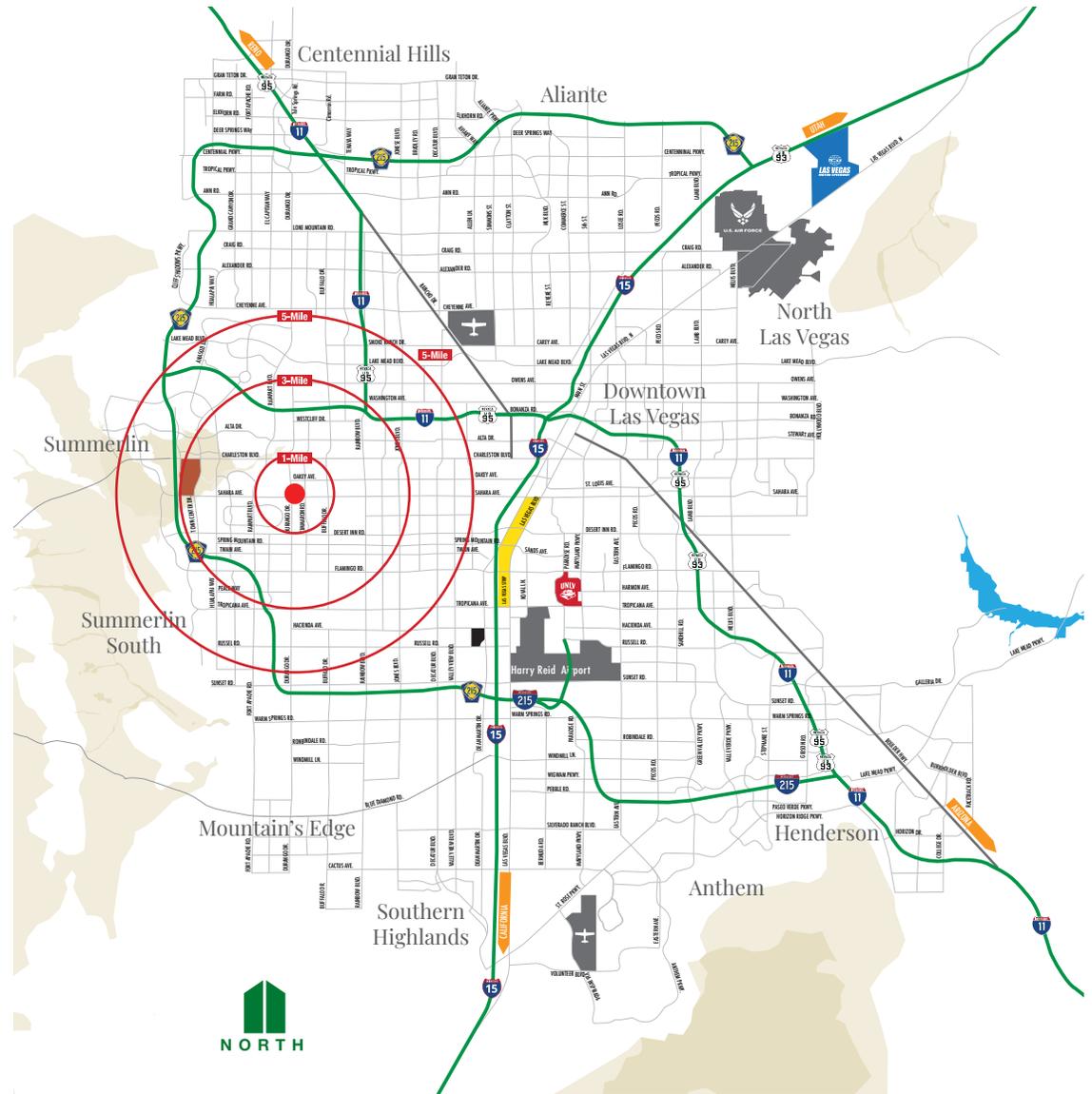
Drawings and plans are not to scale. Any measurements are approximate and are for illustrative purposes only. There is no guarantee, warranty or representation as to the accuracy or completeness of any plans or designs.

