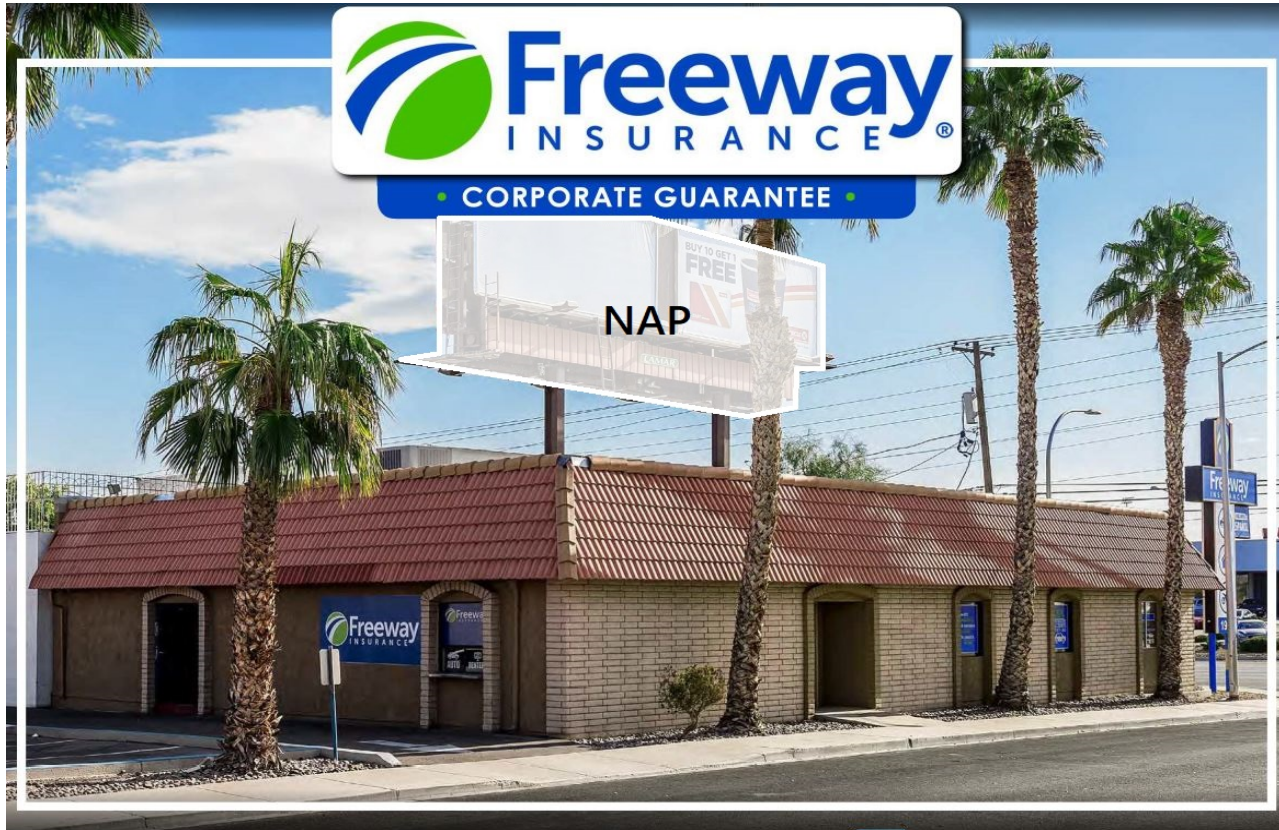


FOR SALE: +/-3,437 SF RETAIL/OFFICE INVESTMENT PROPERTY

\$999,999 | 6.7% cap | \$290/sf

1920 E. Sahara Ave. Las Vegas, NV. 89104



Excellent opportunity to acquire a single-tenant net-leased investment featuring a corporate-guaranteed Freeway Insurance location with just over two years of remaining lease term. Situated on the highly traveled E. Sahara Avenue corridor, the property offers stable in-place cash flow, outstanding visibility, and includes an adjacent on-site parking lot, providing added convenience, flexibility, and long-term value.

With the lease approaching expiration in just over two years, investors can enjoy reliable income today while preserving the opportunity for future owner-user occupancy, lease renewal, or re-tenanting. A rare chance to acquire a well-located freestanding asset with immediate cash flow and exceptional future upside in the heart of Las Vegas.



