



OFFERING MEMORANDUM

**4590 W. SAHARA
AVENUE**

LAS VEGAS, NEVADA 89102

7,930 SF MULTI-TENANT
RETAIL INVESTMENT

ASKING PRICE \$3,290,000

5.85% CAP RATE

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Investment Summary

A fully occupied West Sahara retail asset anchored by Panda Express

\$3,290,000

ASKING PRICE

\$192,493

IN-PLACE NOI

5.85%

CAP RATE

\$415

PRICE PER SF

Offering Position

- Three-suite retail building totaling 7,930 SF
- 100% occupied with net leases and immediate income
- Panda Express provides nationally recognized corporate tenancy
- Steel Asylum is committed through August 2033 with scheduled rent growth
- Offered at \$3,290,000, or approximately \$415 per square foot

ASKING PRICE

\$3,290,000

5.85% capitalization rate

\$415 per square foot
Based on \$192,493 of in-place NOI

Pricing assumes \$192,493 of annual base rent as NOI and excludes CAM recoveries on the assumption that reimbursements offset operating costs.

Property Overview



ADDRESS	4590 W. Sahara Avenue
BUILDING SIZE	7,930 SF
SUITES	Three
YEAR BUILT	1998 (new roof in 2026)

CITY / STATE	Las Vegas, Nevada 89102
OCCUPANCY	100%
LEASE STRUCTURE	NNN
POSITION	Just east of Sahara & Decatur

Current Rent Roll

SUITE	TENANT	SF	LEASE END	MONTHLY RENT RENT / SF / MO	ANNUAL RENT	MONTHLY CAM	OPTIONS / NOTES
101	Panda Express	2,000	Jan. 2029	\$8,000 \$4.00 / SF / mo.	\$96,000	\$1,039	5-year renewal at \$9,000/mo.
102	Graceful Aesthetics	1,930	Jun. 2027	\$3,041 \$1.58 / SF / mo.	\$36,493	\$1,018	One 5-year option at FMV; floor of 103%
103	Steel Asylum	4,000	Aug. 2033	\$5,000 \$1.25 / SF / mo.	\$60,000	\$2,080	\$1.50/SF year 2; \$1.65/SF year 3; 3% annual bumps thereafter
TOTAL		7,930		\$16,041 \$2.02 / SF / mo.	\$192,493	\$4,138	100% occupied

Income Reconciliation

Base rent: \$16,041/mo. | \$192,493/yr.

