

4000

W SAHARA AVE | FOR LEASE



 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

8708 SPANISH RIDGE AVE | SUITE 115, LAS VEGAS, NV 89148

DAVID BAUMAN, SIOR, CCIM

Principal

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NICOLE CLOVIS

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License: S.0193945

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W SAHARA AVENUE | LAS VEGAS, NV 89102



\$1.75 PSF NNN
Lease rate



±3,000 SF
Available Square Footage

PROPERTY HIGHLIGHTS

- CAM: \$0.25 PSF/ Mo.
- Fully renovated building
- Direct frontage and exposure along Sahara Ave. with over 55,500 CPD
- Shell space ready for customized tenant improvements

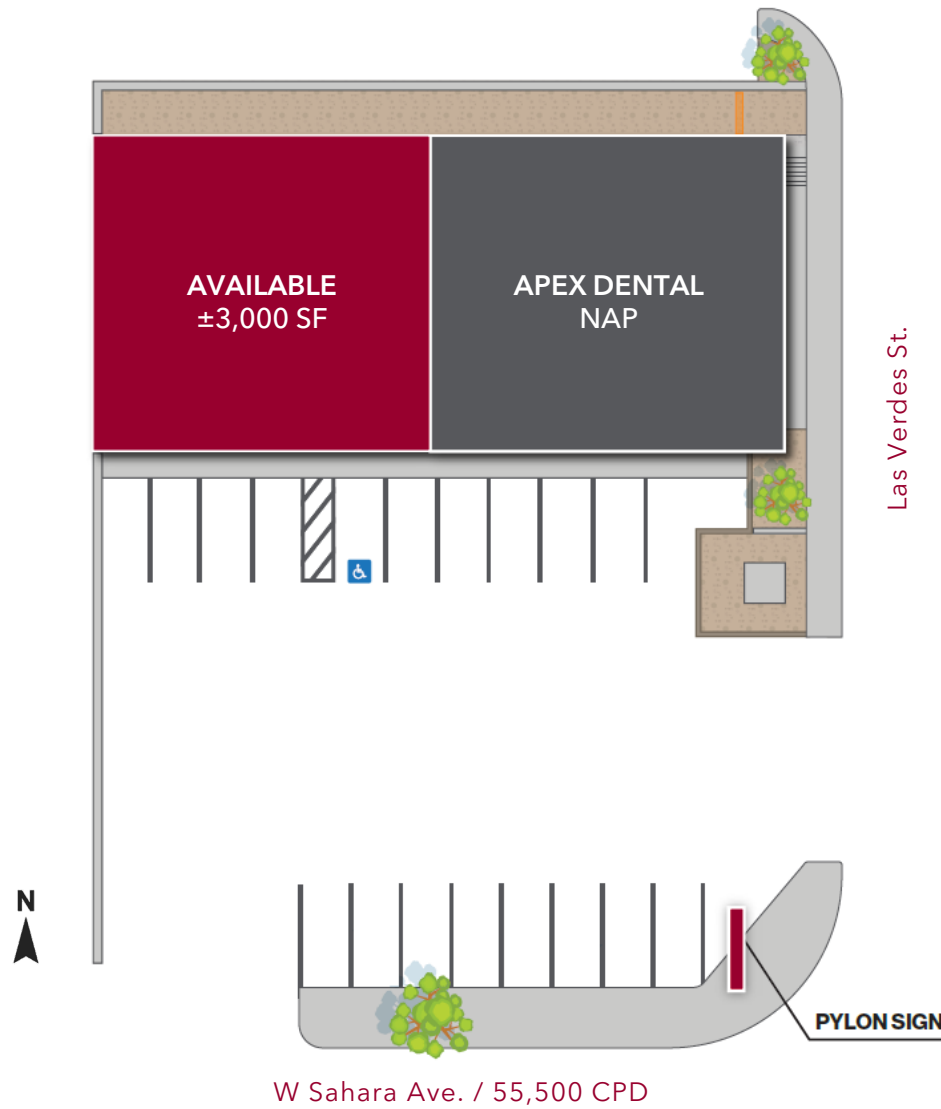


DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
2024 POPULATION	27,634	154,288	473,454
2024 AVERAGE HOUSEHOLD INCOME	\$69,364	\$77,447	\$73,156
2024 TOTAL HOUSEHOLDS	11,525	64,682	191,643

