

# SAHARA CORPORATE CENTER

9580 Sahara Avenue, Las Vegas, NV 89117

AVAILABLE  
For Lease



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Las Vegas, Nevada 89118  
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Leasing Details



**\$4.00 PSF MG**  
Lease Rate



**±1,600 SF - ±3,328 SF**  
Space Available



**Summerlin**  
Submarket

Demographics

Population	1 mile	3 miles	5 miles
2024 Population	±22,454	±148,883	±370,780
Average Household Income	1 mile	3 miles	5 miles
2024 Average Household Income	\$117,894	\$121,741	\$118,600

Property Highlights

- Newly renovated office building with premium finishes
- Multiple complimentary tenant uses in the building
- Exceptional visibility on highly trafficked corridor of West Sahara
- Turn-key ready professional office suite with bullpen, conference room, reception desk and private offices
- Exceptional location within 2 miles from Downtown Summerlin, Lifetime Fitness, Boca Park and Village Square and I-215 Beltway



## 9580 Sahara Ave. | Las Vegas, Nevada 89117

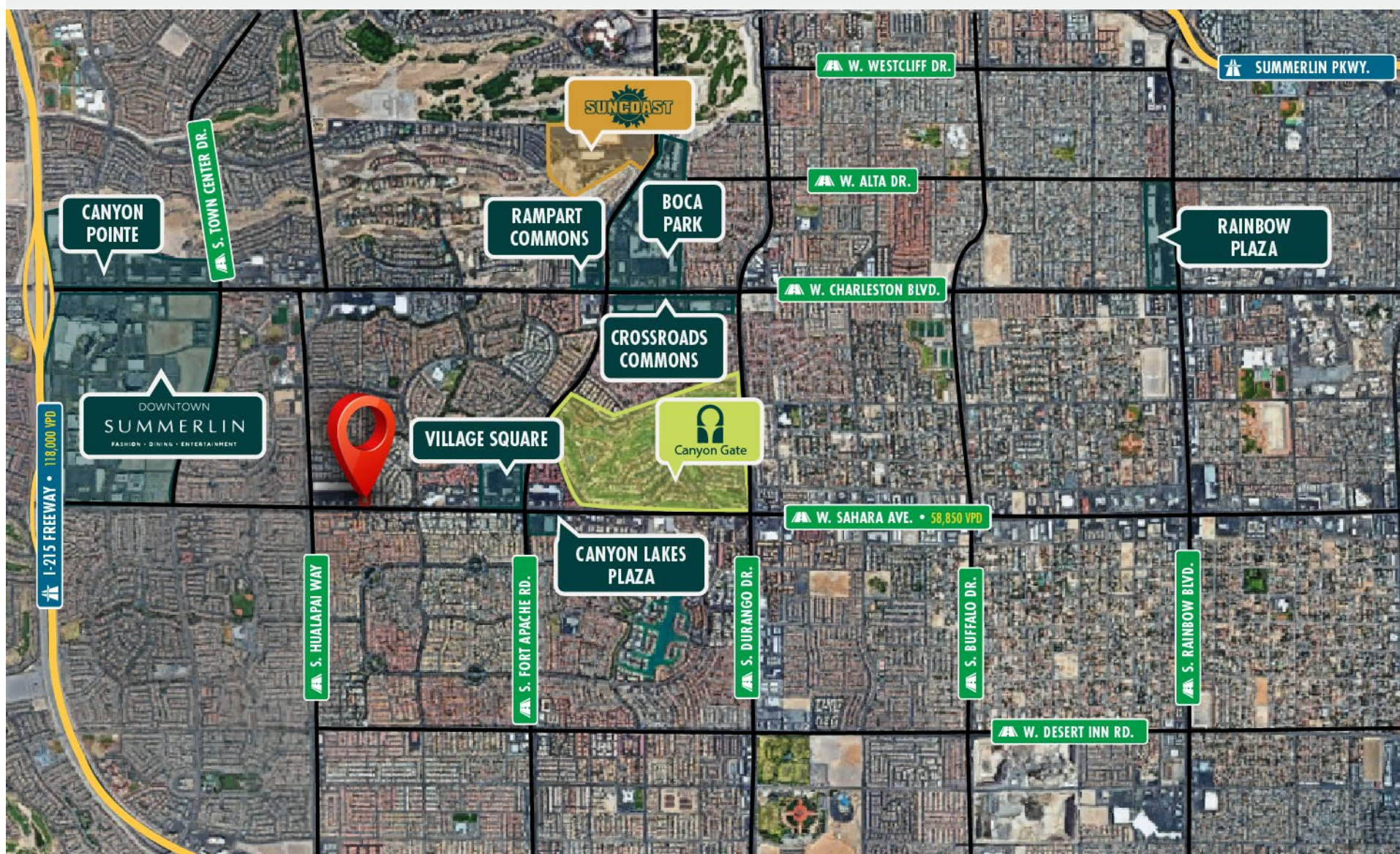
+ Parcel Number	163-06-81-6026
+ Submarket	Summerlin
+ Building Size	±26,680 SF
+ Land Size	±1.7 AC
+ Zoning	C-1
+ Year Built	2001
+ Traffic Counts	Sahara Avenue // ±58,850 VPD I-215 Beltway // ±118,600 VPD

