

# VALLEY OAKS PLAZA

3830 - 3888 W. Sahara Ave., Las Vegas, NV 89102

AVAILABLE  
For Lease



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## Leasing Details



**\$1.25 - \$1.35 PSF NNN**  
Monthly Lease Rate



**±1,200 SF - ±3,000 SF**  
In-Line Space Available



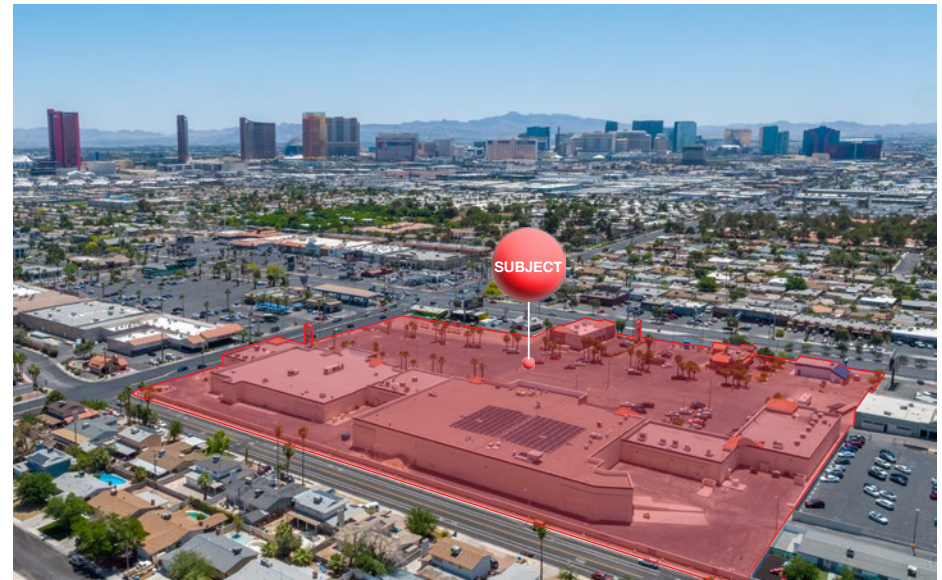
**±32,114 SF**  
Anchor Space Available

## Property Highlights

- Prominent ±32,114 SF junior anchor space available (can be demised)
- Pads available for ground lease
- Parking ratio 9.89/1,000 - 480 spaces total
- Pylon signage available on both W. Sahara Ave. and Valley View Blvd.
- High-traffic corridor with traffic counts in excess of ±101,400 VPD
  - W. Sahara Ave.: ±49,000 VPD
  - S. Valley View Blvd.: ±20,400 VPD
  - S. Decatur Blvd.: ±32,000 VPD
- Easy access to the I-15 Freeway and Las Vegas Strip
- Join Cricket Wireless, Carl's Jr., T-Mobile and more
- Monthly CAM Charges: \$0.37 PSF estimate
- Dense population inclusive of 159,665 residents within 3 miles of subject
- C-1 Zoning, City of Las Vegas

## Demographics

Population	1 mile	3 miles	5 miles
2023 Population	27,610	154,203	470,342
Average Household Income	1 mile	3 miles	5 miles
2023 Average Household Income	\$62,839	\$70,477	\$66,313



