

Downtown Las Vegas

John C Freemont Middle School

Las Vegas Uniforms

Bank of America

E SAHARA AVENUE | ±50,000 VPD



Lotus of Siam

Arawan Thai Bistro

Madang Garden



FOR LEASE

953 E SAHARA AVENUE, SUITE 12-13, LAS VEGAS, NV 89109

Located in The Historic Commercial Center District

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

SVN The Equity Group is proud to offer for lease, 953 E Sahara Ave, Suite 12-13. Located in the heart of the 40-acre Historic Commercial Center District, which is notable for once being Las Vegas's "new downtown" when it first opened in 1963. The premise is surrounded by 28 acres of mixed-use office, retail, and 15 dining options. The Commercial Center is just one mile from world-class resorts such as Fontainebleau Las Vegas and Westgate Las Vegas Resort & Casino, along with the Las Vegas Convention Center, and more. With +/- 50,000 VPD on E Sahara Ave, a major thoroughfare for locals in Las Vegas, this space is perfect for retail or medical uses in a high-traffic area within a historic center.

PROPERTY HIGHLIGHTS

- +/- 6,000 SF vanilla shell available
- Suitable for retail, restaurants, or medical uses
- Landlord will consider restaurant + entertainment concepts
- TIA available for qualified tenants
- +/- 50,000 VPD on E Sahara Ave

OFFERING SUMMARY

LEASE RATE:	\$1.50 - 2.50 SF/month (NNN)
AVAILABLE SF:	6,000 SF
BUILDING SIZE:	6,000 SF

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E SAHARA FRONTAGE



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LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	TBD
TOTAL SPACE:	+/- 6,000 SF	LEASE RATE:	\$1.50 - \$2.50 SF/month

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
953 E Sahara Ave, Suite 12-13	Available	6,000 SF	NNN	\$1.50 - 2.50 SF/month	Call Broker For More Details.

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SITE PLAN



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AREA MAP



Image source: Google Earth