## Property Overview

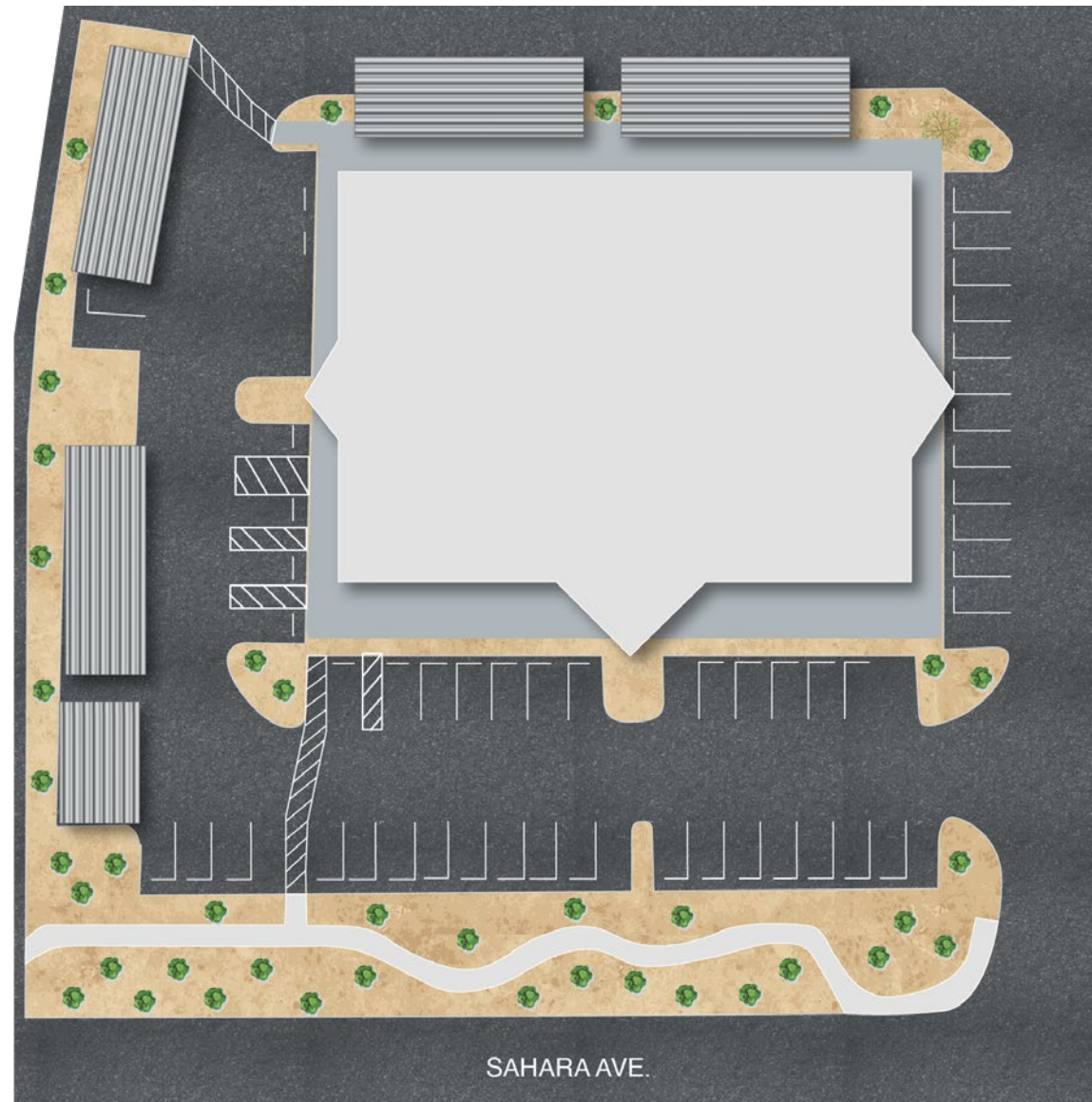
MDL Group is pleased to present Sahara Corporate Center ("the Property"), is located in the desirable West Submarket with convenient access to the I-215 Beltway and Summerlin Parkway. This newly remodeled 2-Story Professional Office building will accommodate a wide variety of tenant uses. Onsite amenities including La Quinta by Wyndham, The Coffee Class, Urban Nest Realty, WFG Title, and more! Exceptional location within 2 miles from Downtown Summerlin, Lifetime Fitness, Boca Park and Village Square.