- Power Center Retail
- Neighborhood Retail
- Landmarks





● Available   ● Occupied   ● NAP



● Available ○ Leased

Suite	Tenant	SF	Ceiling Height	Target Use
3846	Available	±2,000		\$1.35 PSF Retail, Clothing Store, Office
3848	Cricket Wireless	±2,400		
3850	Available	±2,000	10'	\$1.35 PSF Open floor plan   One restroom   Professional office use
3852	Available	±32,114	12'-18' Column 45' x 31'	\$1.25 PSF/Junior Anchor Dollar Store, Pharmacy, Grocery, Discount Goods, Furniture, Recreational, Retail
3854	El Rincon Guerrero Mexican Grill	±1,600		
3856	Available	±1,600		\$1.35 PSF Retail, Clothing Store, Office, Dry Cleaners/Tailor
3858-3860	Just Chicken	±2,400		
3864	Asian Marketplace (coming soon)	±47,510		
3868	Faded Times Barbershop	±1,200		
3870	S&M Tax Services	±889		
3872	Expo Nails	±970		
3874	Nemea Boxing Gym	±2,400		
3876	Partners Personnel Staffing	±1,800		
3878	Available	±1,500	10'	\$1.35 PSF Open floor plan   One restroom   Can be combined with suite 3880
3880	Available	±1,500	10'	\$1.35 PSF Open floor plan   Two restrooms   Can be combined with suite 3878
3882	Creative Minds Tattoo	±900		
3884	Fam Smoke Shop	±900		
3886	Peru Chicken	±1,200		
3888	Available	±1,200	10'	\$1.35 PSF/ Endcap Coffee Shop, Ice Cream, Pizzeria, Cold Cuts (Subway, Quiznos, etc)

## Suite 3850



**\$1.35 PSF**

Monthly Lease Rate

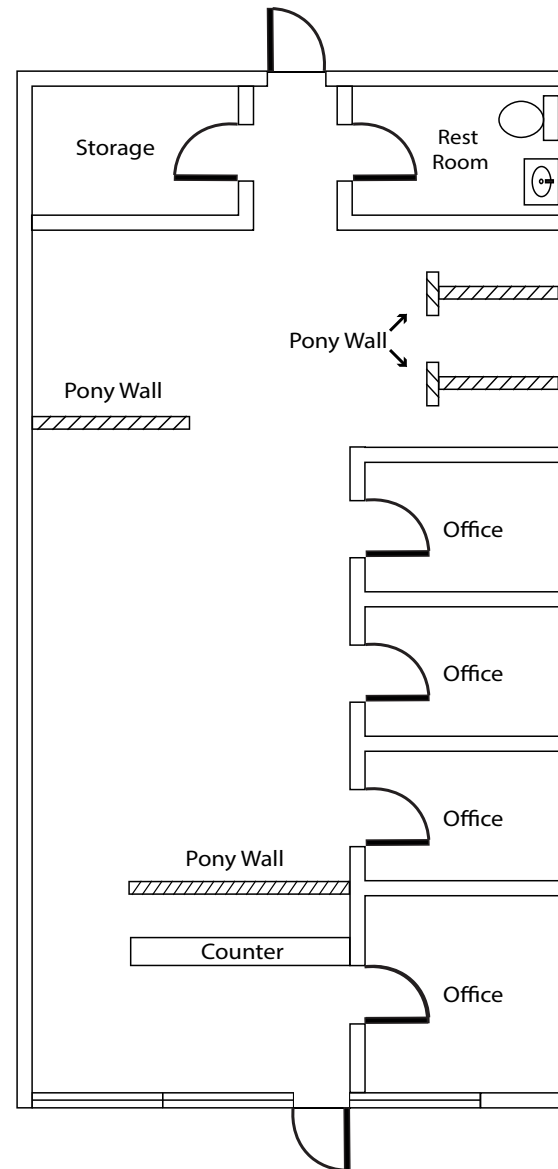


**±2,000 SF**

Square Footage

**Target: Professional Office Use**

*Drawings and plans are not to scale. Any measurements are approximate and are for illustrative purposes only. There is no guarantee, warranty or representation as to the accuracy or completeness of any plans or designs.*



