



CANYON GATE SHOPPING CENTER

8555 W SAHARA AVE, LAS VEGAS, NV 89103

A Prime Retail Opportunity in West Las Vegas

Canyon Gate Shopping Center is a thriving neighborhood retail center in one of the most sought-after trade areas in West Las Vegas. Spanning $\pm 122,071$ SF, the center is positioned at the signalized intersection of West Sahara Avenue and South Durango Drive, offering outstanding exposure and daily accessibility.

With one remaining $\pm 4,032$ SF second-generation space, this is a rare opportunity to join a well-performing, high-traffic center that serves both affluent nearby communities and dense commuter corridors.

The center draws consistent foot traffic from its long-established grocery anchor and surrounding retail synergy. Ample surface parking and access points support customer convenience, while pylon signage on two major frontages ensures strong brand visibility.

Located just minutes from major lifestyle destinations and key regional hubs, Canyon Gate Shopping Center is positioned to support high-volume, repeat business throughout the week.

FOR LEASE

STARTING BASE RENT
\$3.00 / SF, NNN

CAM
\$0.75 SF

SPACE AVAILABLE
 $\pm 4,032$

PROPERTY TYPE
RETAIL NEIGHBORHOOD CENTER

TOTAL GLA / ANCHOR GLA
 $\pm 122,071$ SF / $\pm 74,690$ SF

ZONING
C-2, CLARK COUNTY

YEAR BUILT
1996

LOT SIZE
 ± 7.57 AC

ANCHOR & KEY TENANTS
SMITH'S GROCERY STORE
STARBUCKS COFFEE
BLACK BEAR DINER
REBEL GAS C-STORE & GAS

PROPERTY SUMMARY

A PREMIER RETAIL DESTINATION WITH BUILT-IN CONSUMER DEMAND

Canyon Gate Shopping Center offers ±4,032 SF of second-generation retail space in a prime West Las Vegas corridor. Its hard-corner location, along with surrounding residential affluence and established anchor tenants, creates built-in demand and long-term leasing appeal.

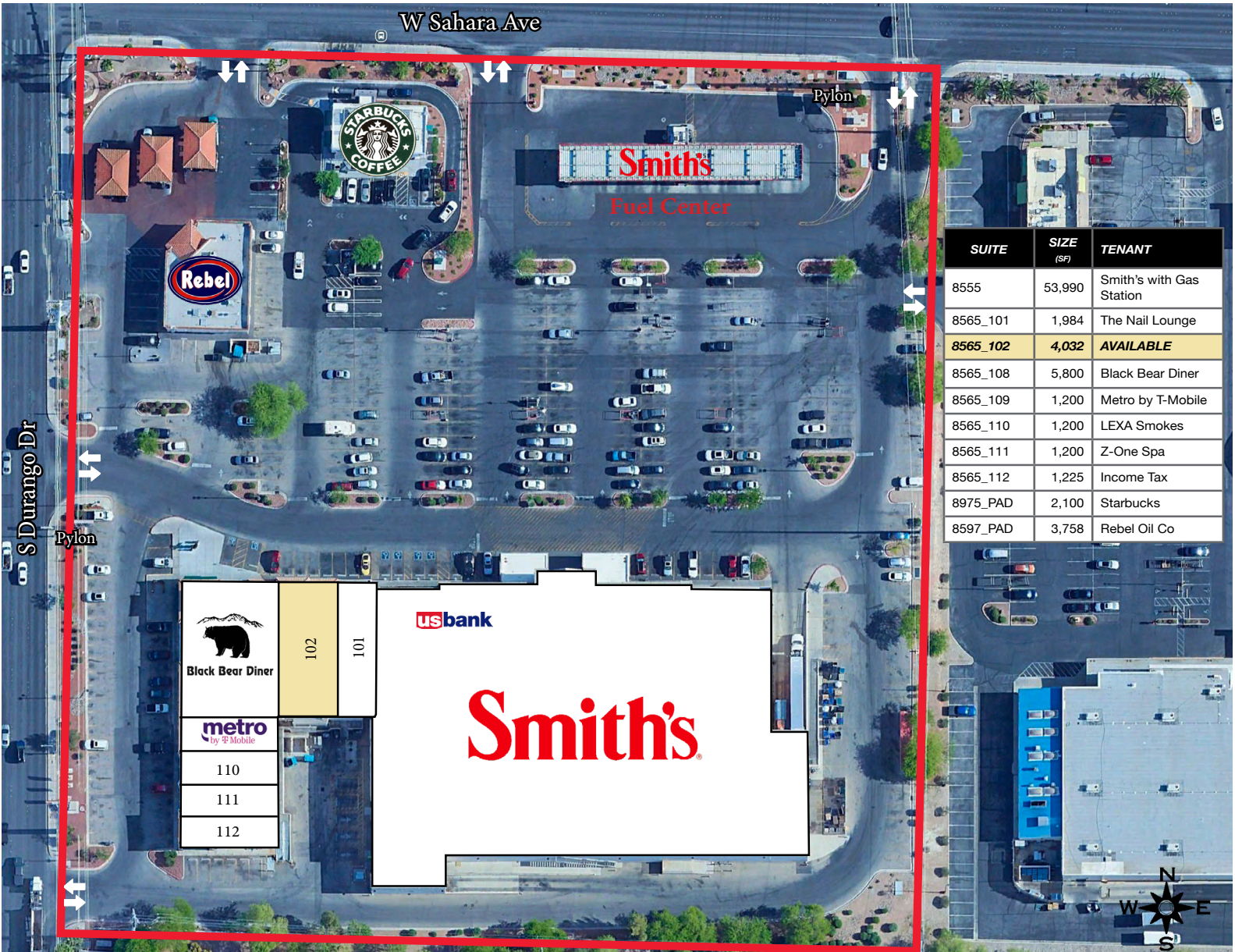
High Visibility & Strong Retail Synergy:

