

# GREAT AMERICAN PLAZA



For Lease

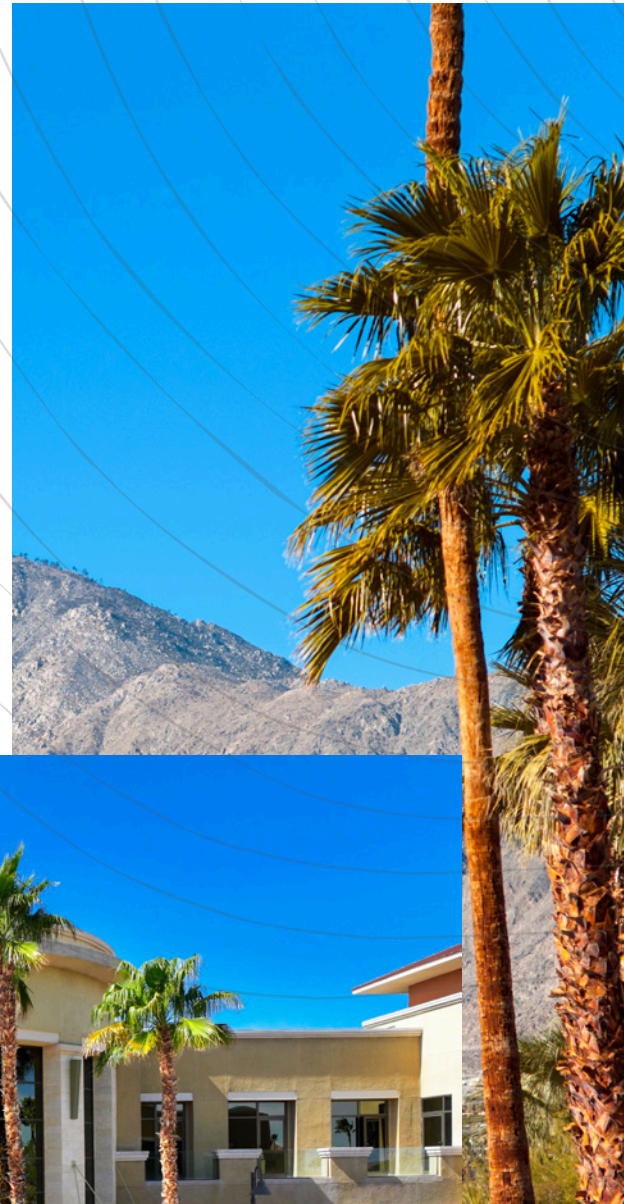
8360 W. Sahara Ave | Las Vegas, NV 89117

**MYD** REAL ESTATE



# Your Next Turnkey Office Solution

Great American Plaza is a ±110,000 SF mixed-use destination. Located in the thriving West Las Vegas submarket, Great American Plaza offers an amenity-rich, luxurious experience to employees and visitors alike. Boasting timeless design, architecture, & lush landscaping, the property leaves a lasting impression for businesses & clients to remember. With a variety of on-site retail shops, services, & dining options, Great American Plaza puts amenities at your front door. Situated just minutes from world-class shopping, restaurants, entertainment, & events with ease of accessibility from all major freeways.



