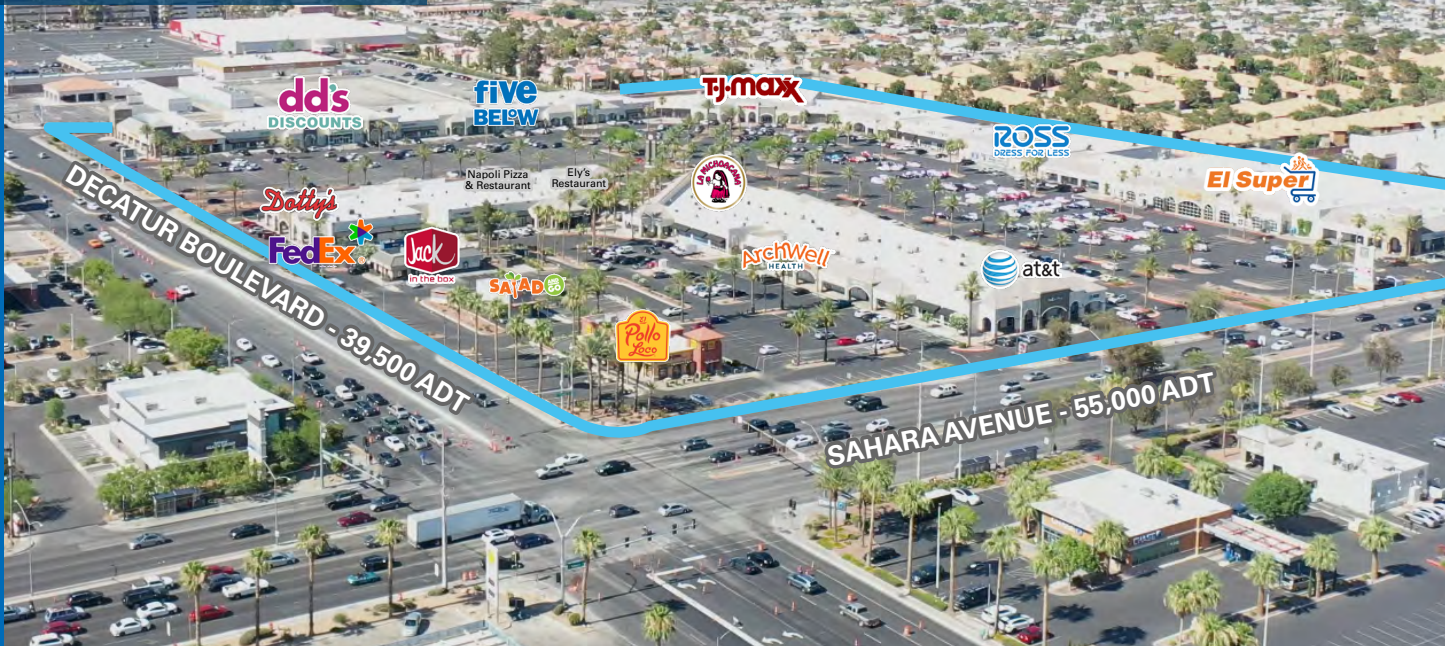


FOR LEASE

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PROPERTY DETAILS

4604-4760 West Sahara Ave, Las Vegas, Nevada 89102

- One of the Busiest Intersections in Las Vegas With Over 94,000 Cars Per Day
- Adjacent to New H-Mart Korean Market in Las Vegas
- Space Available: 1,580 SF up to 9,204 SF
- Lease Rate: \$3.00 to \$4.00/SF NNN
- NNN: \$0.52/SF
- Zoning: C-1 (City of Las Vegas)
- Join El Super, Five Below, DAISO, Domino's Pizza, FedEx Office, Dollar Tree, TJ Maxx, Ross, and More

TENANTS INCLUDE:



2025 DEMOS



EST. POPULATION

1 MILE » 26,164
3 MILE » 157,206
5 MILE » 476,151



EST. HOUSEHOLDS

1 MILE » 9,560
3 MILE » 63,544
5 MILE » 198,354

EST. AVERAGE
HH INCOME

1 MILE » \$70,088
3 MILE » \$93,117
5 MILE » \$86,163

NEWMARK



MOUNTAIN WEST

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COMMERCIAL REAL ESTATE

241 West Charleston Blvd, Ste 103

Las Vegas, NV 89102

Office 702.374.0211

www.newmarkmw.com

AVAILABLE SPACES

#	SF
4616-3	4,015
4724-1	1,580
4724-2	3,240
4726-1	9,204
4650-14	1,495
4750-6-9	3,665
4750-23-24	5,160
4750-25	3,514
4750-37	1,836
4750-38	4,644
4760-25	3,130

- AVAILABLE
- POTENTIAL RESTAURANT
- LEASED

DECATUR BOULEVARD - 39,500 ADT



SAHARA AVENUE - 55,000 ADT

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SAHARA PAVILLION NORTH

PLACER.AI DATA



Sahara Pavilion North ranks in the top 12% nationally for neighborhood retail centers with 3.9 million visits in 2024



Home to the second busiest El Super with just under 1 million visitors



Most visited number one Domino's Pizza in the state out of 60 118,000 visits



Hibbett Sports ranks number one out of five, with 73,000 visitors last year



One of the top ranking DD's Discount with 285 thousand visits



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