## Suite 3852



**\$1.25 PSF**

Monthly Lease Rate



**±32,114 SF**

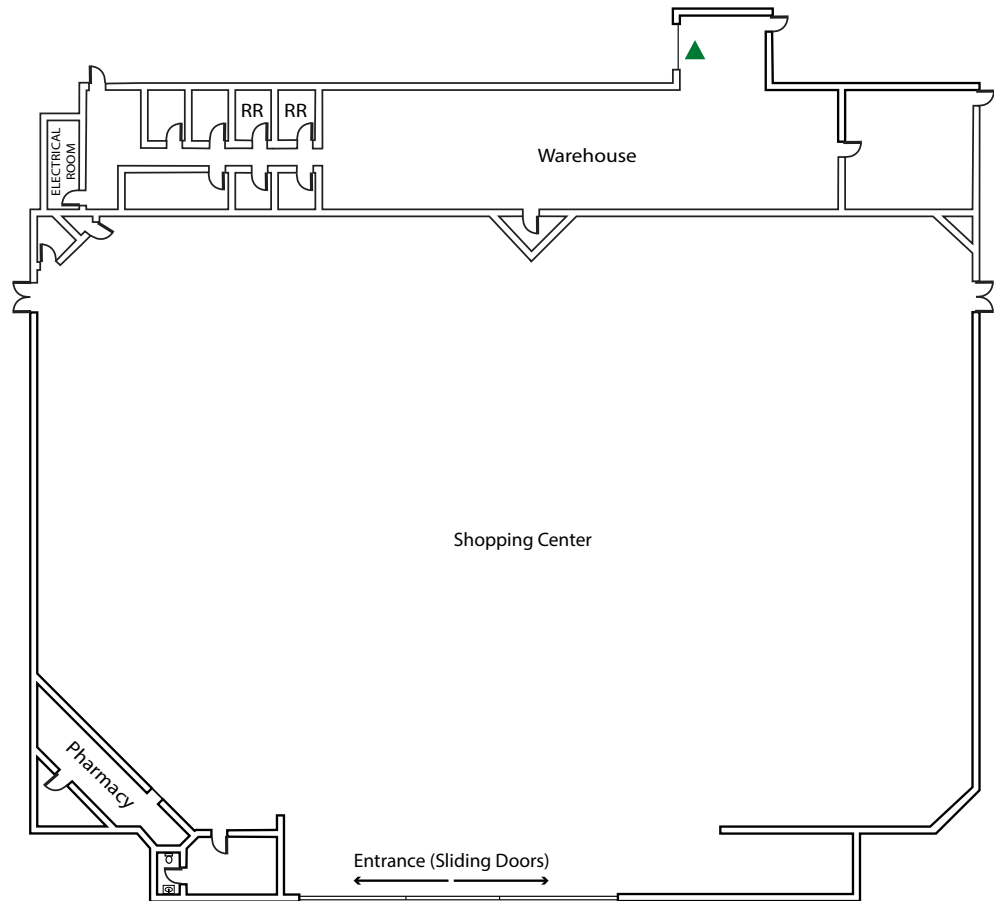
Square Footage

### Target: Junior Anchor

Dollar Store, Pharmacy, Grocery, Discount Goods, Furniture, Recreational, Retail

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▲ Dock Door





## Suite 3878



**\$1.35 PSF**

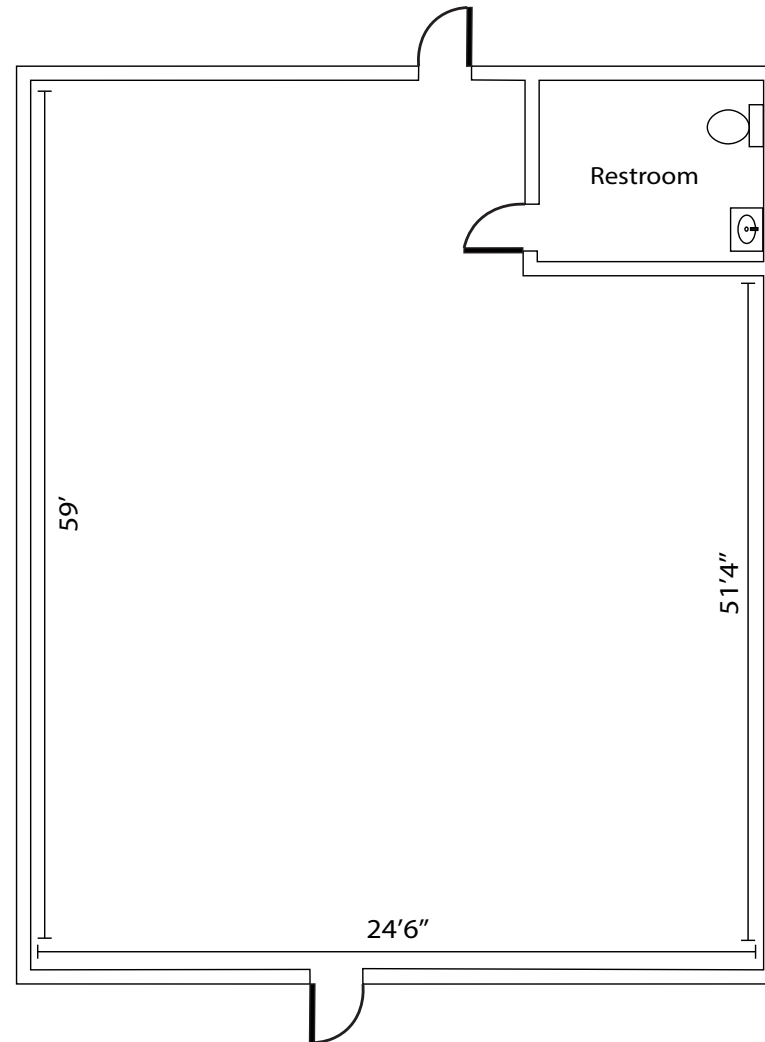
Monthly Lease Rate



**±1,500 SF**

Square Footage

