

# 9470 WEST SAHARA AVE.

Las Vegas, NV 89117

AVAILABLE  
For Sublease



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## Property Highlights

- Summerlin adjacent, free standing retail, with potential for drive-thru in the heart of Peccole Ranch
- Exceptional presence with frontage on W. Sahara Ave.
- ±2,880 SF pad building
- Near major signalized intersection (W. Sahara Ave. & S. Fort Apache Blvd.) with ±66,000 VPD total
- ±5-minute drive to CC-215 freeway (±144,000 VPD)

## Lease Details



### Contact Broker

Available for Sublease  
(Owner may consider a direct deal)



### \$0.71 PSF

CAM  
Charges



### ±2,880 SF

Space  
Available

## Demographics

	1 mile	3 miles	5 miles
<b>Population</b> 2025 Population	22,001	152,070	383,547
<b>Average Household Income</b> 2025 Average Household Income	\$123,872	\$129,202	\$126,900



## PROPERTY NAME

### 9470 West Sahara

+ Parcel ID	163-06-816-029
+ Zoning	Limited Commercial (C-1)
+ Year Built	2000
+ Property Size	±2,880 SF
+ Available Space	±2,880 SF
+ CAM Charges	Contact Broker
+ Parking	12.15/1,000 SF
+ Cross Streets	W. Sahara & S. Fort Apache
+ Submarket	West Las Vegas
+ Traffic Counts	W. Sahara      ±31,500 VPD S. Fort Apache    ±34,500 VPD

## Property Overview

MDL Group is pleased to present 9470 W Sahara Ave in Las Vegas, NV 89117 for sublease. A ± 2,880 SF stand-alone building situated within Village Square, this property has excellent visibility, being on the busy W Sahara Ave and next to S Fort Apache Rd, both major arteries through the heart of affluent Summerlin. The property was built in 2000 and has been modernized several times recently, is zoned Limited Commercial, and has ample parking with the potential for a drive-thru.

## Area Overview

The property is a pad neighboring Broken Yolk Café and El Pollo Loco, all within Village Square shopping center, which features other notable national co-tenants such as Walgreens, Bank of America, Taco Bell, making it a popular destination for Summerlin residents. Surrounded by some of the most affluent communities in Las Vegas, like Canyon Gate Country Club, Peccole Ranch, The Lakes, Queensridge, and a short drive to Downtown Summerlin, the property is in proximity to high-net-worth residents in the area.