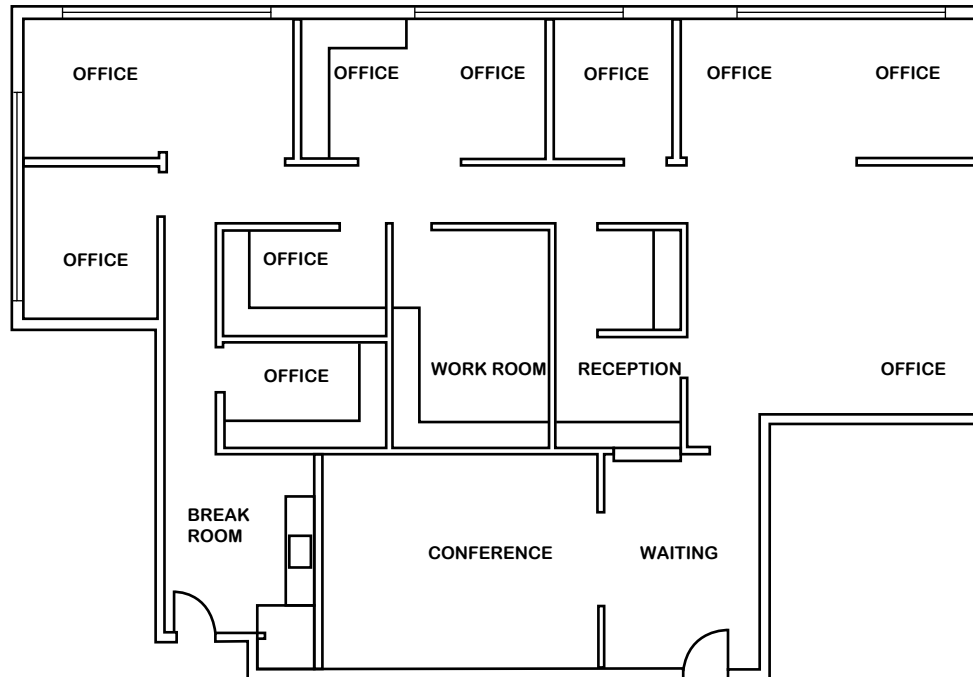


● Power Retail Centers ● Golf Course ● Casinos





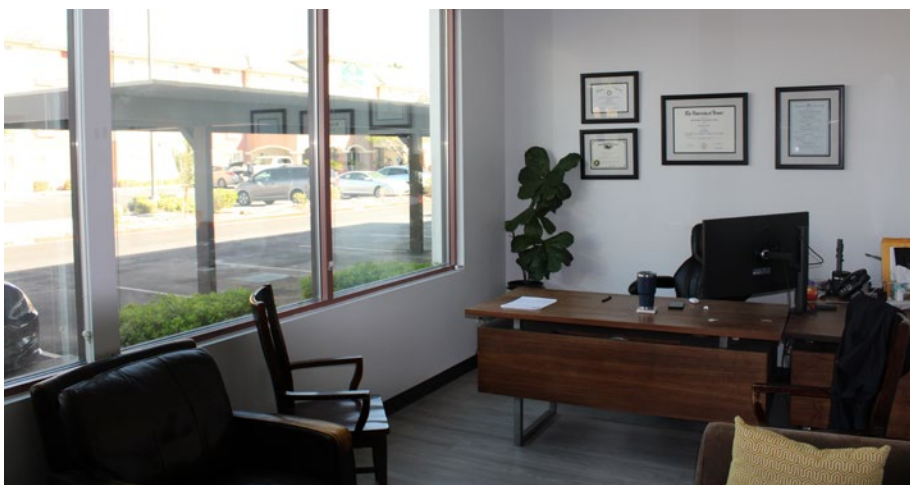




## Suite 180

- + **Total SF:**  $\pm 1,600$  SF -  $\pm 3,328$  SF
- + **Lease Rate:** \$4.00 PSF MG
- + **Available:** Immediately

**ABLE TO DEMISE SUITE;  $\pm 1,600$  SF -  $\pm 3,328$  SF available**





Join a modern and revitalized corporate office campus that is anchored by prominent and prestigious locally known brands with national footprints. A true all-in-one service destination, Sahara Corporate Center is a campus where you, your business, and your clientele can find a variety of premium amenities in the immediate vicinity. Located in Peccole Ranch, tucked in between Summerlin, Queensridge, Canyon Gate and The Lakes, Peccole Ranch is a master planned community with a prominent presence and tremendous accessibility to the greater Las Vegas Valley.

## Tenants Profile



WFG (Williston Financial Group) National Title Insurance Company is a leading provider of title insurance and real estate settlement services, offering national reach with local service, and focusing on taking time and cost out of real estate transactions.



The Coffee Class is a bakery bistro that blends quality food and drink with a welcoming atmosphere. Known for handcrafted lattes, fresh pastries, and flavorful meals, it's a place focused on connection, comfort, and craft. With a team dedicated to excellence, every detail is designed to make each visit feel personal and meaningful.



Urban Nest Realty, powered by REAL Brokerage, is a modern residential real estate company combining technology, market expertise, and community values. They focus on ethical, community-driven agents who prioritize professionalism and personal connection. Committed to continuous improvement and local engagement, they aim to modernize the home buying and selling experience. Their parent company, REAL Brokerage, operates in all 50 U.S. states and parts of Canada, with rapid growth and a proprietary tech platform, reZEN.



