



9470 W SAHARA AVENUE  
Las Vegas, NV 89117

**FREESTANDING RETAIL FOR LEASE**

± 2,880 SF



9121 W Russell Rd  
Suite 111  
Las Vegas, NV 89148

# PROPERTY HIGHLIGHTS

## FOR LEASE

- Freestanding building with potential drive thru
- Located within the Village Square Shopping Center
- Frontage on Sahara Avenue with a 30,000 VPD count
- Located adjacent to the Peccole Ranch master planned community

 ± 2,880 | ±0.64 AC  
AVAILABLE

 LIMITED COMMERCIAL (C-1)  
ZONING

 # 163-06-816-029  
APN

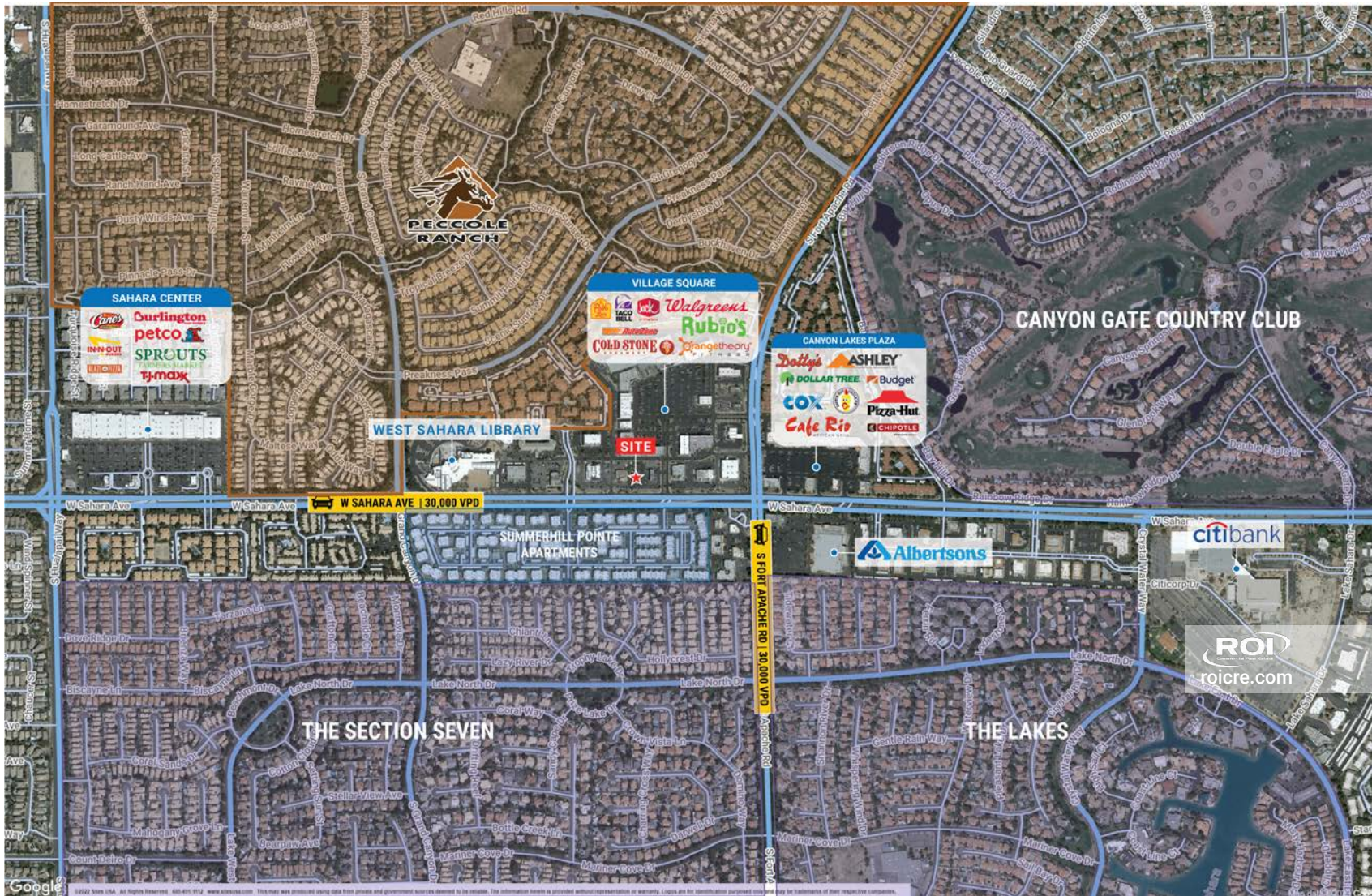


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All information contained herein is from sources we deem reliable, and we have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are submitted subject to errors and omissions and all information should be carefully verified. \*All measurements quoted herein are approximate

