

# Almond Grove

1130 E. Sahara Avenue  
Las Vegas, NV 89104

# Pad for Sale/Ground Lease

± 0.98 Acres



Leasing Information:  
702.221.8226

**Brenda Olson**  
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# Lincoln

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### Property Overview

- 0.98-Acre Pad Available for Sale
- Entitled for a Car Wash

### Highlights

- Signalized Intersection
- Zoned C1
- Ground Lease - Retail Center Call For Pricing\*\*\*
- APN: 162-03-802-004

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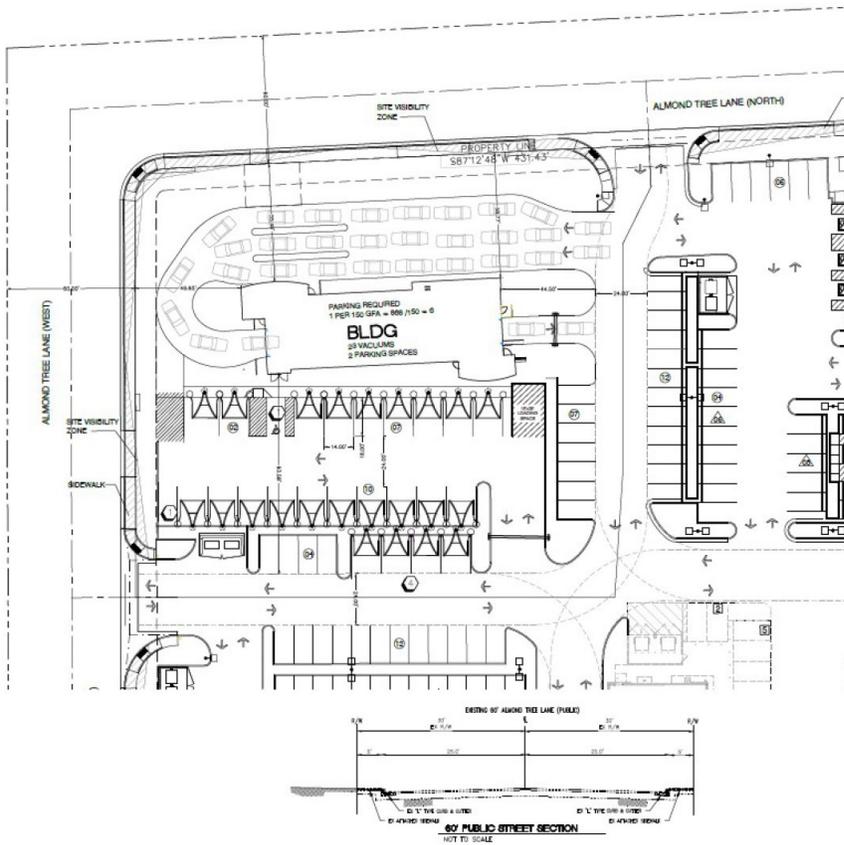
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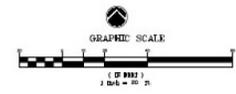
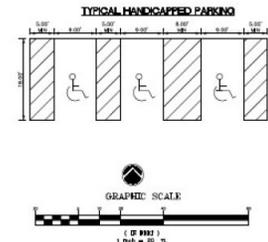
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### Property Site Plan



SITE DATA		TYPICAL PARKING SPACE	
BLDG AREA	10,000 SF	12'0" x 24'0"	288 SF
PARKING REQUIRED	1 PER 150 GFA = 66		
BLDG VACUAMS	35		
PARKING SPACES	59		
TOTAL SPACES	94		
BLDG PERCENTAGE	10.0%		
PARKING PERCENTAGE	59.0%		
TOTAL PERCENTAGE	69.0%		
<b>BUILDING AREAS</b>			
<b>FIRST FLOOR</b>			
OFFICE	10,000 SF		
RETAIL	10,000 SF		
RESTAURANT	10,000 SF		
SHOP	10,000 SF		
STAIR	10,000 SF		
TOTAL	40,000 SF		
<b>SECOND FLOOR</b>			
OFFICE	10,000 SF		
RETAIL	10,000 SF		
RESTAURANT	10,000 SF		
SHOP	10,000 SF		
STAIR	10,000 SF		
TOTAL	40,000 SF		
<b>GRAND TOTAL</b>	<b>80,000 SF</b>		
AREA COVERED FOR PARKING CALCULATION			



	Demographics		
	1 Mile	3 Miles	5 Miles
Population	25,442	185,307	551,912
Median Income	\$41,648	\$37,916	\$42,767
Households	9,715	74,925	201,461
Daytime Employment	13,724	253,189	431,060

	Tenants	
	SF	Parking
Dotty's	+/- 4,000	59 Spaces
Circle K	+/- 5,187	30 Spaces
Dunkin'	+/- 1,924	22 Spaces
Habit Burger	+/- 3,000	45 Spaces
Pad	+/- 0.98 AC	53 Spaces

