

Sahara West Plaza

4601 West Sahara Avenue
Las Vegas, NV 89102



Retail Suites For Lease

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Property highlights

- Excellent street visibility
- Marquee signage with reader board
- High traffic count of ±50,000 vehicles per day
- Located just East of Decatur Blvd. with street exposure on West Sahara Avenue
- The property is less than 2.8 miles to the I-15 Freeway via Sahara Avenue

Leasing details



±1,000 - ±1,540 sf

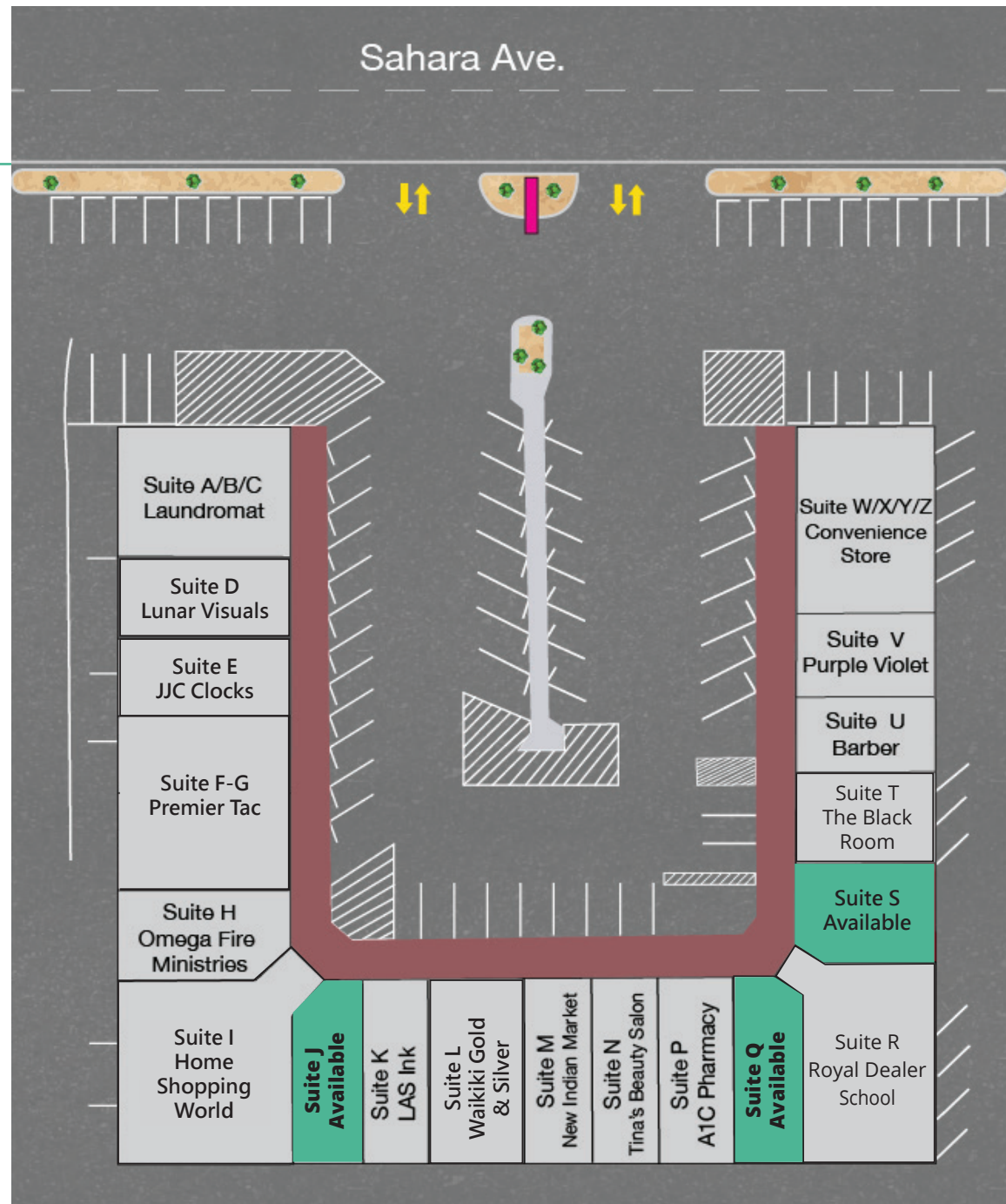


\$1.10 - \$1.25 psf NNN
\$0.48 psf CAM



Site plan

Tenant	Suite	Sq. Ft.	Rate
Laundromat	A/B/C		
Lunar Visuals	D		
JJC Clocks	E		
Premier Tac	F-G		
Omega Fire Ministries	H		
Home Shopping World	I		
AVAILABLE	J	1,523 sf	\$1.10 psf
LAS Ink Tattoo	K		
Waikiki Gold & Silver	L		
New India Market	M		
Tina's Beauty Salon	N		
A1C Pharmacy	P		
AVAILABLE	Q	1,540 sf	\$1.10 psf
Royal Dealer School	R		
AVAILABLE	S	1,000 sf	\$1.25 psf
The Black Room	T		
1st Class Barbershop	U		
Purple Violet	V		
Convenience Store	W/X/Y/Z		



