



Sahara Pavilion North

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

Building Type: Retail Power Center

Space Available: 996 to 7,591 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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DECATUR BOULEVARD (45,000 CARS PER DAY)



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Notable Co-Tenants



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