# TRADE AREA AERIAL

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# OBLIQUE AERIAL

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# AREA DEMOGRAPHICS

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## POPULATION

1 Mile	3 Miles	5 Miles
25,226	155,468	381,902



## DAYTIME POPULATION

1 Mile	3 Miles	5 Miles
5,390	51,248	120,135



## AVERAGE HHI

1 Miles	3 Miles	5 Miles
\$102,802	\$119,719	\$114,209

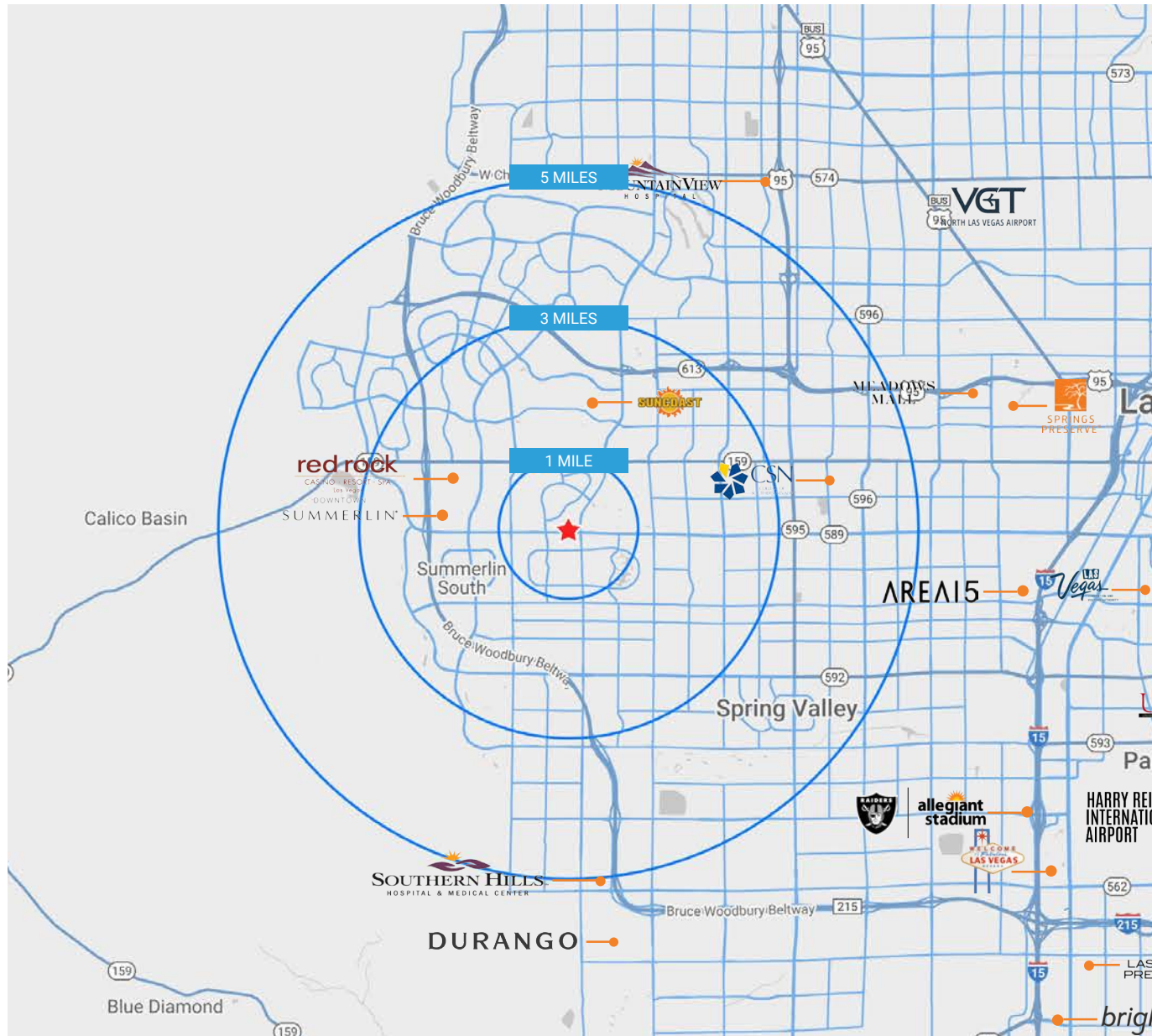


## TRAFFIC COUNTS

W Sahara Ave - 30,000 VPD  
S Fort Apache Rd - 31,500 VPD

Source:  
TRINA, NV DOT 2022  
SitesUSA 2023

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