# Clark County Nevada


## Synopsis


As of the 2010 census, the population was 1,951,269, with an estimated population of 2,265,461 in 2020. 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 11th most populous county in the United States. It covers 7% of the state's land area but holds 74% 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 13th-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 \$8.1 billion, which surpasses that of the state government.

## Quick Facts

 **±435**  
Size (Sq. Mi.)

 **2,265,461**  
Population

 **290**  
Pop. Density (Per Sq. Mi.)

*Source:* [www.clarkcountynv.gov](http://www.clarkcountynv.gov)  
[www.wikipedia.com](http://www.wikipedia.com)

# City of Las Vegas

## Synopsis

The City has cultivated and championed a variety of important projects for the benefit of the community. Some highlights include the newest property MSG Sphere at the Venetian, scheduled to open 2023. MSG Sphere at the Venetian will be the first of its kind ever created. Once completed, it will be a 18,000-seat concert hall with a state of the art acoustic technology, costing \$2.2 billion.

Universal Studios is coming to Las Vegas! Universal Studios is building it's first ever permanent horror experience. Just North of the Las Vegas Strip, the 110,000 square foot attraction will add on to the 20-acre Area15 entertainment district. The City is looking forward to the new developments and is anticipating these attractions to be groundbreaking additions to the Las Vegas entertainment scene.

## Quick Facts

±141

Size (Sq. Mi.)



641,903

Population



4,525

Pop. Density (Per Sq. Mi.)

The City is also bringing new technologies and industry to Las Vegas.

The heart of the Innovation District is the International Innovation Center @ Vegas. The City of Las Vegas continues to be a hub for innovation and technology with opening 2 Innovation Centers for established and emerging tech companies developing smart technologies.

Source: [www.wikipedia.com](http://www.wikipedia.com),  
[vegasdevmap.com](http://vegasdevmap.com)



# Southern Nevada Growth

200,000+

Number of jobs  
added between  
2011 and 2019.

