

WEST SAHARA PROMENADE

SEC Sahara Ave & Cimarron Road
8125 W. Sahara Ave | Las Vegas, NV



RETAIL
FOR LEASE

JOIN:



LAST UPDATED: 4/21/2025

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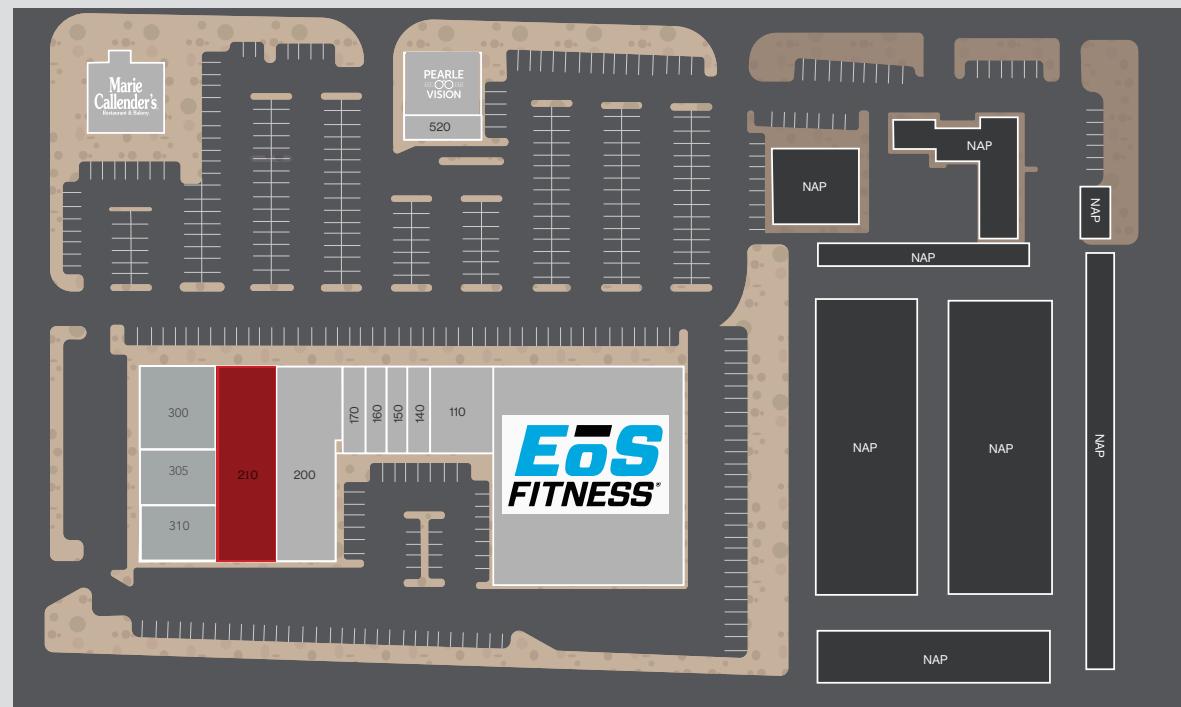
SUMMARY



- Size: 10,800 SF (JR Anchor)
- Lease Rate: Contact Broker
- NNNs: Contact Broker
- Availability: Immediate

FEATURES

- Join EOS Fitness
- Busy Corridor
- Sahara Ave Traffic 30,500 ADT
- Excellent Ingress/Egress
- Strong Demographics



Suite	Tenant	Size	Suite	Tenant	Size
8125-100	EOS Fitness	34,000 SF	8125-210	AVAILABLE	10,800 SF
8125-110	Salud Mexican Bistro	3,215 SF	8125-300	Big B's Barbeque	5,488 SF
8125-130	LG Gallery	3,200 SF	8125-305	Owners Space	3,048 SF
8125-150	Nail Salon	1,235 SF	8125-310	Family Music Center	2,946 SF
8125-160	Legacy Sports Cards	1,862 SF	8145-500	Pearl Vision	3,987 SF
8125-170	Pizzeria	1,650 SF	8145-520	Dry Cleaners	1,610 SF
8125-200	Battle Blast Lazer Tag	10,080 SF	8175	Marie Callendars	4,441 SF

