

4580 W. SAHARA AVENUE

STE 120, Las Vegas, Nevada 89102

AVAILABLE
For Sublease



MDL Group

5960 South Jones Boulevard
Las Vegas, Nevada 89118
T 702.388.1800
F 702.388.1010
www.mdlgroup.com

POINT OF CONTACT

Buck Hujabre
Senior Vice President
Lic#: BS.1002453 LLC
225.284.0985
bhujabre@mdlgroup.com

Brian Singleton
Senior Associate
Lic#: S.0194212
702.569.2700
bsingleton@mdlgroup.com

Brendon Pereira
Associate
Lic#: S.0203564
702.415.3683
bpereira@mdlgroup.com

Espen Hild
Associate
Lic#: BS.0147014
702.715.3057
ehild@mdlgroup.com



Property Highlights

- Sublease opportunity with existing improvements, ideal for retail, wholesale, distribution, or home improvement users
- Prime location at W Sahara Ave & S Decatur Blvd with $\pm 91,500$ vehicles per day
- Minutes from the Interstate 15 and the Las Vegas Strip / Las Vegas Arts District
- Surrounded by strong national retailers including Ross Dress for Less, TJ Maxx, Dollar Tree, Five Below, and H Mart
- Located within a dense central Las Vegas trade area near major employment and retail corridors, including the W Sahara automotive corridor

Property Overview

MDL Group is pleased to present a prime sublease opportunity located at the highly trafficked intersection of W Sahara Avenue and S Decatur Boulevard in central Las Vegas. Positioned within one of the valley's most active retail corridors, the property benefits from traffic counts exceeding $\pm 91,500$ vehicles per day and is surrounded by a strong mix of national retailers, dining, and service users. Existing improvements make the space ideal for retail, wholesale, distribution, or home improvement users seeking a functional, high-visibility location. The property also offers convenient access to Interstate 15, the Las Vegas Strip, and the Arts District, while nearby employment centers and the W Sahara automotive corridor generate strong daytime and commuter traffic throughout the area.

