

THE FOUNTAINS

6135 & 6145 W Sahara Ave, Las Vegas, NV 89146

AVAILABLE
For Lease



KW Commercial

a division of Keller Williams Realty Las Vegas

Las Vegas, Nevada 89102 (Clark County) - West Las Vegas Submarket

Each office is independently owned and operated.

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NV#: S.183946



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Property Highlights

- ±19,350 square foot inline strip center
- Property Fronts Sahara Avenue, a major East-West section line road minutes from Interstate 15 Sahara on ramp.
- Heavy traffic intersection with Terrible Herbst gas stations on opposite corners
- Large pylon signs fronting Sahara and Jones

Property Description

6135 and 6145 W Sahara Avenue is part of the Fountains shopping Center, a six building subdivision located in the West Las Vegas Submarket. The property is situated on 1.73 acres in the West Las Vegas submarket at the intersection of Sahara and Jones with over 66,000 vehicles per day. The property has a strong tenant mix and benefits from two large pylons signs.

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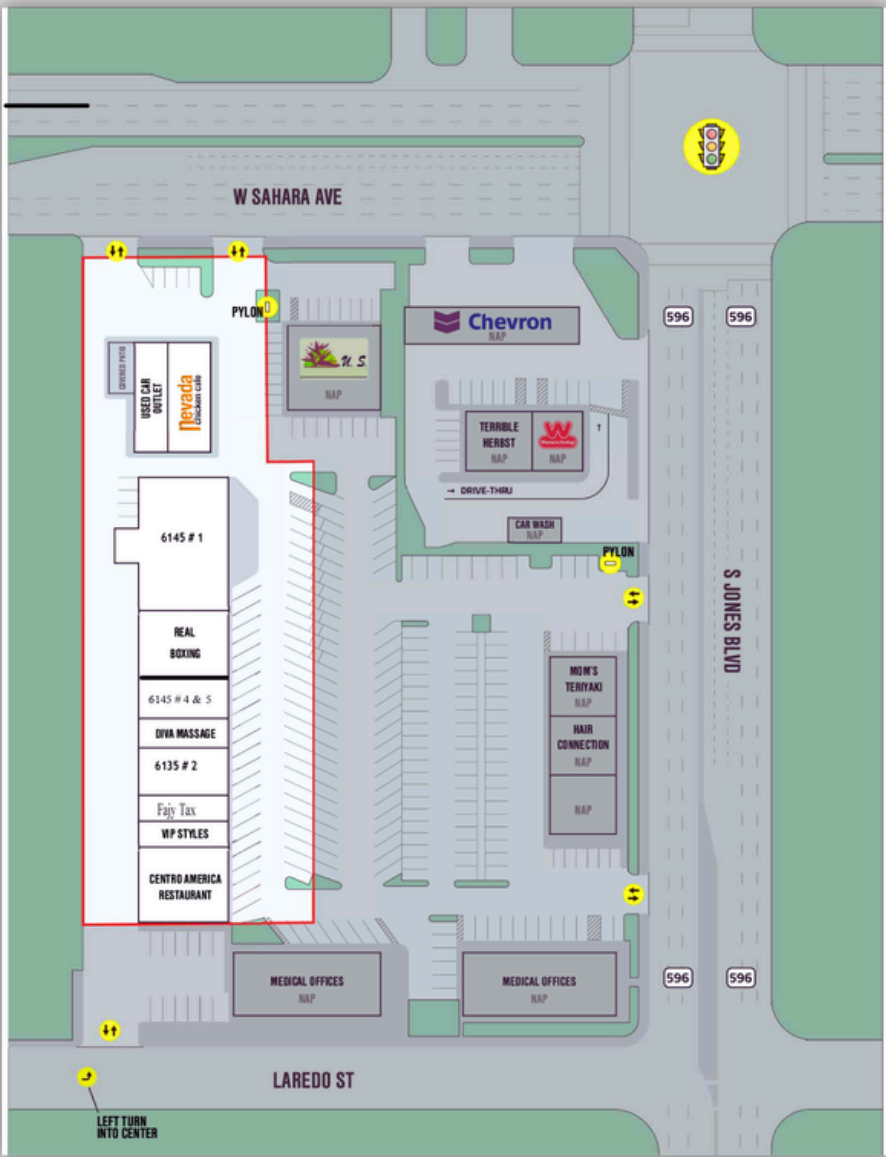
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SUITE SIZE LEASE RATE