±110,000 SF  
Mixed-Use Plaza



Three Two-Story  
Office Buildings



Four Store-front  
Retail Buildings



Turn-Key Office  
Spaces Available



Signage Opportunity  
Available



Ample Parking w/  
Covered Stalls Available

**Great American Plaza**



# The *Perfect* Space



±1,417 - 6,465 SF  
Available



Contact Broker for  
Pricing Guidance



New Spec Offices  
Furniture Available



Reserved Covered  
Parking Available



Private Key-Fob  
Entrances



Signage Opportunity  
Available

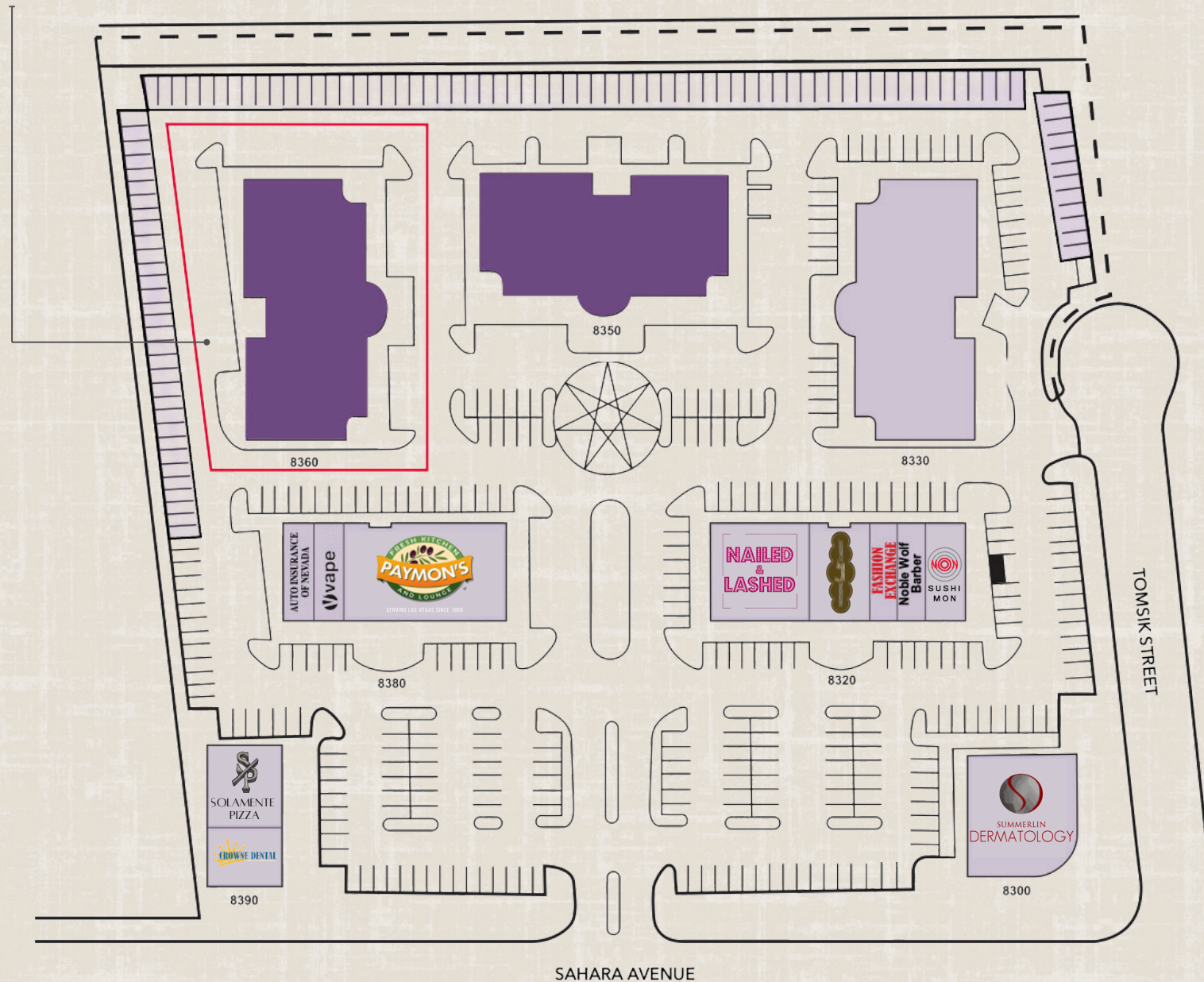


Great American Plaza



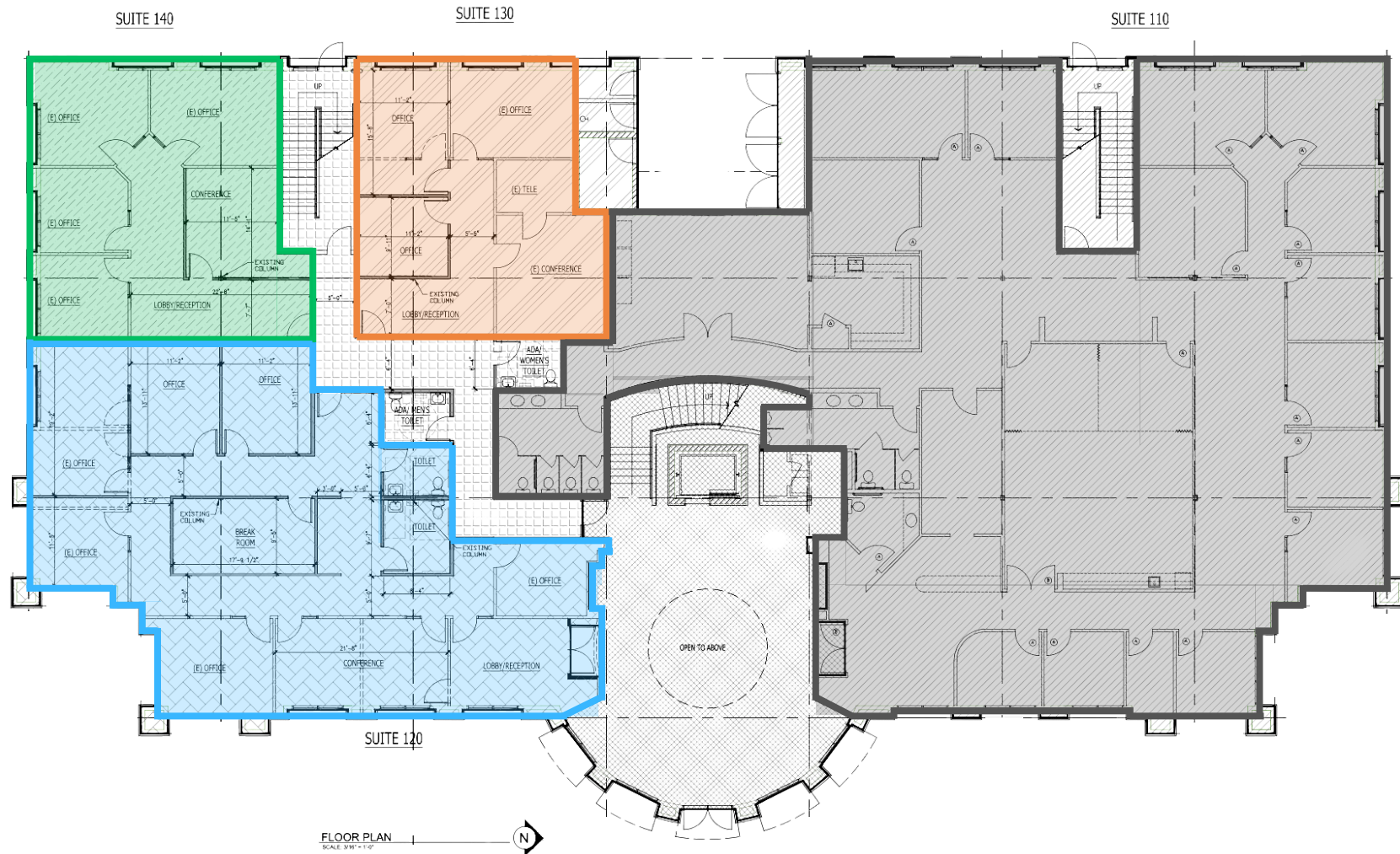
# Site Plan

8360 West Sahara





# Floor Plan




- |   |   |
|---|---|
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #28a745; border: 1px solid black; margin-right: 5px;"></span> Suite 140   1,417 SF   <b>Available Apr-26</b> | <span style="display: inline-block; width: 15px; height: 15px; background-color: #fd7e14; border: 1px solid black; margin-right: 5px;"></span> Suite 130   1,439 SF   <b>Available Apr-26</b> |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #17a2b8; border: 1px solid black; margin-right: 5px;"></span> Suite 120   3,117 SF   <b>Available Apr-26</b> | <span style="display: inline-block; width: 15px; height: 15px; background-color: #6c757d; border: 1px solid black; margin-right: 5px;"></span> Suite 110   <b>Leased</b>                      |



# Floor Plan



 Suite 230 | 2,490 SF | **Available**

 **Leased**





# Property Photos





# Property Photos





# Where You Want To Be...



Retail Amenity

Hospitality

Subject

Great American Plaza is located right in the heart of the **West Las Vegas Submarket** and immediately adjacent to the affluent **Summerlin Master-Planned Community**. Offering close proximity to countless shopping and dining amenities such as **Boca Park (+2 miles)**, **Downtown Summerlin (+3 miles)**, **Red Rock Resort & Casino (+3-miles)**, & accessibility to all major freeways. With a variety of new developments entering the submarket such as film & production studios, retail shopping centers, & luxurious residential communities, the West Las Vegas market is set to thrive for years to come.





Great American Plaza

# Key Demographic Quick Facts

	1-Mile	3-Miles	5-Miles
 Population	17,971	168,828	477,461
 Avg Household Income	\$97,244	\$102,771	\$101,719
 Households	7,813	68,758	193,352
 Projected Growth '29	0.08%	0.36%	0.52%

\*Source: Esri 2024



# GREAT AMERICAN PLAZA



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