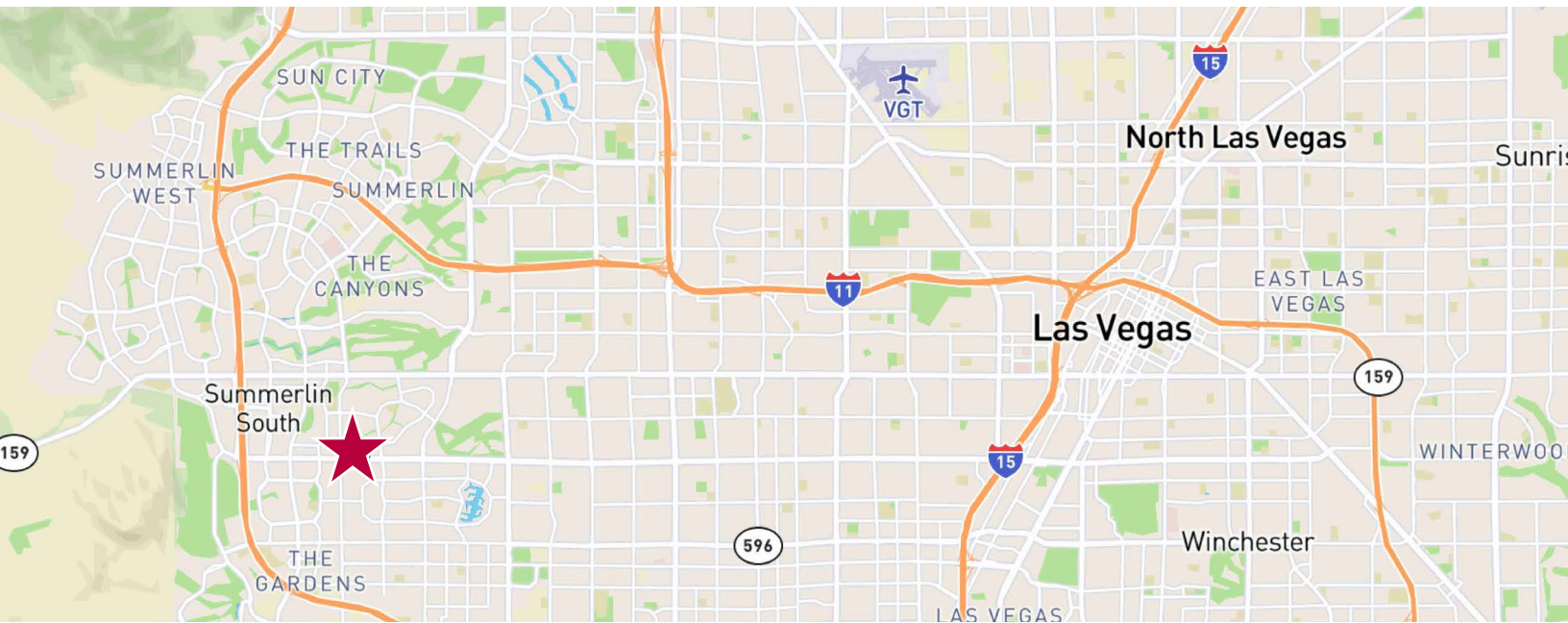


FOR LEASE

Burlington

UP TO
±25,000 SF
AVAILABLE

10000 W SAHARA AVE STE 130
LAS VEGAS, NV 89117



CBRE

PROPERTY HIGHLIGHTS



Excellent visibility



Dense trade area



Easy access to I-215



Signalized intersection



Pylon/Monument Signage available



Super-Regional shopping center

Conveniently located less than one mile from the 215 Beltway and the popular Downtown Summerlin Shopping Center. The property boasts an impressive line-up of national tenants, whose sales have exceeded projections. The architecture of the building is distinctive, standing out against its competitors. The property offers excellent signage and visibility, making it a prime location for businesses.

Available Space	Up to ±25,000 SF
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Lease Rate	\$25.00 / SF / Year
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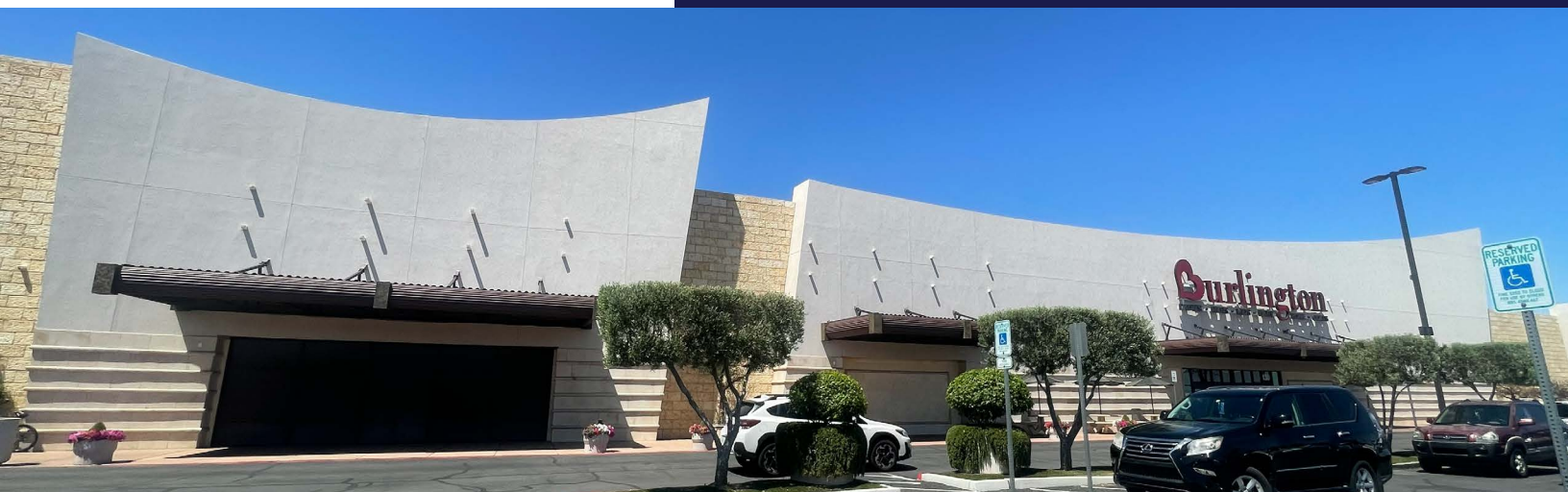
NNN (Estimated)	\$5.90 / SF / Year
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Master Lease Expiration	2/29/2028 with (4), 5-Year Options
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Dimensions	Up to 130' of frontage
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Clear Height	26' to the deck
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Loading	(1) Dedicated Dock with Scissor Lift
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SITE PLAN