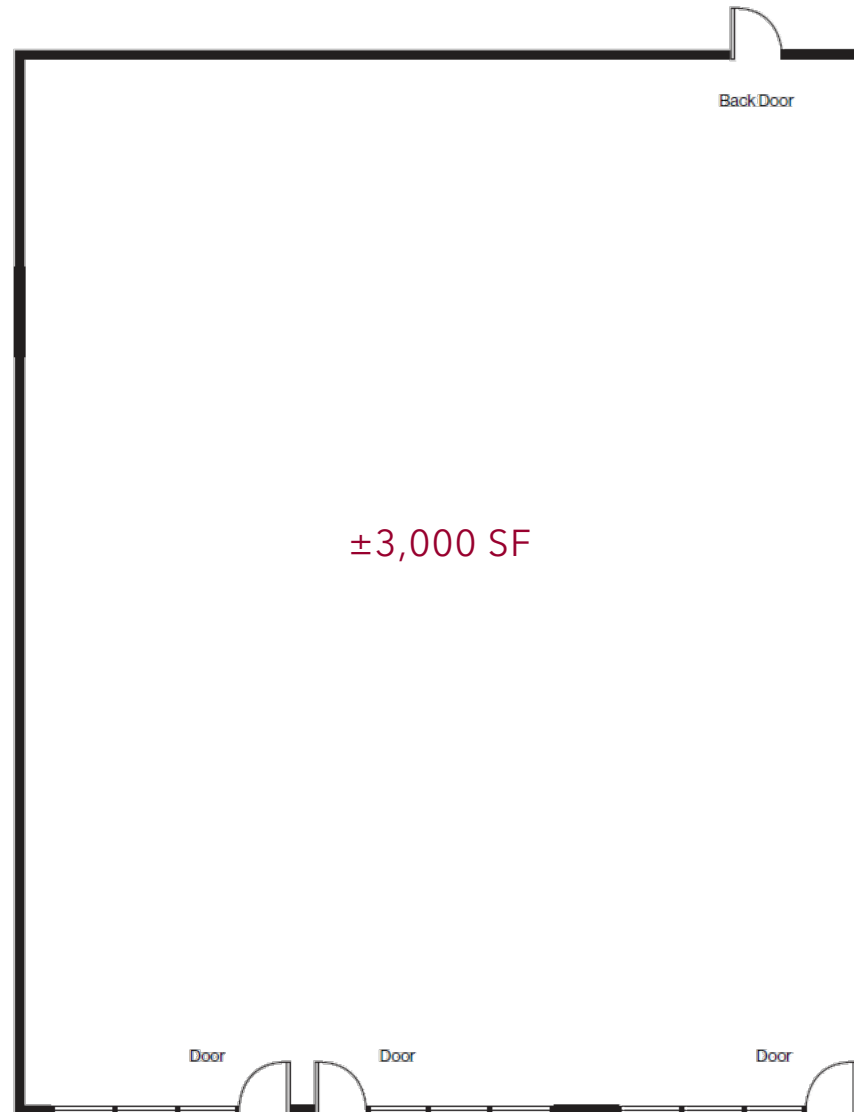
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FOR MORE INFORMATION, PLEASE REACH OUT TO OUR TEAM.

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LEE & ASSOCIATES OF LAS VEGAS | BS.1000716 | 8708 SPANISH RIDGE AVE, SUITE 115, LAS VEGAS, NV 89148

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