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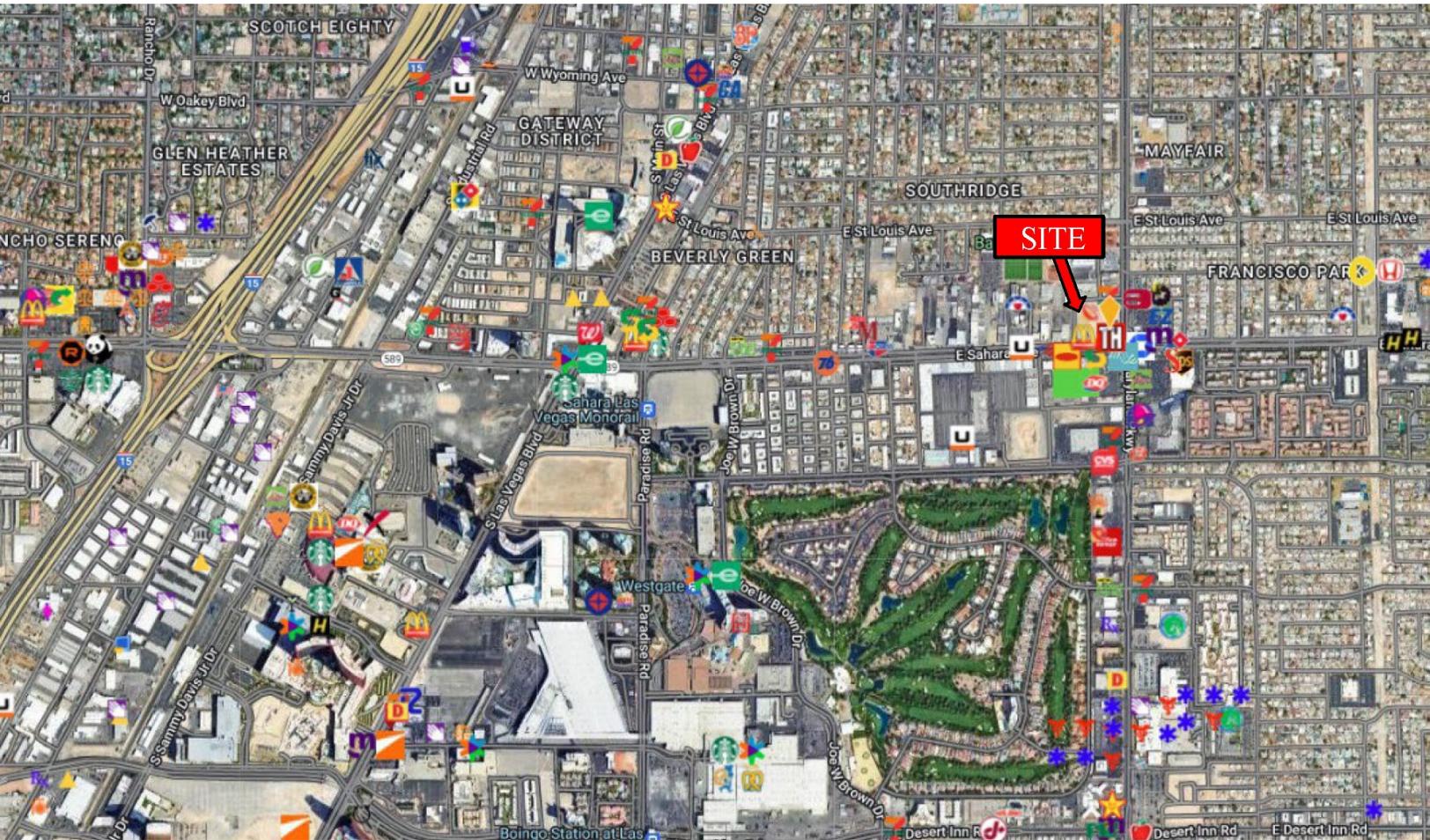


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### Nearby Neighbors



#### DOTTY'S CASINO

Dotty's is a chain of slot machine parlors with about 175 locations in Nevada, Oregon and Montana and another 150 locations planned in Illinois.



#### DUNKIN'

Dunkin', founded in 1950, is the largest coffee and donuts brand in the United States, with more than 13,200 restaurants in nearly 40 global markets. Dunkin' is part of the Inspire Brands family of restaurants.



#### THE HABIT BURGER GRILL

The Habit Burger Grill is a California-based fast casual restaurant chain that specializes in chargrilled hamburgers. The company also sells other typical fast-casual fare. It was founded in 1969 at Santa Barbara, California, and its headquarters are in Irvine, California.



#### CIRCLE K

Circle K's success in the convenience retailing industry spans more than 60 years. Our roots trace back to 1951 when Fred Hervey purchased three Kay's Food Stores in El Paso, Texas. Little did anyone know that these stores would serve as the beginning of Circle K.

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