Property photos



Demographics

Population

	1 Mile	3 Mile	5 Mile
2025 Estimated Population	30,079	155,827	479,585
2030 Projected Population	29,518	154,089	478,919
Projected Annual Growth 2025 to 2030	-0.4%	-0.2%	-

Households

2025 Estimated Households	11,834	64,223	199,428
2030 Projected Households	11,818	64,410	201,860
Projected Annual Growth 2025 to 2030	-	-	0.2%
2025 Est. Median Age	36.1	38.5	38.9

Household Income

2025 Est. Average Household Income	\$70,799	\$93,004	\$85,365
2025 Est. Median Household Income	\$54,892	\$66,353	\$62,617

Education

2025 Est. Some College	20.3%	21.2%	22.0%
2025 Est. Bachelor Degree Only	11.2%	14.8%	15.0%

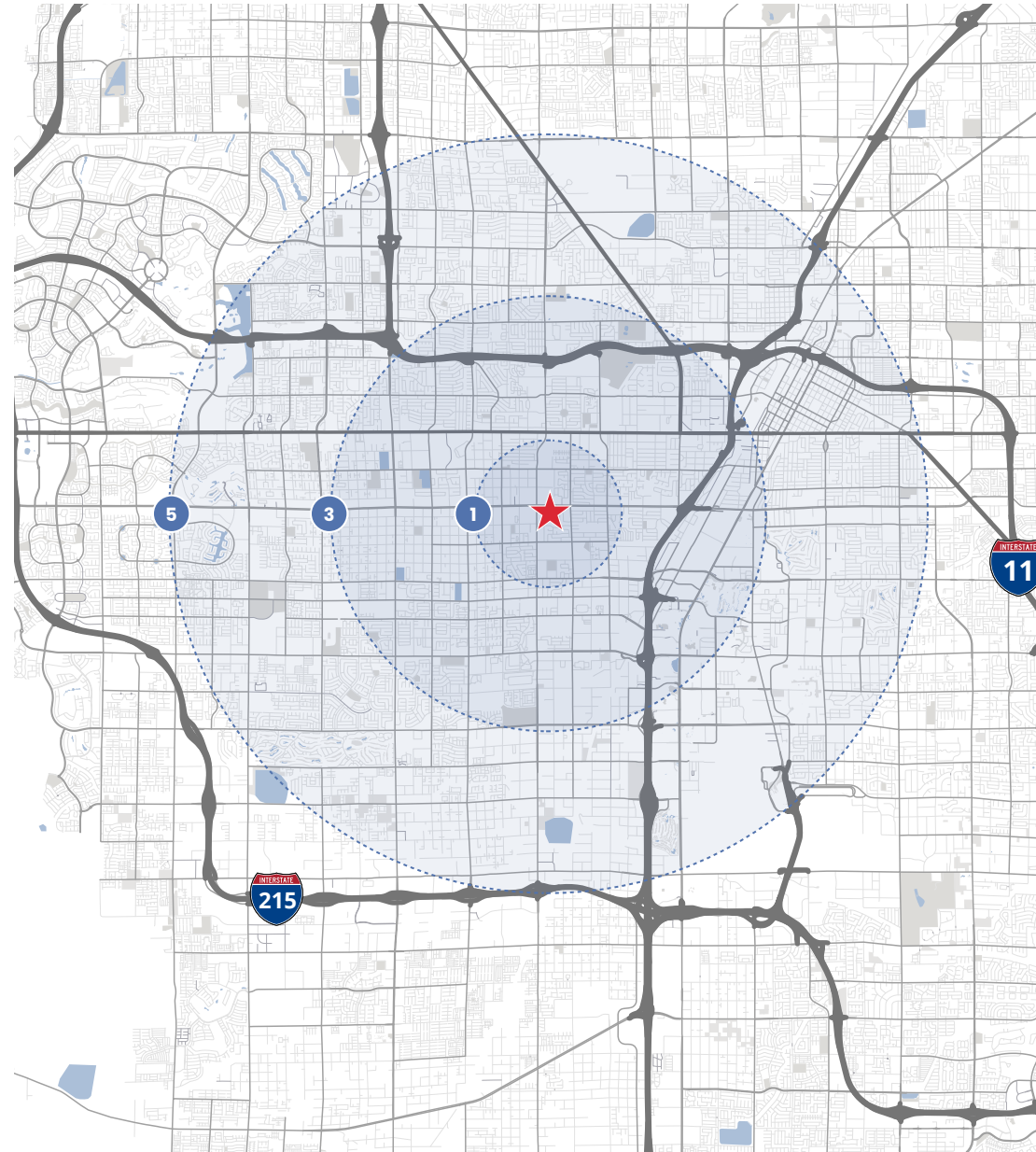
Workforce

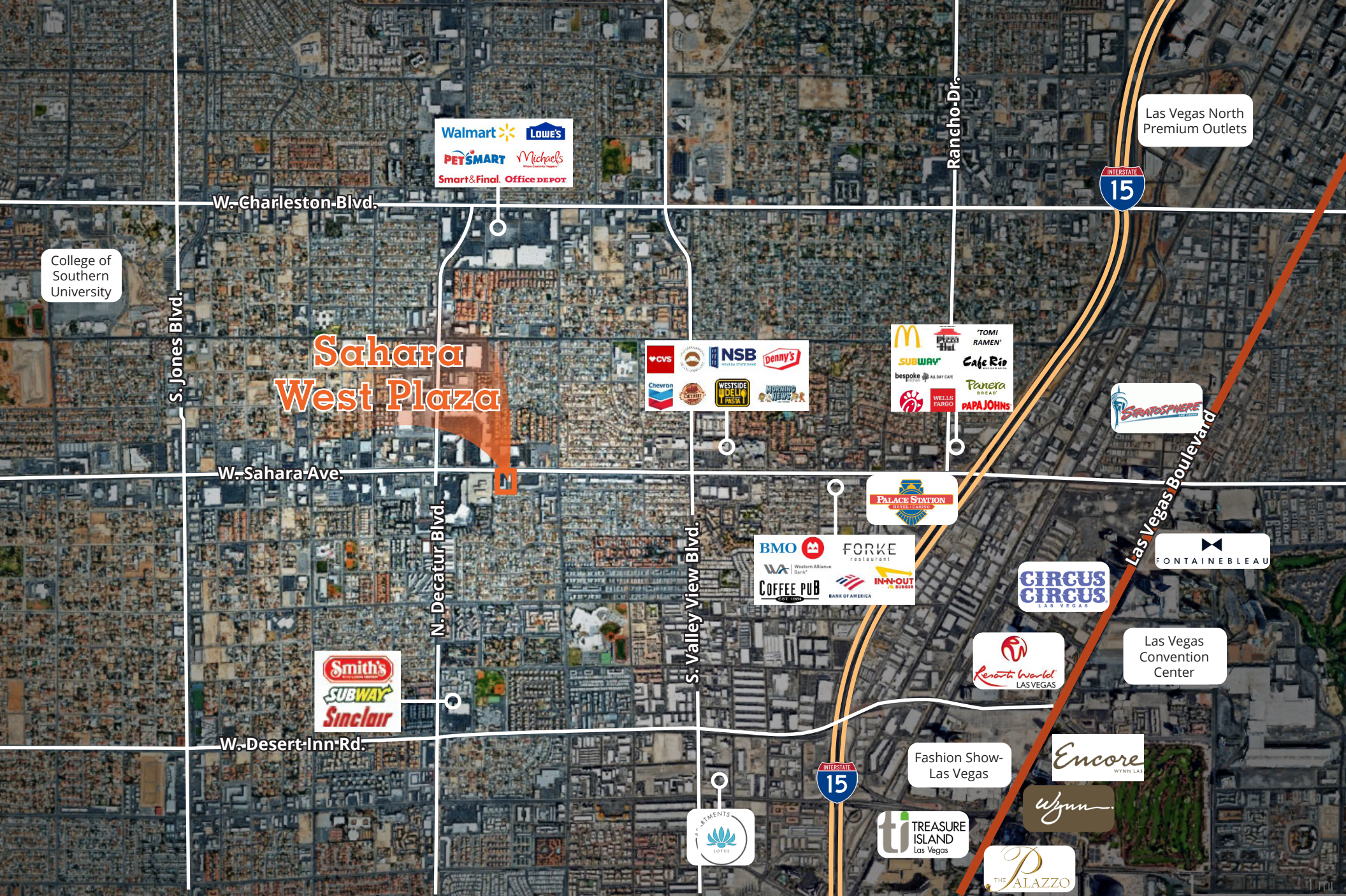
2025 White Collar Workers	39.9%	47.4%	48.6%
2025 Blue Collar Workers	60.1%	52.6%	51.4%

Traffic counts



Sahara Avenue **±50,000 vpd**





Contact us



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