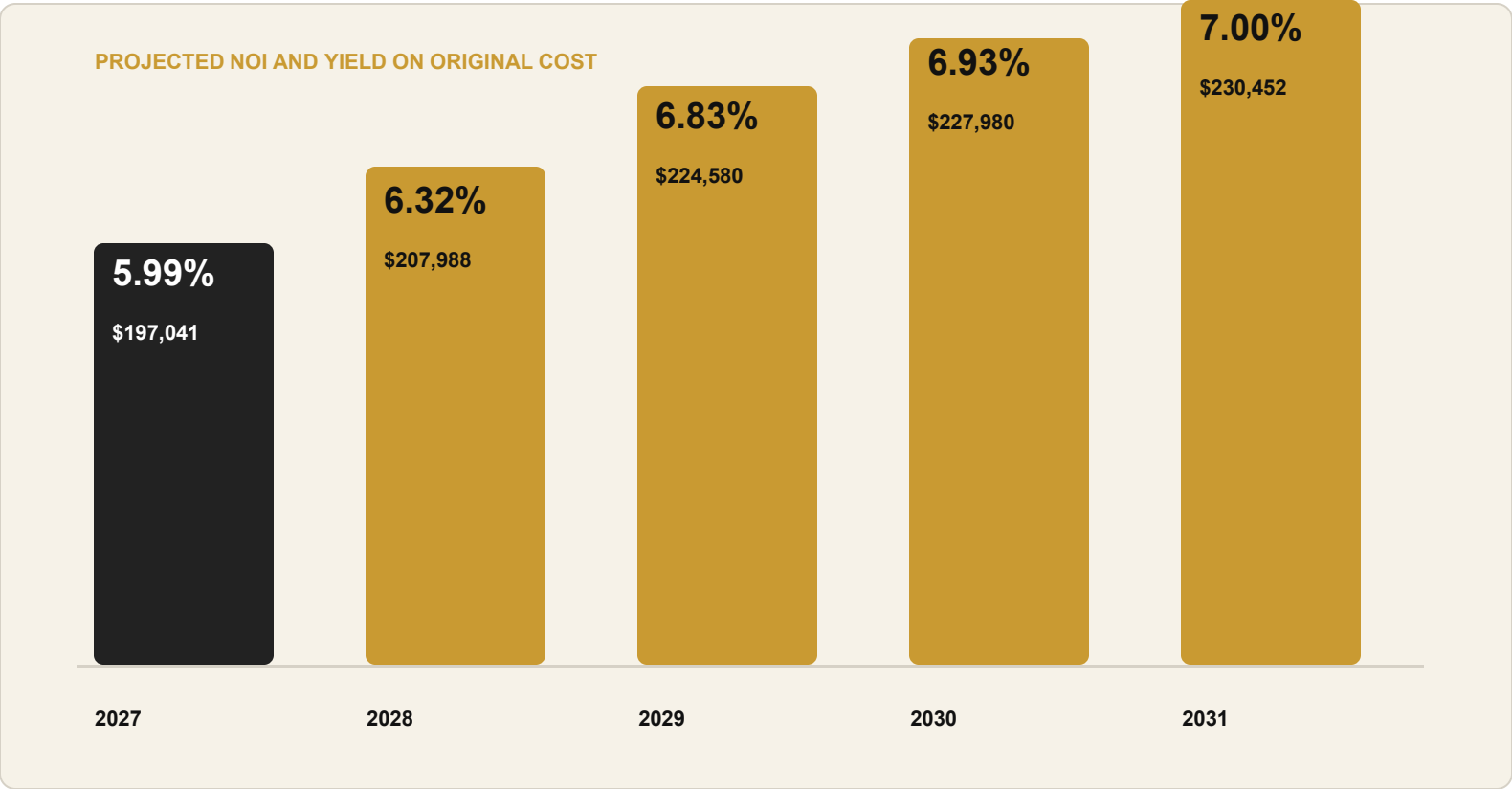
CAM recoveries: \$4,138/mo. | \$49,652/yr.

Valuation NOI: \$192,493

CAM recoveries are excluded from NOI pending expense verification.

Five-Year NOI & Cap Rate Growth

Estimated projected NOI increases the unleveraged yield on the \$3.29 million purchase price