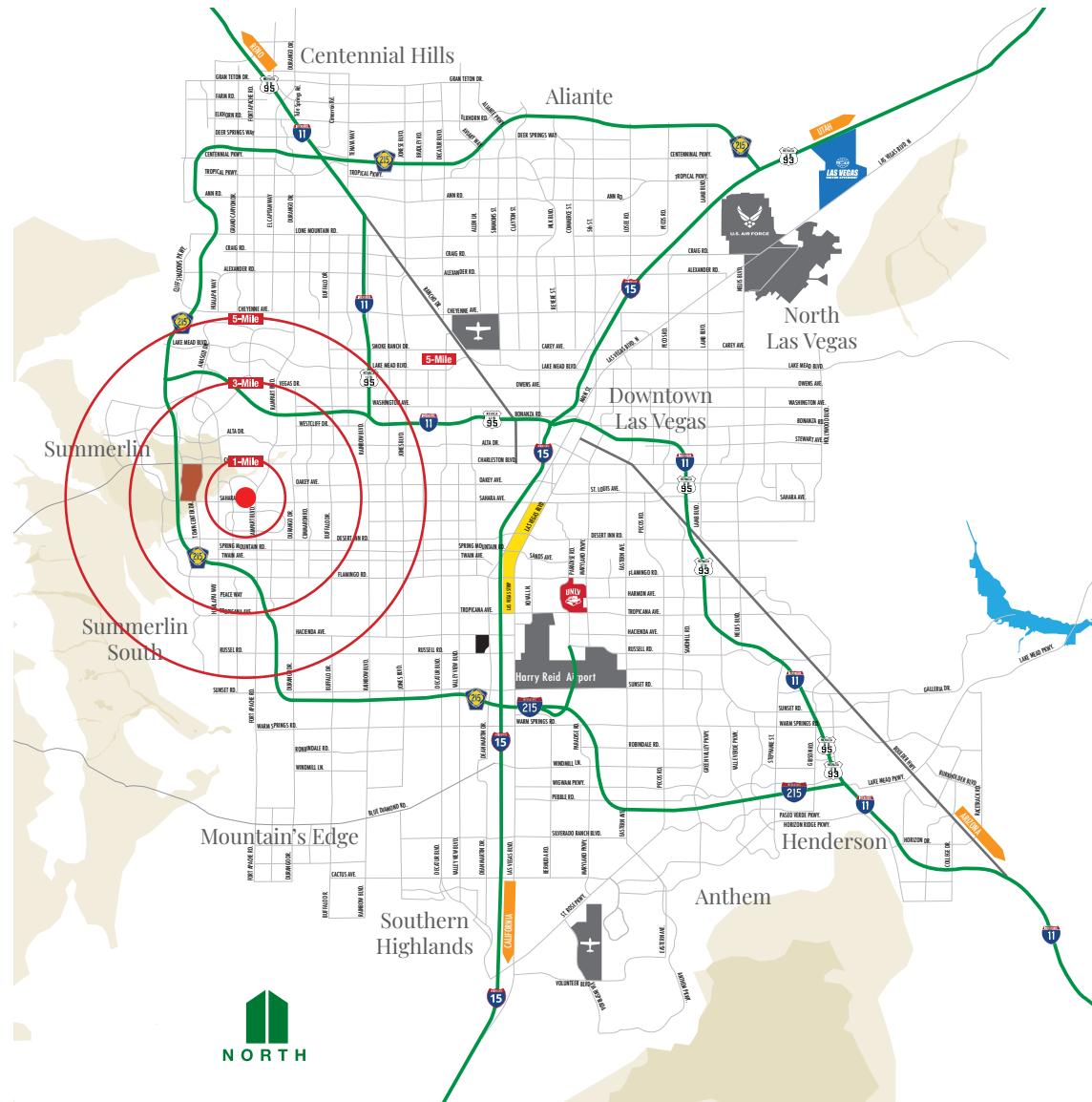
Population	1 mile	3 miles	5 miles
2010 Population	22,039	139,276	325,025
2020 Population	22,663	150,210	365,588
<b>2025 Population</b>	<b>22,001</b>	<b>152,070</b>	<b>383,547</b>

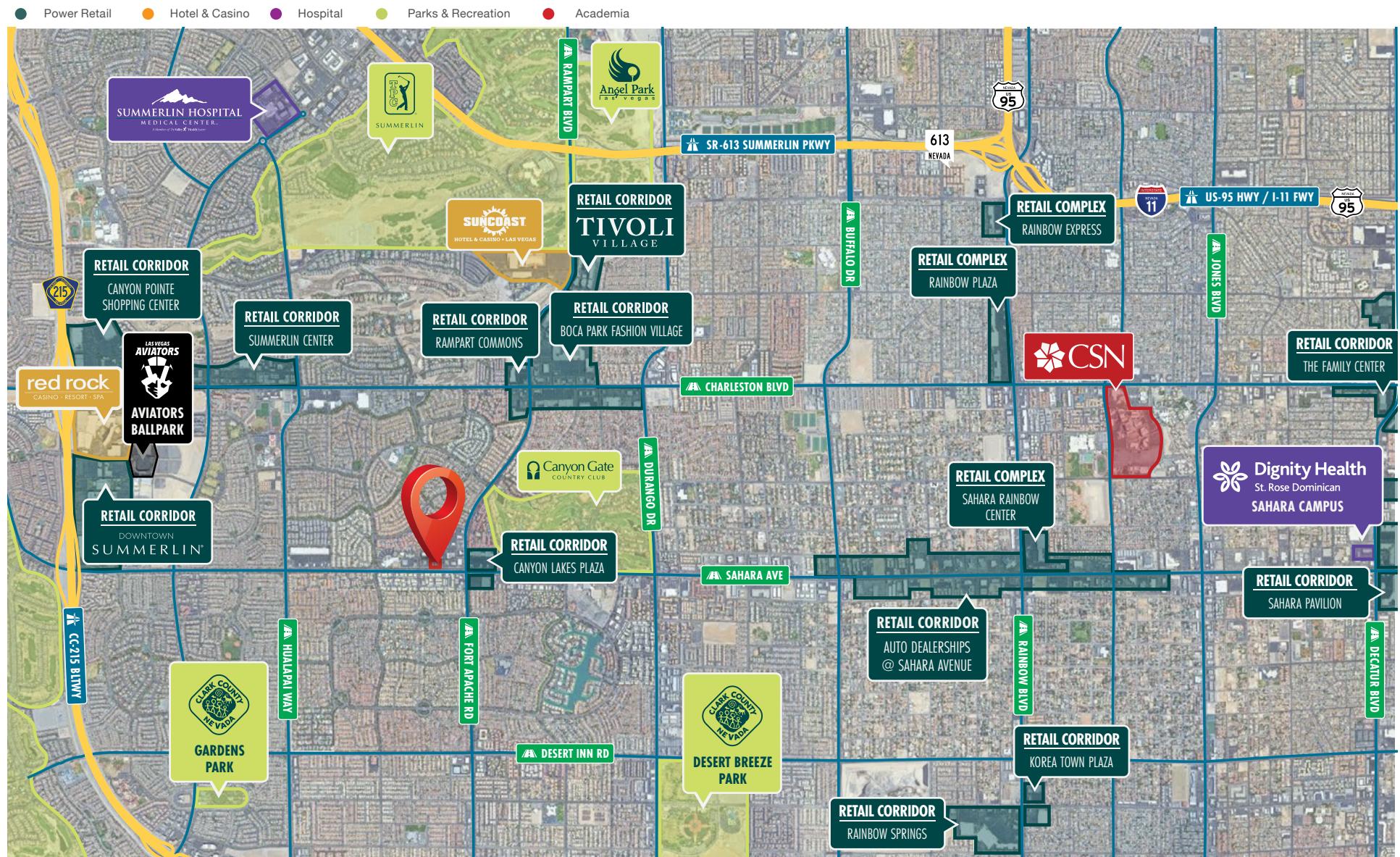
2030 Population	21,964	154,877	393,305
2010-2020 Annual Rate	0.28%	0.76%	1.18%
2020-2025 Annual Rate	-0.56%	0.23%	0.92%
2025-2030 Annual Rate	-0.03%	0.37%	0.50%
2025 Median Age	43.0	43.8	42.4