- **Strategic Corner Location** –605’ on Durango Dr & 610’ on Sahara Ave with dual pylon signage available.
- **Daily Customer Flow** – Surrounded by high-performing tenants that drive consistent visits throughout the day.
- **Recent Enhancements** – A newly added Smith’s Fuel Pad and Starbucks increase traffic and on-site activation.

Affluent Consumer Base & Proven Corridor:

- **Affluent Surroundings** – Located near Canyon Gate, The Lakes, and Peccole Ranch where household incomes exceed \$90,000.
- **Retail Density** – Minutes from Boca Park, Tivoli Village, and Downtown Summerlin—three of the area’s most active retail zones.
- **Diverse Tenant Mix** – The center’s blend of necessity-based and lifestyle retail creates a high-frequency shopping destination.

With a strong surrounding demographic and proven retail positioning, Canyon Gate Shopping Center is a standout leasing opportunity in Las Vegas.



WALKABILITY, ACCESSIBILITY AND TRANSIT CONNECTIVITY

Prime Walkability: Walk Score 71 (Very Walkable) – Ideal for businesses seeking strong pedestrian activity, drawing foot traffic from nearby residential and commercial areas.

Commuter Convenience: Transit Score 37 (Some Transit) – Access to multiple RTC bus routes enhances convenience for customers and employees. Proximity to West Sahara Ave & South Durango Drive ensures easy access for drivers, cyclists, and public transit users alike.

Regional Access: Just 10 minutes from the Las Vegas Strip and 15 minutes from Harry Reid International Airport, positioning tenants at the center of one of Las Vegas’ strongest retail corridors.



AREA HIGHLIGHTS

Canyon Gate Shopping Center is located in one of Las Vegas' most established and well-trafficked retail corridors, surrounded by regional shopping hubs, essential services, and dense residential communities.