7,500+

Number of new  
businesses added  
between 2011 and 2019.

85%

Milestone graduation  
rate for Clark County  
school district in 2019.



## 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)*

# 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](http://www.wikipedia.com)





# Nevada Tax Advantages

## NEVADA

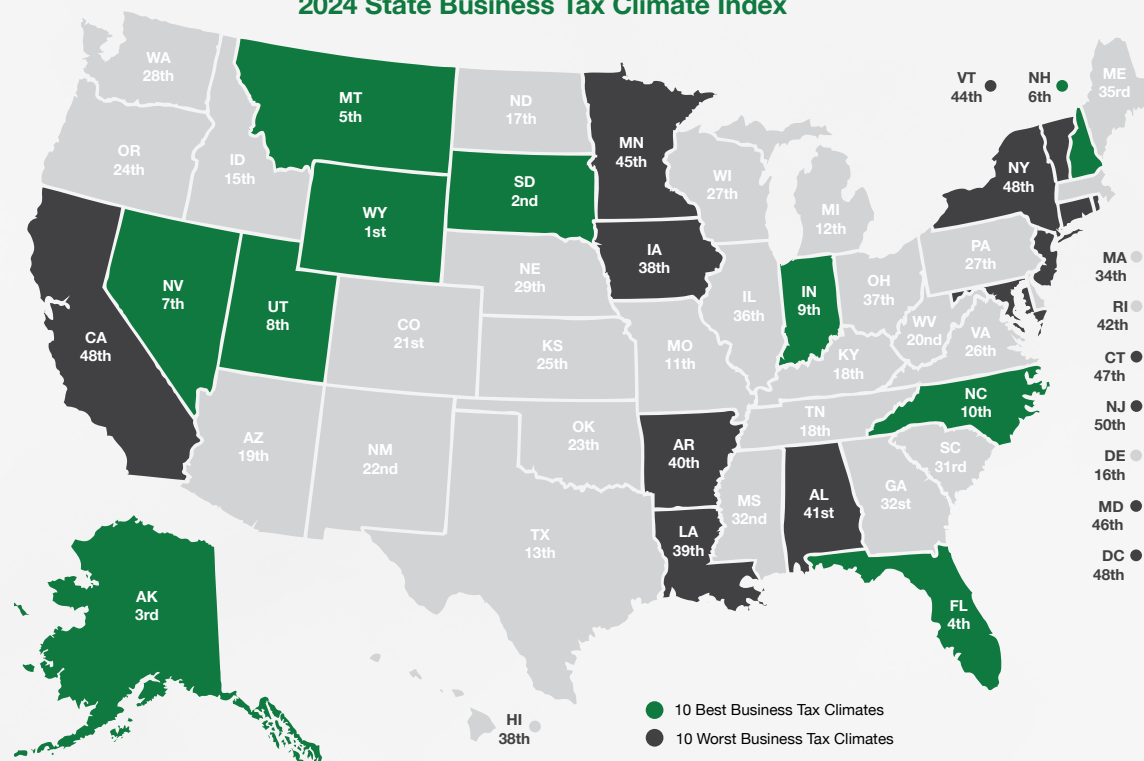
has always been a popular choice for businesses due to various factors such as low-cost startup, regulatory benefits, and competitive utility rates.

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](http://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.