Listing Snapshot

 **\$1.05 PSF NNN**
Sublease Rate

 **\$0.35 PSF**
Monthly CAM Charges

 **$\pm 26,946$ SF**
Available Space

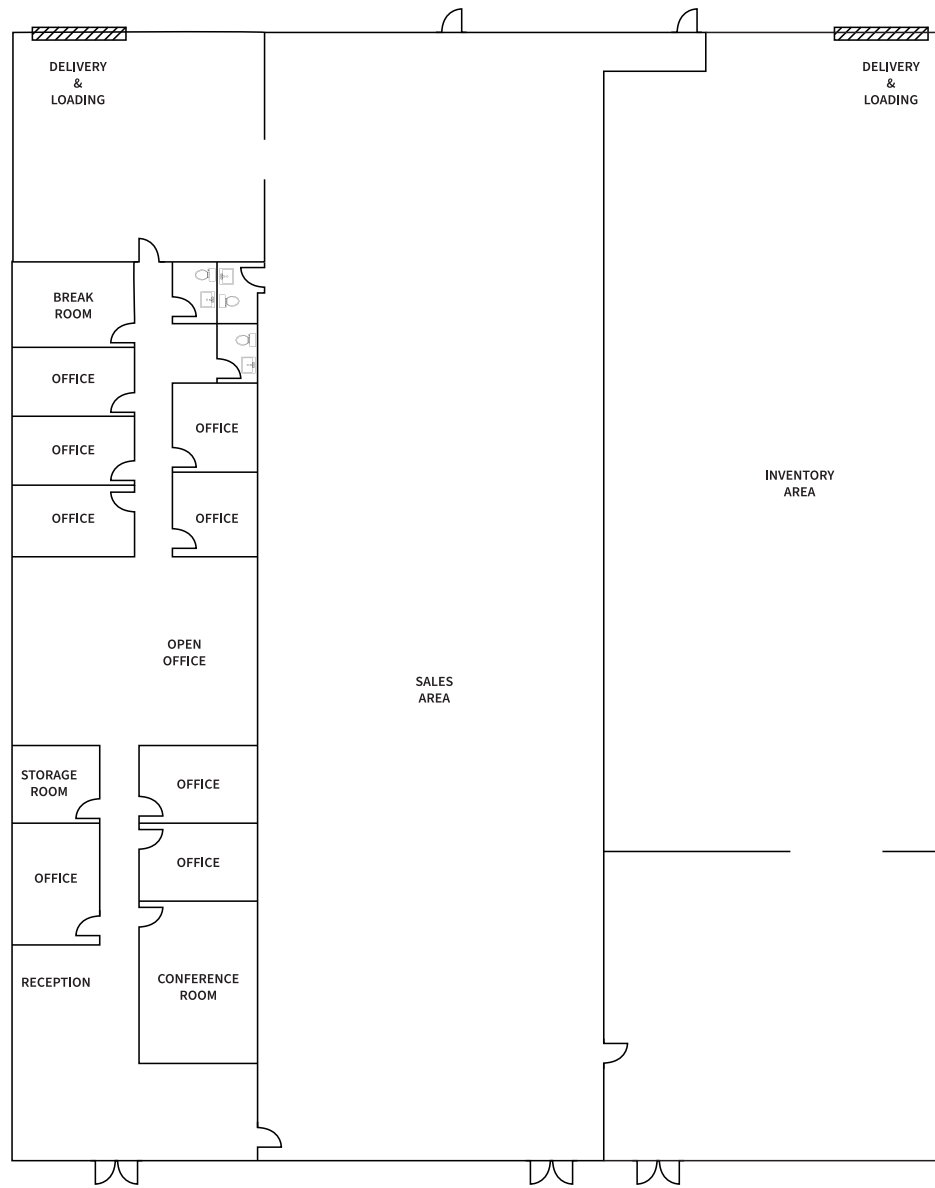
 **Central West**
Submarket

Key Demographics (within a 3-mile radius)


 **$\pm 154,619$**
Population Size

 **\$84,117**
Ave. Household Income

APN 162-06-411-004
Zoning Limited Commercial (C-1)
Year Built 1996
Property Size $\pm 61,300$ SF
Lot Size ± 6.15 AC