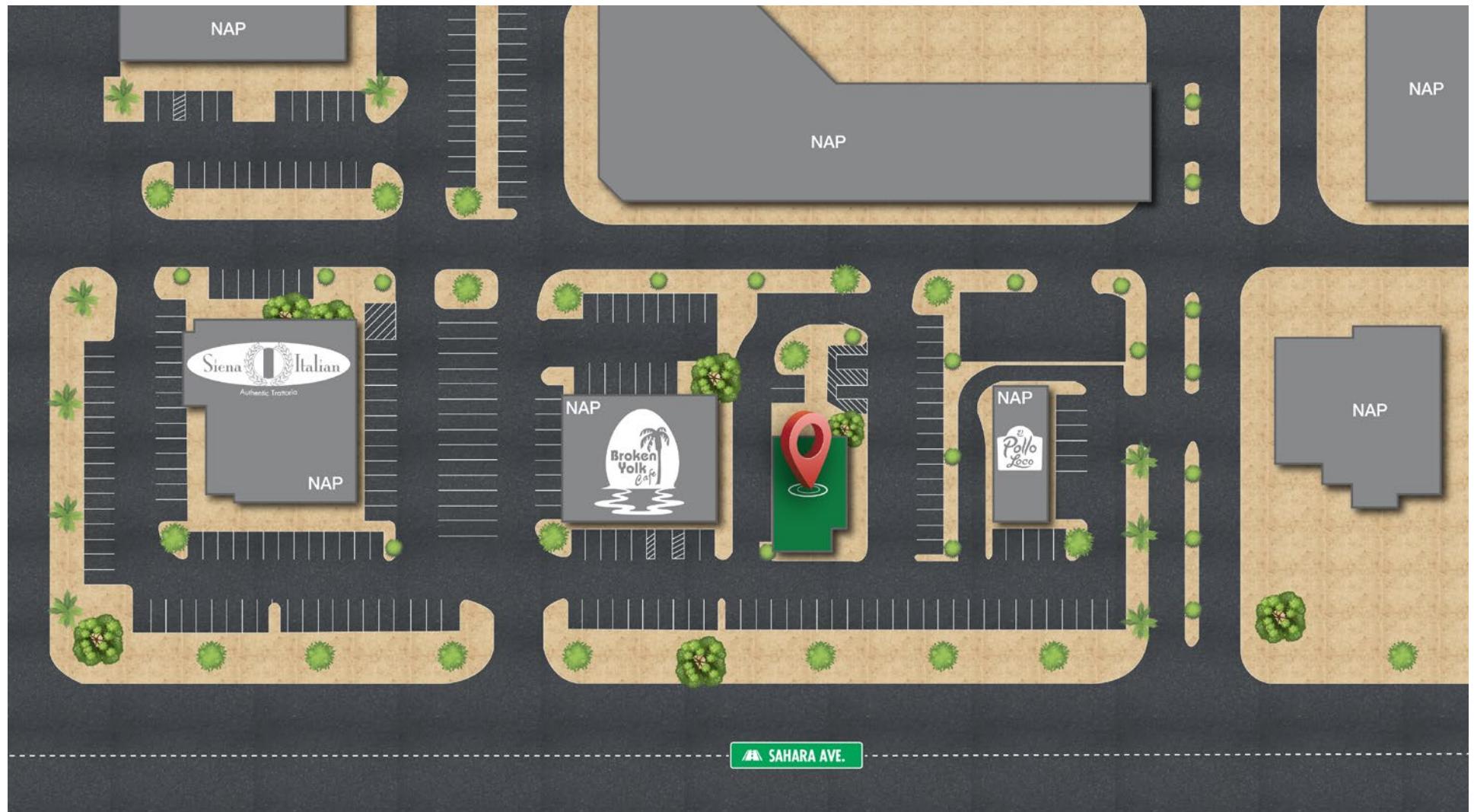
Households	1 mile	3 miles	5 miles
2025 Wealth Index	101	110	110
2010 Households	9,470	57,322	129,491
2020 Households	9,961	62,958	146,993
<b>2025 Total Households</b>	<b>9,964</b>	<b>64,770</b>	<b>155,444</b>
2030 Total Households	10,025	66,624	160,712
2010-2020 Annual Rate	0.51%	0.94%	1.28%
2020-2025 Annual Rate	0.01%	0.54%	1.07%
2025-2030 Annual Rate	0.12%	0.57%	0.67%

