

5805 E. SAHARA AVE

BUILT TO SUIT PAD



RETAIL PAD FOR LEASE



DESCRIPTION

Anchored by Lucky's Gaming and Spirits, this property is perfect For Build-To-Suit With A Total Land Area Of $\pm 10,000$ SF, Or Ground Lease. Seeking Carwash, Automotive Repair, Medical, Discount Retail Store, Veterinary/Kennel Services, Restaurant (QSR), Cell Phone, Check Cashing, Insurance, Recruitment Uses.



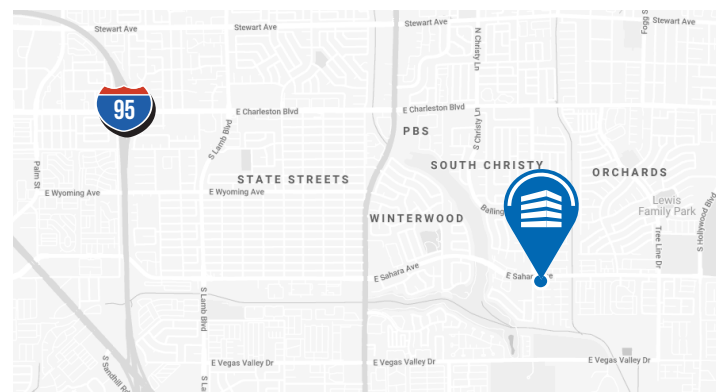
HIGHLIGHTS

- Dense Residential Area
- High Traffic Counts
- Bus Line
- Signalized Intersection



OFFERING SUMMARY

RENTAL RATE:	TBD
Leasable Area:	+/- 0.25 AC
Property Type:	Retail Pad
Size:	Build to suit
Parcel No:	161 - 10 - 113 - 001



Disclaimer: Our information is deemed reliable but not guaranteed. Tenant to verify all information.

JAMES S. HAN, CCIM

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NORTHCAP
COMMERCIAL

POTENTIAL RENDERING



AREA OVERVIEW



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