Population	1 mile	3 miles	5 miles
2010 Population	16,739	159,717	433,389
2020 Population	17,417	167,626	469,803
2025 Population	17,211	166,972	479,388
2030 Population	17,070	168,647	491,035
2010-2020 Annual Rate	0.40%	0.48%	0.81%
2020-2025 Annual Rate	-0.23%	-0.07%	0.39%
2025-2030 Annual Rate	-0.16%	0.20%	0.48%
2025 Median Age	42.4	42.5	41.0

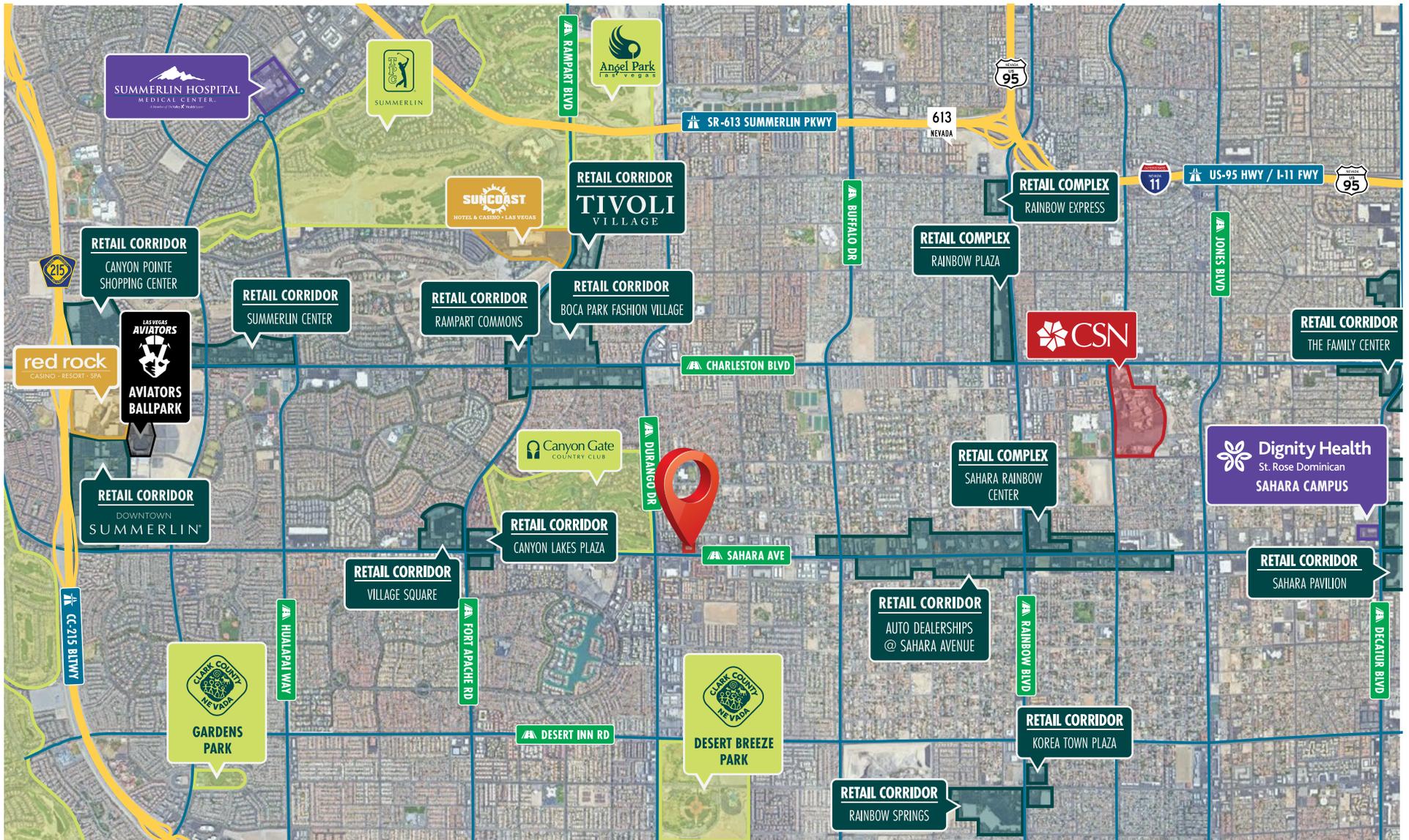
Households	1 mile	3 miles	5 miles
2025 Wealth Index	75	90	89
2010 Households	7,024	63,955	170,986
2020 Households	7,381	67,679	188,460
2025 Total Households	7,384	68,554	195,198
2030 Total Households	7,394	69,894	201,798
2010-2020 Annual Rate	0.50%	0.57%	0.98%
2020-2025 Annual Rate	0.01%	0.24%	0.67%
2025-2030 Annual Rate	0.03%	0.39%	0.67%