MAZZONE COMMERCIAL
LEASING | SALES | ACQUISITIONS

Chris Mazzone B.1002807
702-589-6252 | chris@mazzonecommercial.com
953 E Sahara #A30 Las Vegas NV. 89104

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DEMOGRAPHICS

Population

- 1-Mile Radius: 25,176
- 3-Mile Radius: 206,567
- 5-Mile Radius: 556,117

Median Household Income

- 1-Mile Radius: \$54,756
- 3-Mile Radius: \$46,225
- 5-Mile Radius: \$51,171



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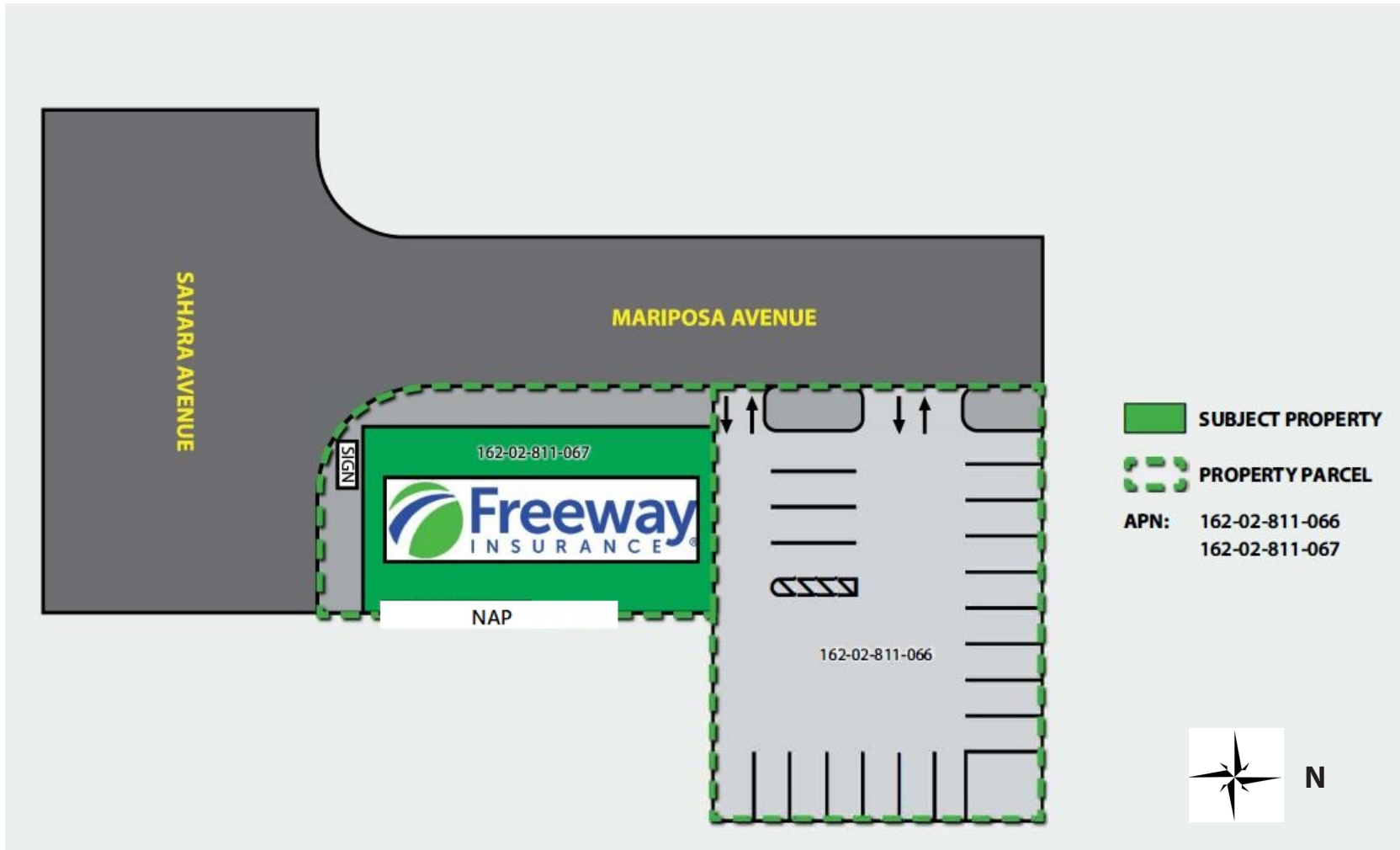
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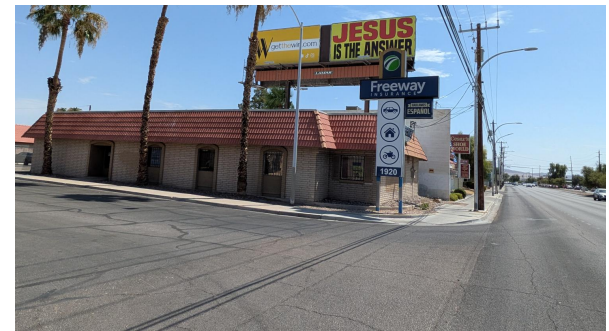
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Chri Mazzone

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1920 E Sahara as of 11/2026					
	SF	Rent MG	ANNUAL	Lease End	Notes
Freeway	3437	\$6,499.55	\$77,994.60	10/31/2028	3% ann. increases
Monthly rent		\$6,499.55			
Ann. Rent		\$77,994.60			
Ann.Expenses					
Taxes lot 1		\$3,143.00			
Taxes lot 2		\$878.00			
Insurance		\$5,028.00			
Reserve		\$2,000.00			
NOI		\$66,945.60			
CAP		6.7%			
Price		\$999,999.00			
PPSF		\$290.95			



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