Listing Snapshot

 **\$1.05 PSF NNN**
Sublease Rate

 **\$0.35 PSF**
Monthly CAM Charges

 **±26,946 SF**
Available Space

 **\$37,724.40**
Monthly Rent

Suite Specs

Total SF ±26,946

Parking Ratio 3.68/1,000 SF

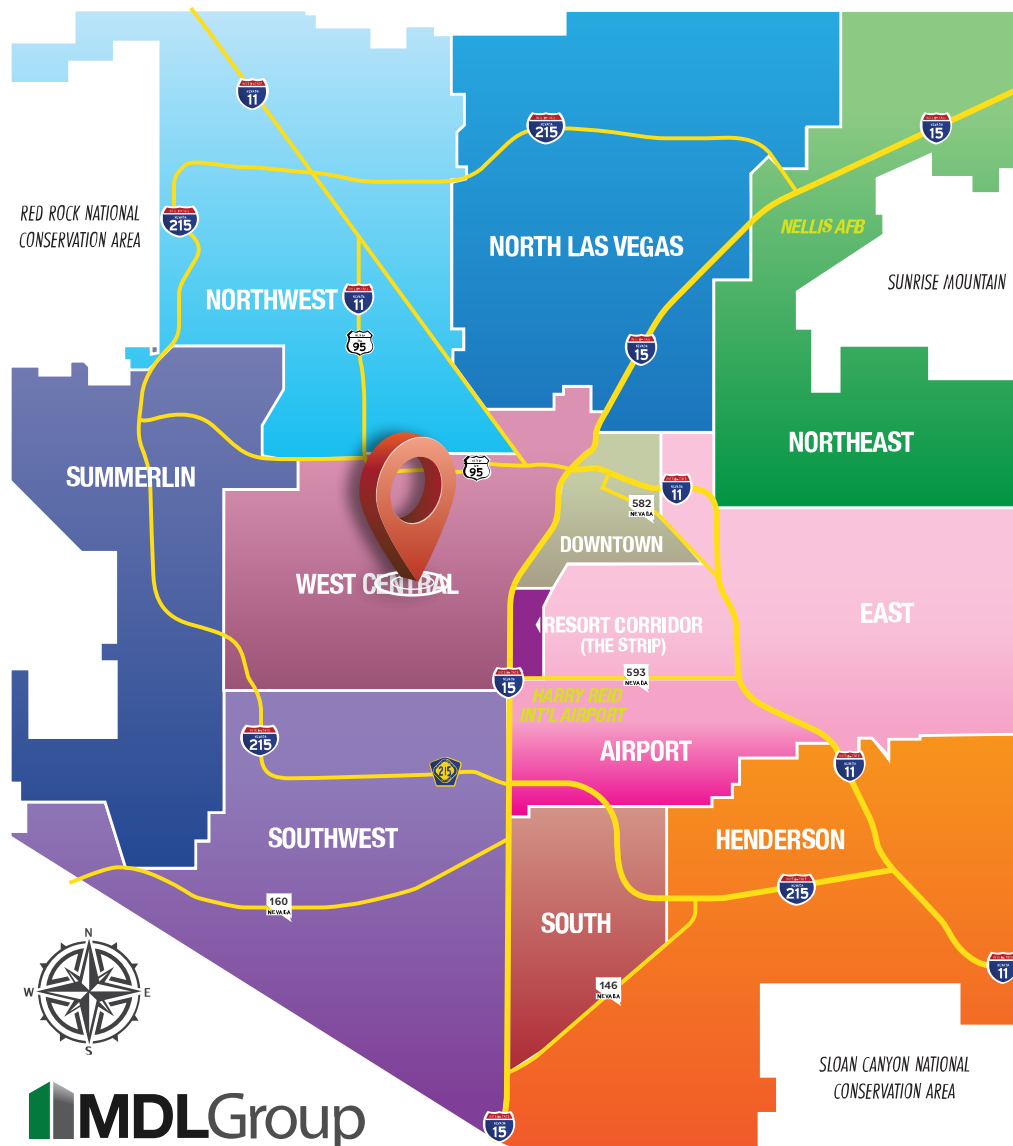
Loading Docks 2

Availability Immediately



Property Photos





Distance to Landmarks

- US-95 FWY: ±2.0 miles
- I-15 FWY: ±2.0 miles
- I-215 FWY: ±6.0 miles
- Harry Reid International Airport: ±8.5 miles
- The Strip: ±2.5 miles

Nearby Amenities

- Ross Dress for Less
- T.J. Maxx
- Dollar Tree
- Five Below
- H Mart
- Egg Works
- Las Vegas Athletic Clubs (LVAC)
- McDonald's

Clark County Nevada

Synopsis

As of the 2020 census, the population was 2,265,461, with an estimated population of 2,506,458 in 2025. 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 11th 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



$\pm 7,892$

Land Area
(Square Miles)



2,265,461

Population
(County Data per Census)



298

Pop. Density
(Per Square Mile)

Sources: clarkcountynv.gov, data.census.gov, lvgea.org, 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.



WORLD CHAMPIONS



WORLD CHAMPIONS



WORLD CHAMPIONS



WORLD CHAMPIONS



Service you deserve. People you trust.



MEMBER | PARTNER

5960 S. Jones Boulevard, Las Vegas, Nevada 89118
(702) 388-1800 MAIN • (702) 388-1010 FAX
www.mdlgroup.com

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 rankings: California ranks 48th, Arizona 14th, Idaho 9th, Oregon 35th, and Utah 15th.