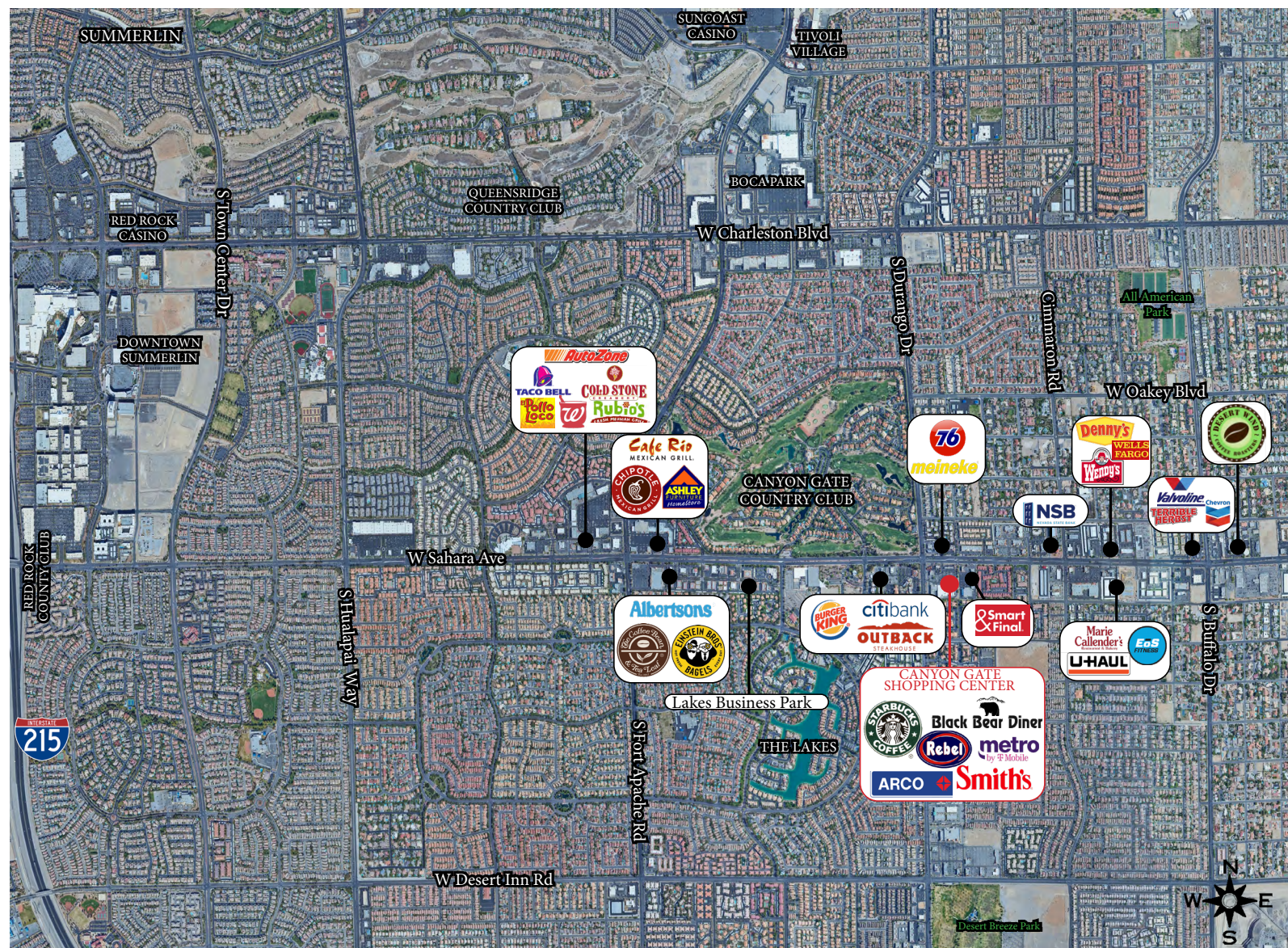
Trade Area Strength:

- **Retail Density:** Near Boca Park, Tivoli Village, and Crossroads Commons—Las Vegas retail staples.
- **Affluent Households:** Serves Canyon Gate Country Club, The Lakes, and Peccole Ranch—areas known for strong discretionary spending.
- **Consistent Activity Drivers:** Grocery anchors, banks, fuel stations, and gyms support steady local and commuter traffic.

Nearby Retailers & Services:

- **Big-Box & Grocery Anchors:** Smith's, Smart & Final, Whole Foods, Target
- **Quick-Serve & Dining:** Black Bear Diner, Starbucks, Chipotle, Panera Bread, In-N-Out Burger, Raising Cane's
- **Lifestyle & Fitness:** EOS Fitness, Regal Cinemas, Tivoli & Boca Park dining/nightlife
- **Essential Services:** Banking, medical, auto, and business services

This corridor supports strong consumer activity across all hours and days, offering a reliable foundation for retail success.



Prime Retail Location with Exceptional Traffic Exposure

Canyon Gate Shopping Center benefits from its hard-corner location at W Sahara Ave & S Durango Dr, one of the busiest intersections in West Las Vegas. The site offers unmatched visibility to both commuter and local traffic.