Average Household Income	1 mile	3 miles	5 miles
<b>2025 Average Household Income</b>	<b>\$123,872</b>	<b>\$129,202</b>	<b>\$126,900</b>
2030 Average Household Income	\$138,262	\$143,971	\$141,319
2025-2030 Annual Rate	2.22%	2.19%	2.18%

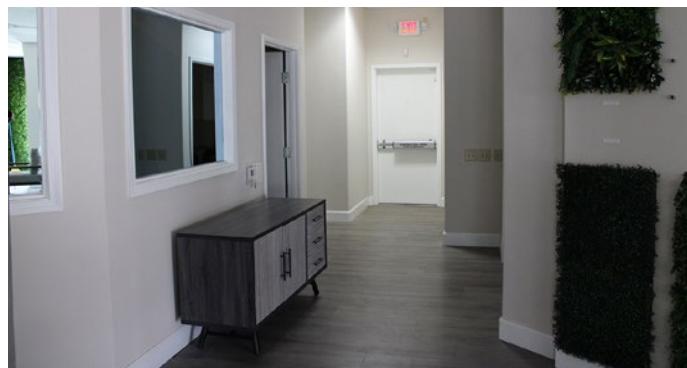
Housing	1 mile	3 miles	5 miles
2010 Total Housing Units	10,558	65,143	146,002
2020 Total Housing Units	10,612	67,650	157,412
<b>2025 Total Housing Units</b>	<b>10,498</b>	<b>68,842</b>	<b>164,812</b>
2025 Owner Occupied Housing Units	5,237	36,150	92,963
2025 Renter Occupied Housing Units	4,727	28,620	62,481
2025 Vacant Housing Units	534	4,072	9,368
2030 Total Housing Units	10,646	71,114	170,463
2030 Owner Occupied Housing Units	5,386	37,925	97,415
2030 Renter Occupied Housing Units	4,639	28,698	63,296
2030 Vacant Housing Units	621	4,490	9,751







## Property Photos



# Clark County Nevada

## Synopsis

As of the 2020 census, the population was 2,265,461, with an estimated population of 2,350,611 in 2024. 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 14th most populous county in the United States. It covers 7% of the state's land area but holds 73% 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 14th-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 \$11.4 billion, which surpasses that of the state government.