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3 MILE DEMOGRAPHICS

2024
Population



170,035

2024 Average
Household Income



\$100,818

2024
Households

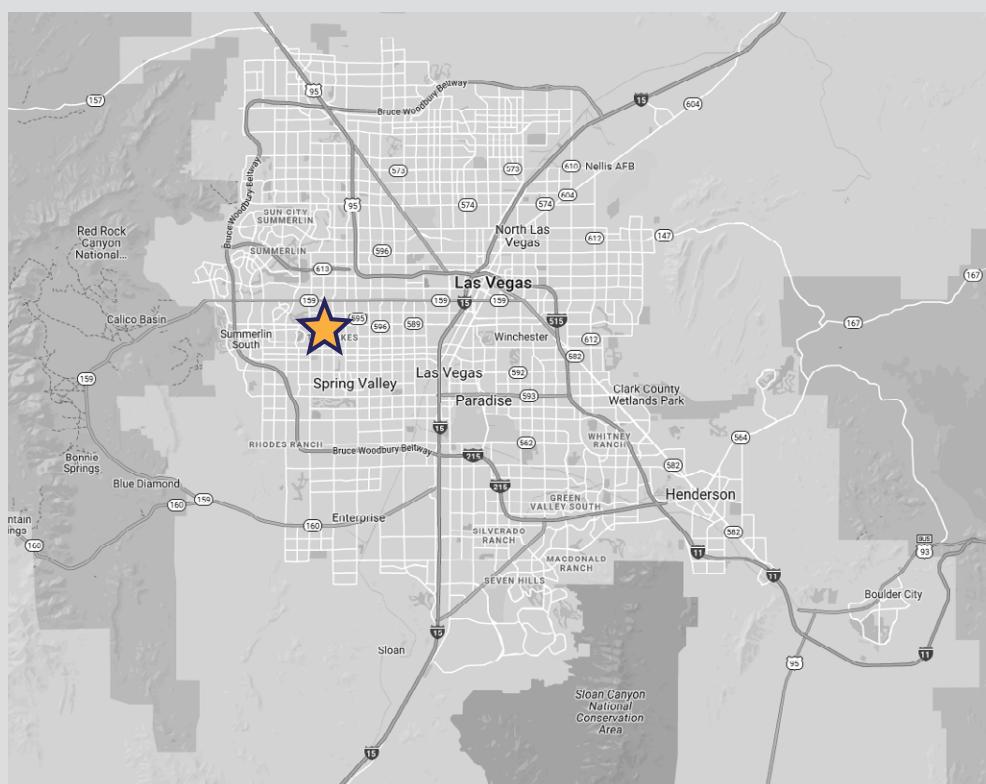


67,635

5-Year Projected
Population Growth



0.32%



DEMOGRAPHIC REPORT

	1 mile	3 miles	5 miles
Census 2020 Summary			
Population	16,423	170,035	474,230
Households	6,882	67,635	190,152
Average Household Size	2.38	2.50	2.49
2024 Summary			
Population	16,251	170,380	481,344
Households	6,855	68,473	195,044
Families	4,020	40,781	115,331
Average Household Size	2.37	2.48	2.46
Owner Occupied Housing Units	3,468	38,600	101,474
Renter Occupied Housing Units	3,387	29,873	93,570
Median Age	43.4	41.8	40.4
Median Household Income	\$66,203	\$72,316	\$70,620
Average Household Income	\$101,245	\$100,818	\$101,018
2029 Summary			
Population	16,332	173,151	494,835
Households	6,974	70,427	203,060
Families	4,074	41,766	119,516
Average Household Size	2.34	2.45	2.43
Owner Occupied Housing Units	3,619	40,865	107,557
Renter Occupied Housing Units	3,355	29,562	95,503
Median Age	44.4	43.1	41.6
Median Household Income	\$79,565	\$84,006	\$82,851
Average Household Income	\$120,309	\$117,965	\$117,541
Trends: 2024-2029 Annual Rate			
Population	0.10%	0.32%	0.55%
Households	0.34%	0.56%	0.81%
Families	0.27%	0.48%	0.72%
Owner Households	0.86%	1.15%	1.17%
Median Household Income	3.75%	3.04%	3.25%

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