- 67,000+ vehicles per day traverse the intersection.
- Multiple access points and turn lanes make ingress and egress seamless.
- Pylon signage opportunities on both Sahara and Durango ensure strong tenant visibility.

Strong Consumer Demand & Retail Synergy

- Minutes from Boca Park, Tivoli Village, and Downtown Summerlin, all high-income, high-traffic destinations.
- Surrounded by national retailers like Smart & Final, CVS, Chick-fil-A, McDonald's, Planet Fitness, and more.
- Close to office parks, medical centers, and service businesses, generating steady weekday and weekend traffic.
- Located along key commuter routes, attracting errand-based and lifestyle-driven shoppers alike.

Canyon Gate offers retailers a rare combination of visibility, traffic, and co-tenancy in one of Las Vegas' top-performing trade areas.

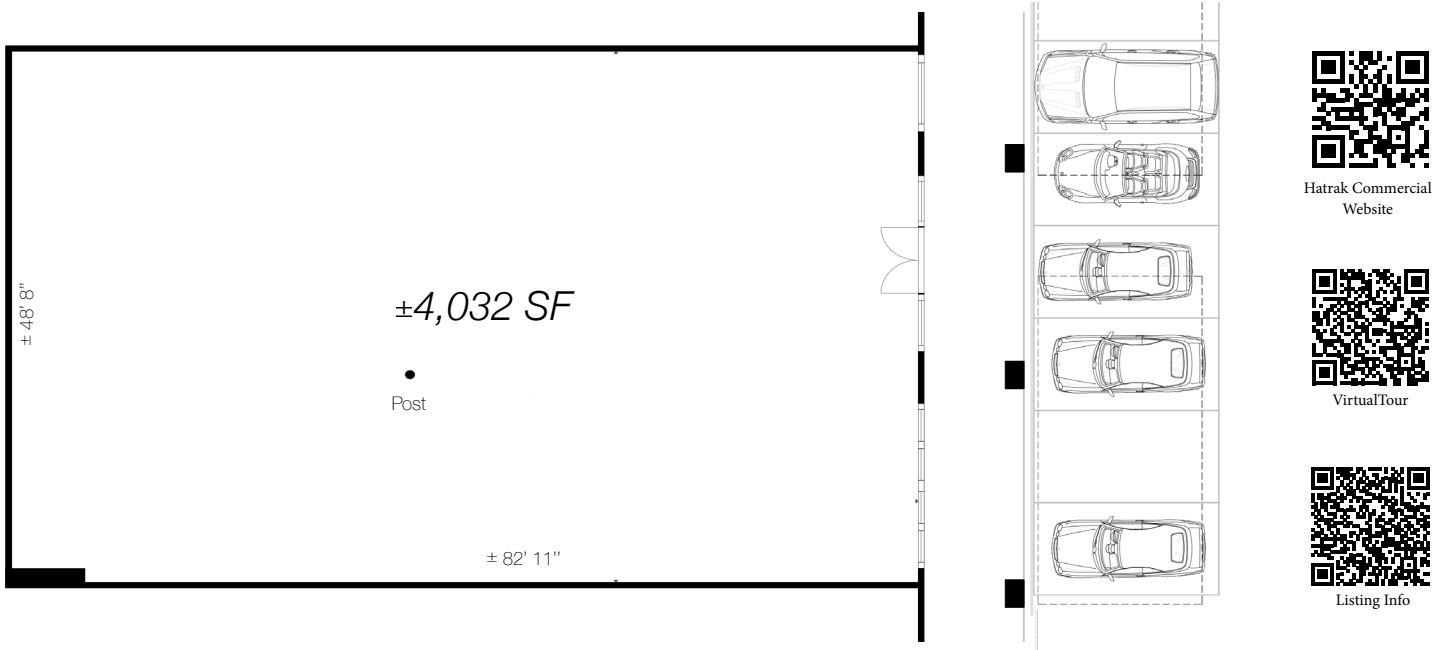