5-YEAR RESULT

7.00%
2031 yield on cost

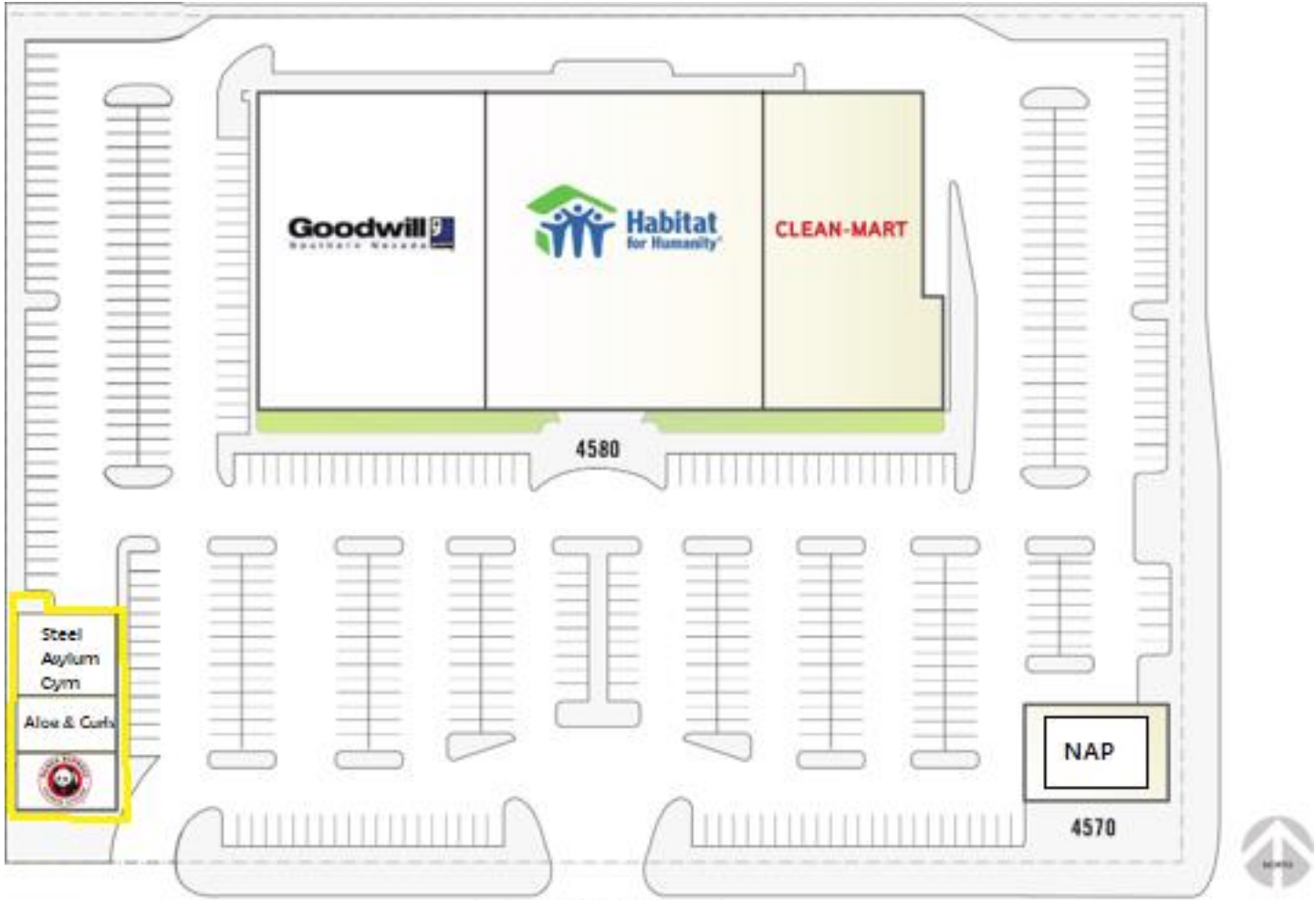
+\$33,411
Annual NOI growth

\$3.94M
Implied value at 5.85% cap

Assumptions

Assumes Panda renews in 2029 at \$9,000/month, Graceful Aesthetics renews at the minimum 3% increase, and Steel Asylum follows its scheduled increases. Projections reflect base-rent NOI before CAM reimbursements.

Retail Site Plan



SUBJECT PROPERTY AT THE WEST END OF THE CENTER • WEST SAHARA AVENUE FRONTAGE

Dense infill demographics support neighborhood retail and service demand



2023 estimated demographics

Three complementary tenants serving dining, beauty, and fitness demand

SUITE 101 | 2,000 SF

Panda Express

National quick-service restaurant specializing in American Chinese cuisine.

pandaexpress.com

Current term through January 31, 2029, with a five-year renewal option.

SUITE 102 | 1,930 SF

Aloe and Curls Salon

Natural hair care, lash extensions, facials, and related beauty services.

aloeandcurls.com

Current term through June 30, 2027, with one five-year renewal option.

SUITE 103 | 4,000 SF

Steel Asylum

Strength training gym and fitness concept serving the Las Vegas market.

Instagram: [@steelasylumvegas](https://www.instagram.com/steelasylumvegas)

Scheduled lease term through August 30, 2033, with contractual rent increases.

