



Sahara Pavilion North

**4604-4760 W. SAHARA AVE.
LAS VEGAS, NV 89102**

Building Type: Retail Power Center

Space Available: 996 to 7591 SF

Lease Rate: \$1.50 to \$2.45/SF/mo.

NNN: \$0.52/SF/mo.

Zoning: C-1 (City of Las Vegas)

Traffic Counts: ± 89,500 cars per day

Demographics

Population

1 Mile Radius 27,666

3 Mile Radius 162,851

5 Mile Radius 475,018

Annual Household Income

1 Mile Radius \$72,857

3 Mile Radius \$82,345

5 Mile Radius \$76,660

2023 Estimated Demographics

Sahara Pavilion North is a large grocery anchored power center located at one of the busiest intersections in the Las Vegas valley. The center consists of a strong mix of national and regional tenants.

El Super, a Hispanic grocer, brings throngs of shoppers to the center daily. Other traffic generators include Ross, Dollar Tree, TJ Maxx, dd's Discount, Five Below, DAISO, Domino's Pizza, Advance Auto Parts and many more. Numerous spaces available in all types and sizes.

- 334,000 SF grocery anchored power center
- Dense surrounding population and daytime employment
- Centrally located- both the I-15 and US-95 are less than two miles from the center to east and north, respectively

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Procuring broker shall be entitled to a commission calculated in accordance with the rates approved by our principal only if such procuring broker executed a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

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DECATUR BOULEVARD (45,000 CARS PER DAY)



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Notable Co-Tenants



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