Average Household Income	1 mile	3 miles	5 miles
2025 Average Household Income	\$97,823	\$110,943	\$109,762
2030 Average Household Income	\$109,785	\$124,097	\$122,366
2025-2030 Annual Rate	2.33%	2.27%	2.20%

Housing	1 mile	3 miles	5 miles
2010 Total Housing Units	8,124	72,387	195,927
2020 Total Housing Units	7,820	72,043	202,558
2025 Total Housing Units	7,696	72,114	207,596
2025 Owner Occupied Housing Units	3,598	37,455	101,361
2025 Renter Occupied Housing Units	3,786	31,099	93,837
2025 Vacant Housing Units	312	3,560	12,398
2030 Total Housing Units	7,762	74,108	215,135
2030 Owner Occupied Housing Units	3,702	38,992	106,427
2030 Renter Occupied Housing Units	3,692	30,902	95,370
2030 Vacant Housing Units	368	4,214	13,337



● Power Retail ● Hotel & Casino ● Hospital ● Parks & Recreation ● Sports ● Academia





Clark County Nevada

Synopsis

As of the 2020 census, the population was 2,265,461, with an estimated population of 2,350,611 in 2024. Most of the county population resides in the Las Vegas Census County Divisions across 435 square miles. It is by far the most populous county in Nevada, and the 14th most populous county in the United States. It covers 7% of the state's land area but holds 73% of the state's population, making Nevada one of the most centralized states in the United States.

With jurisdiction over the world-famous Las Vegas Strip and covering an area the size of New Jersey, Clark County is the nation's 14th-largest county. The County is a mix of urban and rural locales that offers the convenience of city living with access to some of the nation's best outdoor recreational areas just a short drive away.

Clark County employs more than 10,000 people over 38 departments. The County has an annual budget of \$11.4 billion, which surpasses that of the state government.

Quick Facts

 **±7,892**
Land Area
(Square Miles)

 **2,265,461**
Population

 **298**
Pop. Density
(Per Square Mile)

Sources: clarkcountynv.gov, data.census.gov, lvgea.org, wikipedia.com

Professional Sports



Synopsis

The Las Vegas metropolitan area is home to many sports, most of which take place in the unincorporated communities around Las Vegas rather than in the city itself.

The Las Vegas Valley has four major league professional teams: the Vegas Golden Knights of the NHL (began play in 2017 as the region's first major pro team), the Las Vegas Raiders of the NFL (began play in 2020), the Las Vegas Aces of the WNBA (began play in 2018), and the Las Vegas Athletics of the MLB (inaugural season will commence at its new ballpark for the 2028 season).

Las Vegas is home to three minor league sports teams: the Las Vegas Aviators of Minor League Baseball, The Las Vegas Lights FC of the USL Championship, the league at the second of US men soccer league system, The Henderson Silver Knights of the American Hockey league of the NHL. The Las Vegas Lights are currently the only team playing in the city of Las Vegas, at the city-owned Cashman Field.