Here are the main tax advantages of this state:

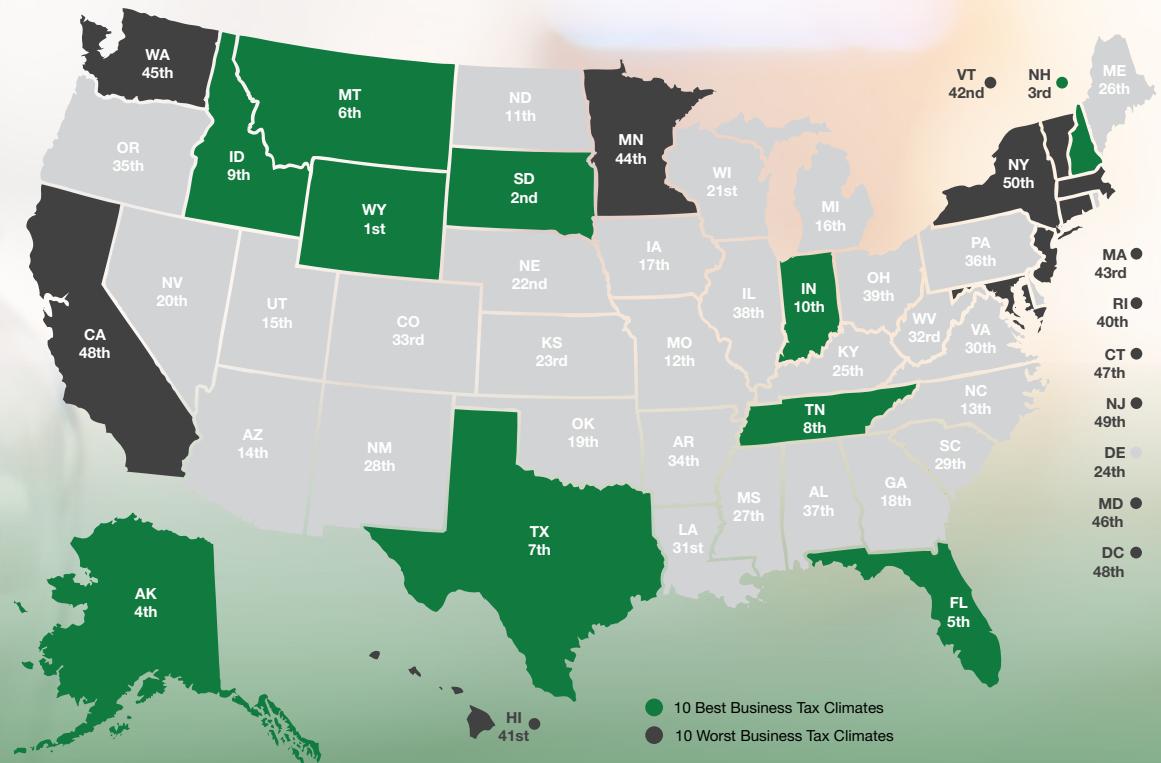
- No income tax
- No tax on pensions
- No tax on social security
- No tax on estate or inheritance
- Low property taxes
- No gross receipts tax
- No franchise tax
- No inventory tax
- No tax on issuance of corporate shares
- No tax on sale or transfer of shares

Nevada Tax System:

Nevada is ranked 20th in the Tax Foundation's 2025 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

2025 State Business Tax Climate Index



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.



Service you deserve. People you trust.



5960 S. Jones Boulevard, Las Vegas, Nevada 89118
 (702) 388-1800 MAIN • (702) 388-1010 FAX
www.mdlgroup.com

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.

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)