RETAIL TRADE AREA

Located at Sahara Shopping Center, within the Summerlin Area

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2024 Population	21,022	140,024	335,388
2024 Average Household Income	\$126,888	\$128,729	\$121,792
2024 Daytime Population	16,906	142,717	310,143



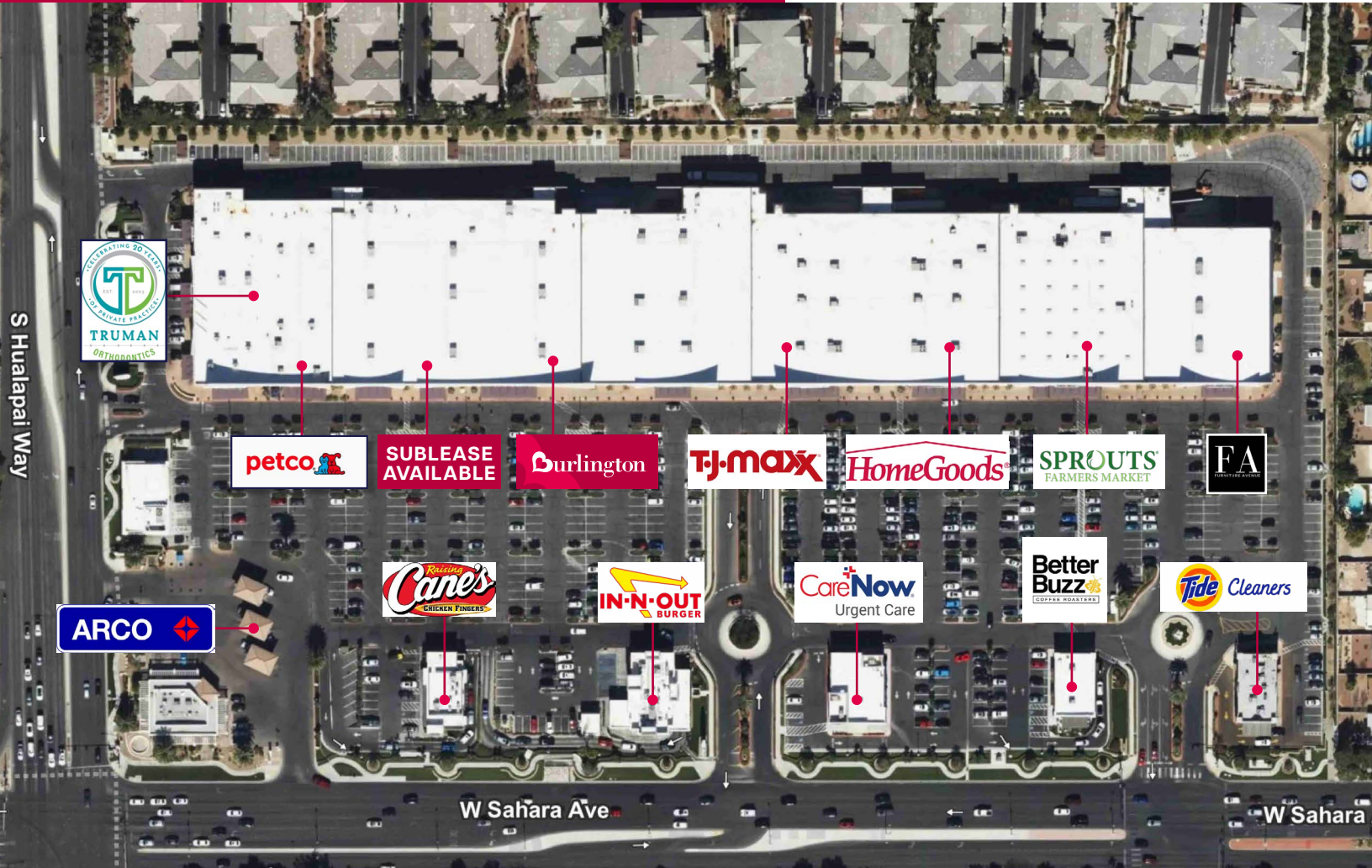
ADDITIONAL PHOTOS



Burlington

10000 W SAHARA AVE STE 130
LAS VEGAS, NV 89117

UP TO
±25,000 SF
AVAILABLE



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