Tenant information reflects the April 2026 rent roll. Business descriptions and online profiles were verified in September 2026.

West Sahara Retail Location



Map and surrounding retailers shown for reference. Buyer should verify current tenancy, traffic counts, and access.

LOCATION HIGHLIGHTS

WEST SAHARA FRONTAGE

Prominent position on one of the valley's established east-west retail corridors.

SAHARA & DECATUR

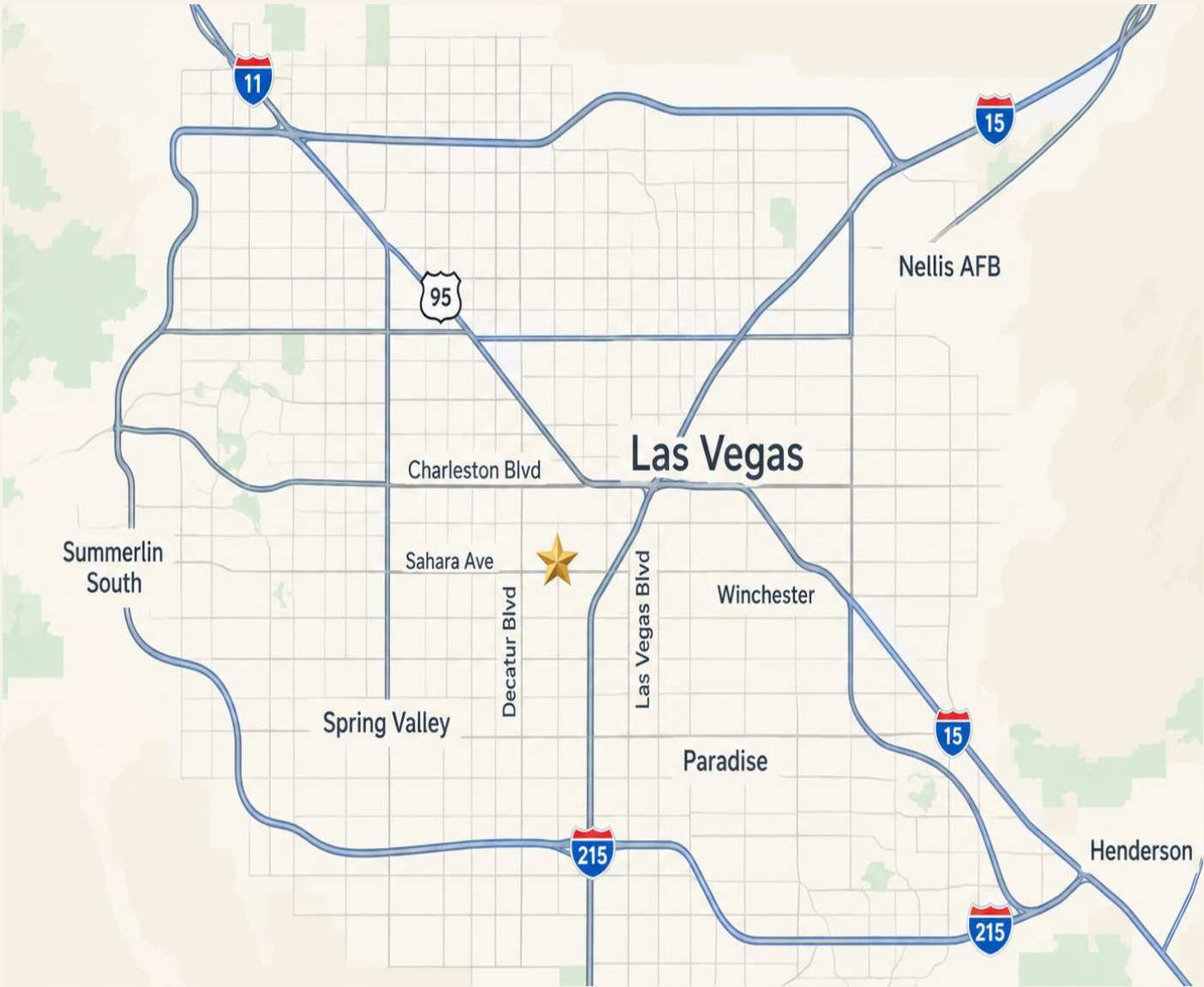
Sahara & Decatur: over 80,000 VPD.
Sahara Avenue: over 50,000 VPD.