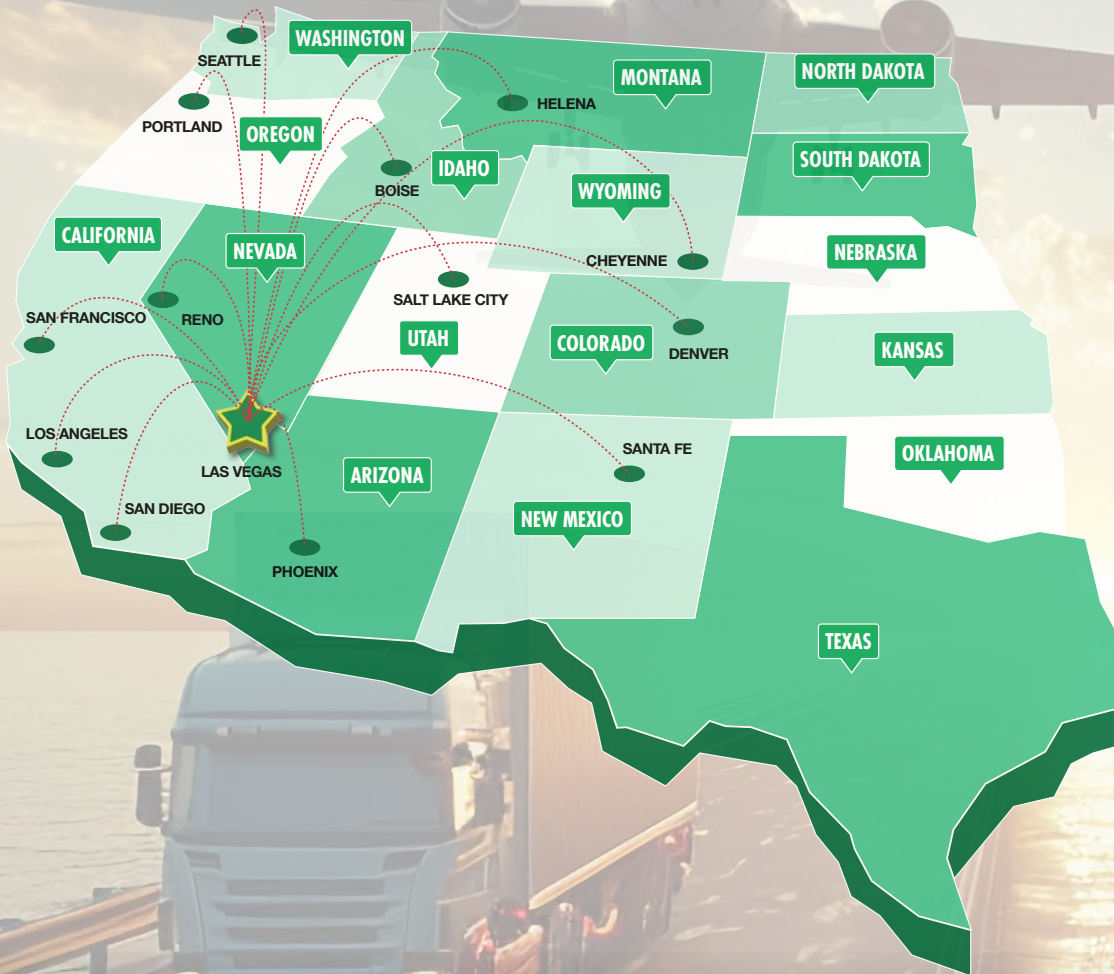


Education & Workforce Development

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.
- **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 & reducing student achievement gaps.

Logistics



Transit From Las Vegas

DESTINATION	EST. TRAVEL TIME	DISTANCE (MILES)
Los Angeles, CA	3 hrs, 55 min	±265
Phoenix, AZ	4 hrs, 40 min	±300
San Diego, CA	4 hrs, 45 min	±327
Salt Lake City, UT	5 hrs, 50 min	±424
Reno, NV	6 hrs, 55 min	±452
San Francisco, CA	8 hrs, 15 min	±565
Boise, ID	9 hrs, 30 min	±634
Santa Fe, NM	9 hrs, 10 min	±634
Denver, CO	10 hrs, 45 min	±752
Cheyenne, WY	11 hrs, 50 min	±837
Helena, MT	12 hrs, 55 min	±907
Portland, OR	15 hrs, 45 min	±982
Seattle, WA	16 hrs, 50 min	±1,129

SHIPPING & MAILING SERVICES



Freight Service Center
(3 miles)

Distribution Center
(10 miles)

UPS Air Cargo
(18 miles)



Freight Center
(3 miles)

Ship Center
(8 miles)

Air Cargo
(20 miles)



Customer Service Center
(5 miles)

Cargo Center
(3 miles)

--



Service you deserve. People you trust.



LAS VEGAS, NEVADA



SALT LAKE CITY, UTAH



WWW.MDLGROUP.COM