## Quick Facts

 **±7,892**

Land Area  
(Square Miles)

 **2,265,461**

Population

 **298**

Pop. Density  
(Per Square Mile)

Sources: [clarkcountynv.gov](http://clarkcountynv.gov), [data.census.gov](http://data.census.gov), [lvgea.org](http://lvgea.org), [wikipedia.com](http://wikipedia.com)

# Professional Sports

## Synopsis

The Las Vegas Valley is home to many sports, most of which take place in the unincorporated communities around Las Vegas rather than in the city itself. It has rapidly established itself as a premier sports city, hosting a lineup of major professional teams that have brought home championships. These successful teams not only foster fan interest and growth but also play a significant role in strengthening the local economy.

The Vegas Golden Knights, the city's first major league franchise, wasted no time making their mark by winning the Stanley Cup in 2023. The Las Vegas Aces have dominated the WNBA, securing back-to-back championships in 2022 and 2023. The Las Vegas Raiders, while having their championship triumphs tied to their time in Oakland and Los Angeles, have a storied history that includes three world championship victories (XI, XV, and XVIII). The Las Vegas Athletics brings a legacy of 9 world championships and are looking to add more at their new home. These teams have not only captivated local fans but have also helped solidify reputation of the city as a major player in the world of professional sports.

Las Vegas is also a great place for minor league sports, with the Las Vegas Aviators (Minor League Baseball, Triple-A affiliate of the Las Vegas Athletics), the Henderson Silver Knights (American Hockey League, affiliate of the Vegas Golden Knights), and the Las Vegas Lights FC (USL Championship soccer) all calling the area home. The city also has indoor football and box lacrosse teams, the Vegas Knight Hawks and the Las Vegas Desert Dogs, respectively, who share a venue in Henderson.



# Nevada Tax Advantages

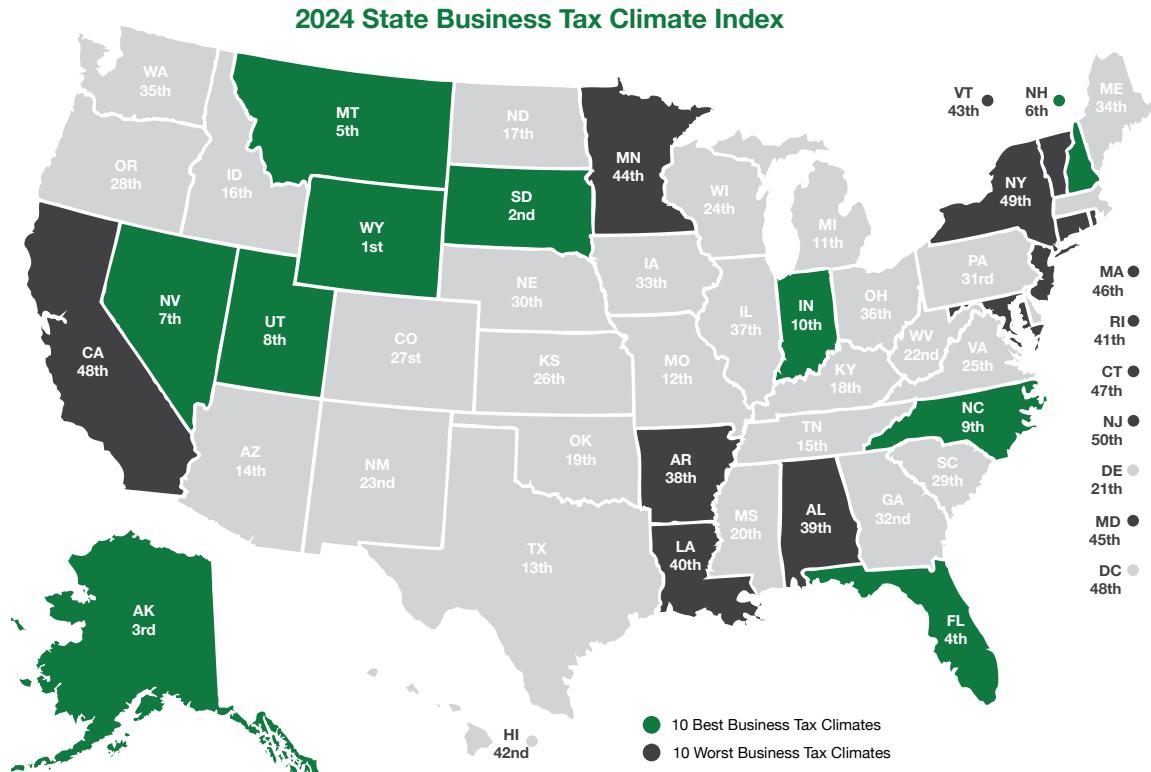
## NEVADA

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



## 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.

# 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)