RETAIL CLUSTER

Surrounded by national restaurants, service businesses, and daily-needs retail.

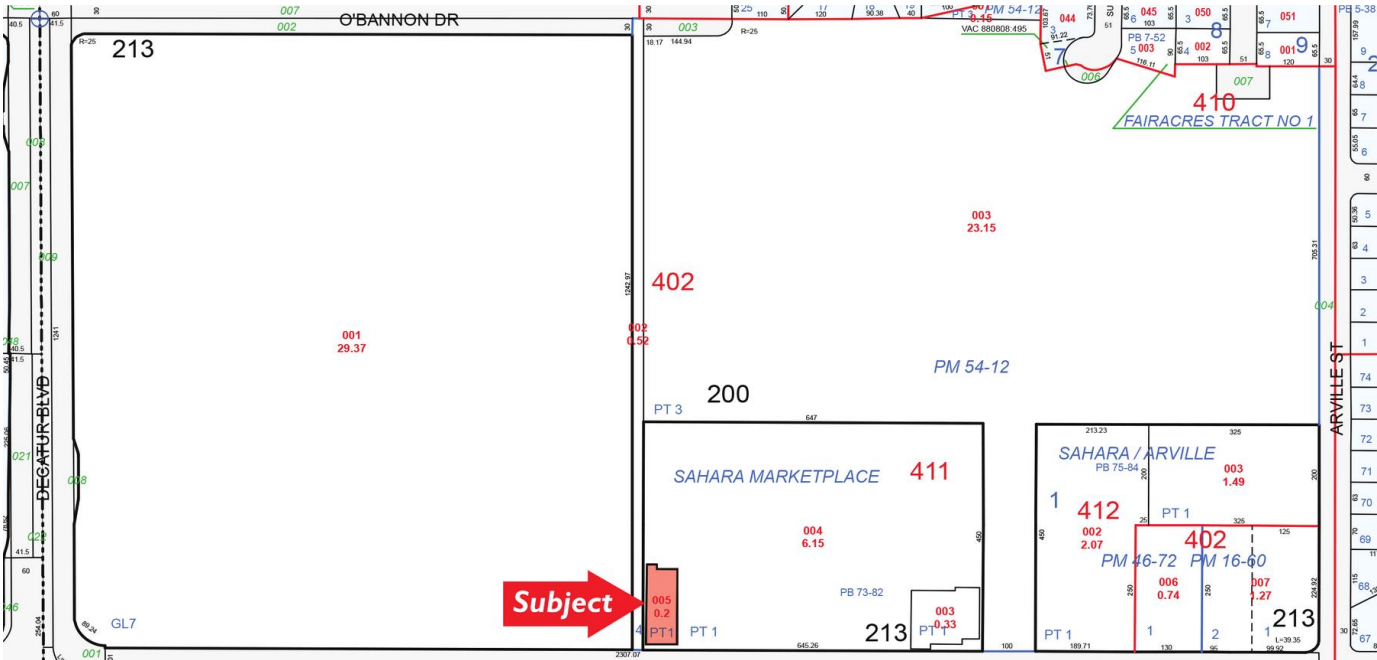
ACCESS

Multiple approaches from Sahara Avenue and the surrounding center circulation.



Parcel Context & Contact

APN 162-06-411-005



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This offering memorandum is for discussion purposes only. Information comes from sources deemed reliable but has not been independently verified. Prospective purchasers should complete their own review of leases, expenses, title, zoning, physical condition, and all other matters affecting the property.