Source: www.wikipedia.com



Nevada Tax Advantages

NEVADA

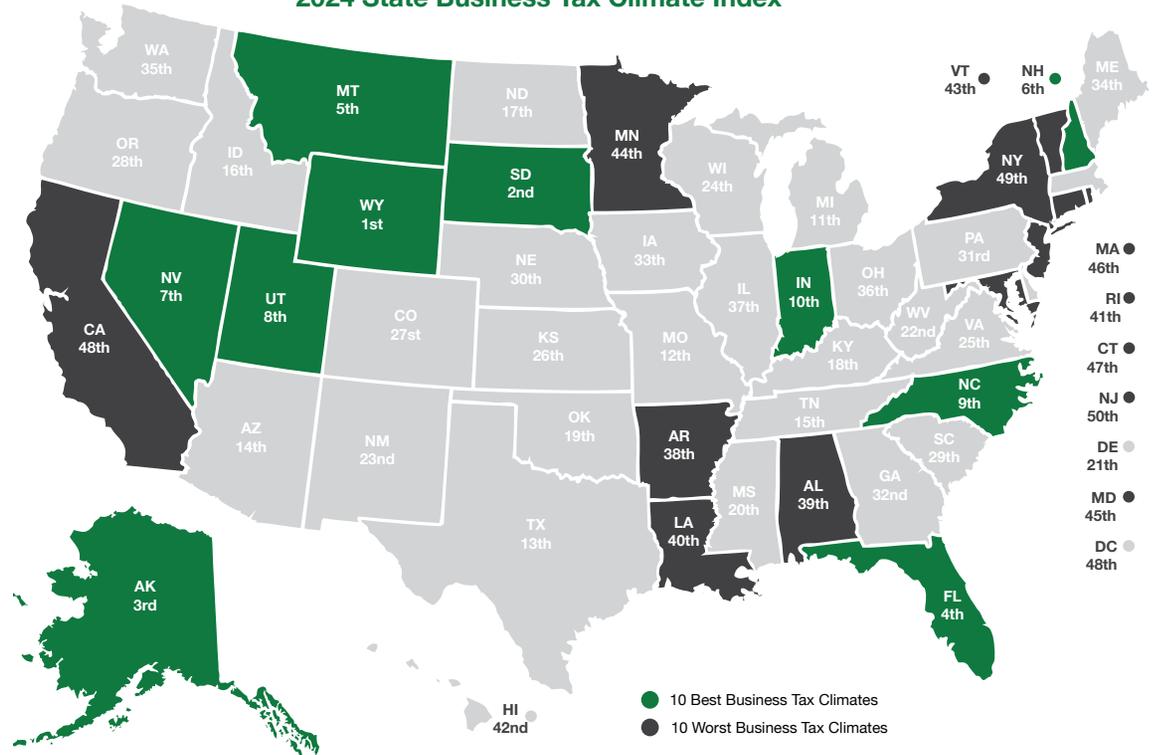
has always been a popular choice for businesses due to various factors such as low-cost startup, regulatory benefits, and competitive utility rates.

The Tax Climate Index ranking California ranks 48th, Arizona 14th, Idaho 16th, Oregon 28th and Utah 8th.

Here are the main tax advantages of this state:

- No income tax
- No tax on pensions
- No tax on social security
- No tax on estate or inheritance
- Low property taxes
- No gross receipts tax
- No franchise tax
- No inventory tax
- No tax on issuance of corporate shares
- No tax on sale or transfer of shares

2024 State Business Tax Climate Index



Nevada Tax System:

Nevada is ranked 7th in the Tax Foundation’s 2020 State Business Tax Climate Index, focusing on corporate taxes, individual income taxes, sales taxes, unemployment insurance taxes, and property taxes.

Source: Nevada Governor’s Office of Economic Development; www.TaxFoundation.org



Road Transportation

Las Vegas, and surrounding towns are less than one day’s drive over arterial interstate highways to nearly 60 million consumers as well as to the major U.S. deep water seaports serving the Pacific Rim.



Rail Transportation

Major Union Pacific and Southern Pacific rail connections in Las Vegas and Reno also, too, play an essential role in carrying the world’s freight from the Pacific Coast to America’s Heartland and beyond.



Air Transportation

Globally, Harry Reid International Airport in Las Vegas has been a Top 20 airport for more than five years, annually serving more than 40 million and handling more than 189 million pounds of cargo.



Service you deserve. People you trust.



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Southern Nevada Growth



Education & Workforce Development

Southern Nevada's post-secondary education and training institutions have significantly increased their offerings.

Notably, the **University of Nevada, Las Vegas (UNLV)** doubled its research and development (R&D) performance over the last decade and reached R1 status in 2018, the highest classification for research universities. Additionally, the newly formed UNLV School of Medicine started class in 2017.

Nevada State College (NSC) more than double its degree awards since 2011, with especially strong growth in awards to racial and ethnic minorities, and in health professions that support a key regional target industry.

The College of Southern Nevada (CSN) was named as a Leader College of Distinction by national non-profit network Achieving the Dream in 2019 for its work on improving student outcomes and reducing student achievement gaps.

Innovation Ecosystem

In 2016, Las Vegas established an Innovation District to spur smart-city technology infrastructure and launched the International Innovation Center @ Vegas (IIC@V) incubator to support development of high priority emerging technologies.

The Las Vegas-based Nevada Institute for Autonomous Systems was designated in 2013 as one of six official unmanned aircraft systems (UAS) test sites in the United States, and the UNLV Tech Park has quickly emerged as a hub for regional innovation.

In July 2019, Google broke ground on a \$600 million data center, and in October 2019 Switch announced a partnership with UNLV to support sports science R&D. Switch also expanded its footprint in Southern Nevada to 4.6M SF of data center space.

The Las Vegas Convention and Visitors Authority (LVCVA) partnered with the Boring Company to build a high-speed electric autonomous people mover for the Las Vegas Convention Center.

Source: Las Vegas Global Economic Alliance (LVGEA)