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## Suite 3880



**\$1.35 PSF**

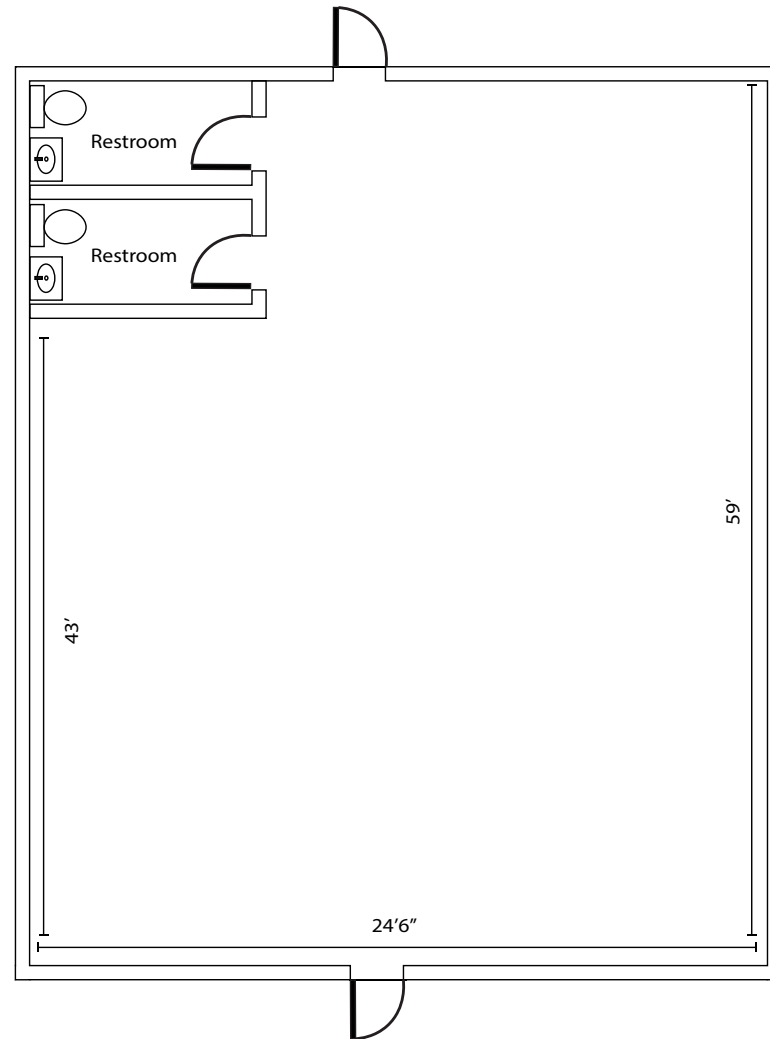
Monthly Lease Rate



**±1,500 SF**

Square Footage

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## Suite 3888



**\$1.35 PSF**

Monthly Lease Rate  
Endcap



**±1,200 SF**

Square Footage

### Target: Endcap

Coffee Shop, Ice Cream, Pizzeria, Cold Cuts (Subway, Quiznos, etc.)

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