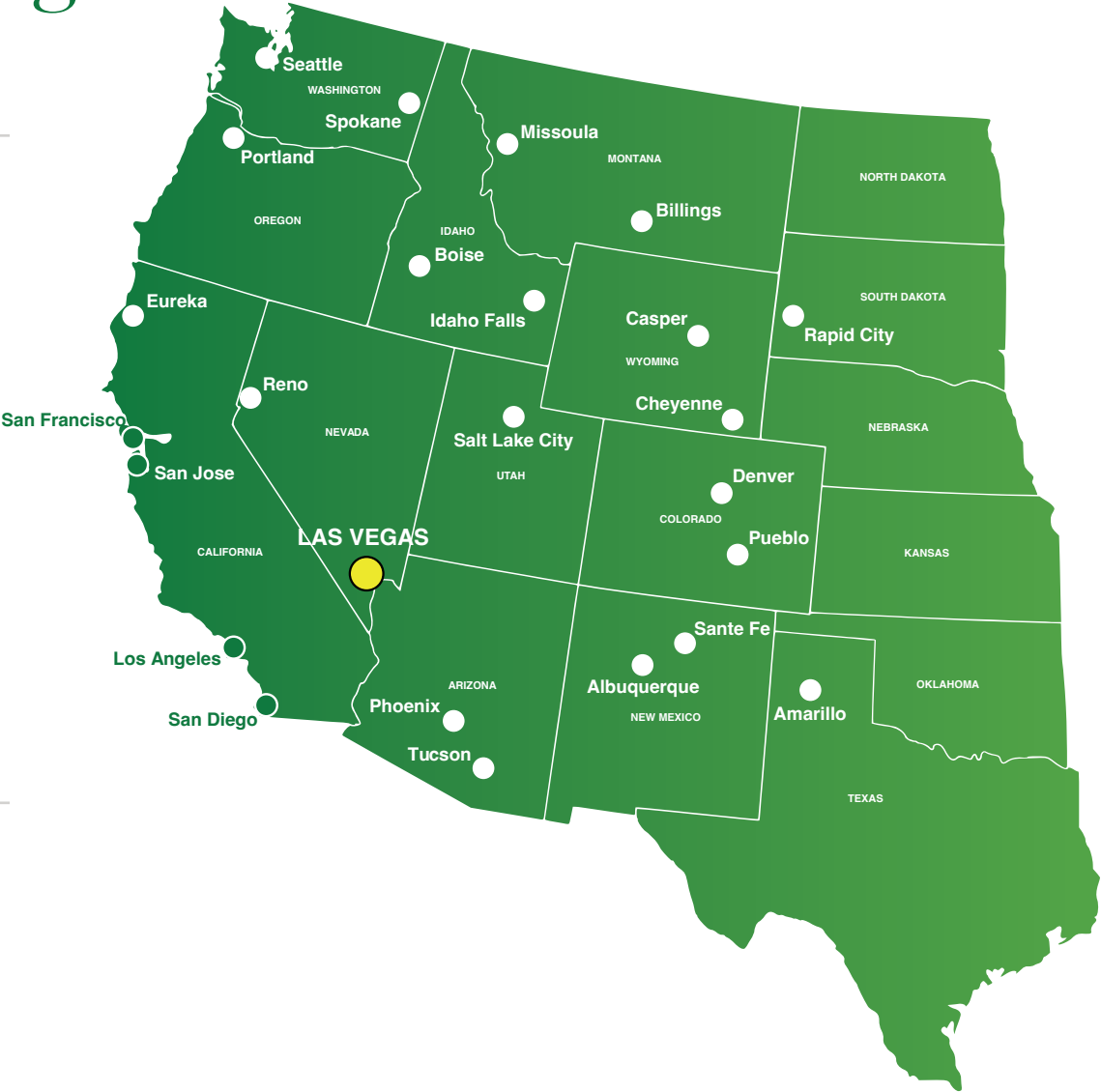


### Air Transportation

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.

# Transit from Las Vegas

Destination	Est. Travel Time	Distance (Mi)
Los Angeles, CA	3 hrs, 55 min	265
Phoenix, AZ	4 hrs, 40 min	300
San Diego, CA	4 hrs, 45 min	327
Salt Lake City, UT	5 hrs, 50 min	424
Reno, NV	6 hrs, 55 min	452
San Francisco, CA	8 hrs, 15 min	565
Boise, ID	9 hrs, 30 min	634
Santa Fe, NM	9 hrs, 10 min	634
Denver, CO	10 hrs, 45 min	752
Cheyenne, WY	11 hrs, 50 min	837
Helena, MT	12 hrs, 55 min	907
Portland, OR	15 hrs, 45 min	982
Seattle, WA	16 hrs, 50 min	1,129



## Shipping and Mailing Services



**FedEx.**



Freight Service Center  
3 Mi

Freight Center  
3 Mi

Customer Service Center  
5 Mi

Distribution Center  
10 Mi

Ship Center  
8 Mi

Cargo Center  
3 Mi

UPS Air Cargo  
18 Mi

Air Cargo  
20 Mi

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Service you deserve. People you trust.



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