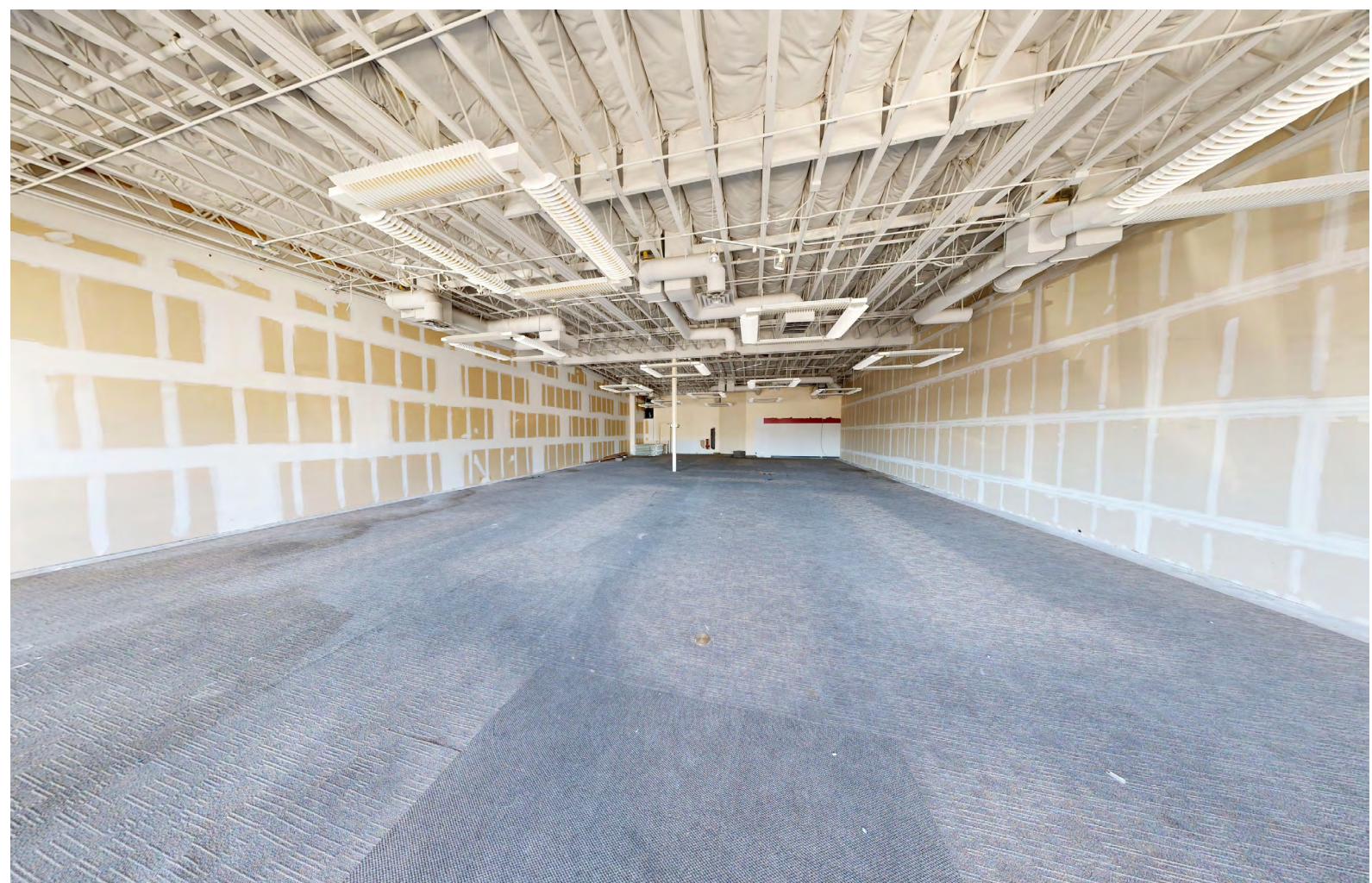
SUITE 102:

Versatile, Light-filled Shell Space - Ready For Transformation

- 4,032 SF (Approx. 82'11" D x 48'8" W)
- ±49 feet of storefront glass provides natural light and strong street visibility.
- Nearly 14 feet of clear height to rafters, with additional height to the deck.
- Flexible layout ideal for retail, showroom, office, or specialty use.
- Landlord open to tenant improvement discussions for qualified uses and lease terms

Now is the time to secure one of the last remaining opportunities in a fully occupied center located in a high-growth, high-demand corridor.







Your Direct Point of Contact:



Rob Hatrak

Owner | Broker • Hatrak Commercial

NV LIC #: B.144920.CORP, PM.168447.BKR

702.271.3520 • rob@hatrak.com

Hatrak Commercial

626 S 3rd St, Ste 100, Las Vegas, NV 89101 702-826-0050

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