6145 # 1 5,700 square feet \$2.00 PSF NNN

6145 # 4 & 5 2,095 square feet \$1.45 PSF NNN

6135 # 2 2,400 square feet \$1.60 PSF NNN



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Population 1 Mile 3 Miles 5 Miles

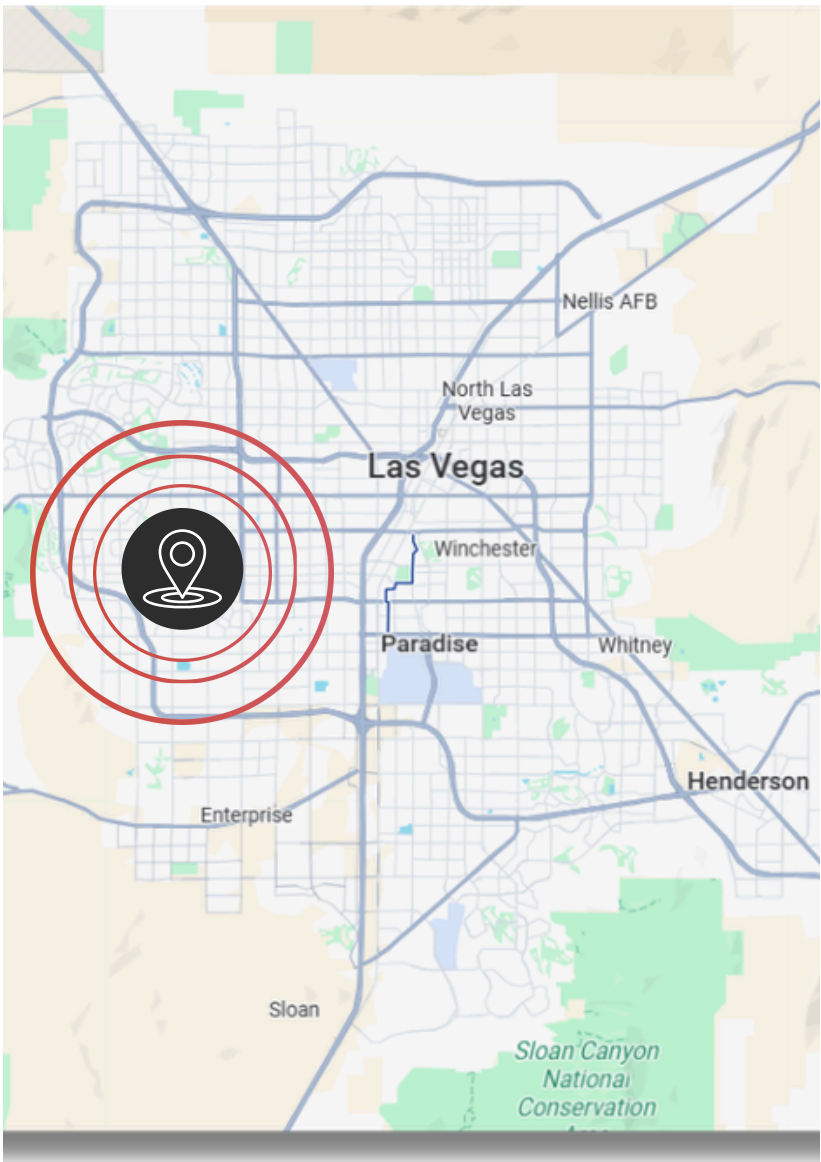
Population	12,079		202,440		469,370	
Population male	5,891	48.77%	99,704	49.25%	233,879	49.83%
Population female	6,188	51.23%	102,736	50.75%	235,491	50.17%
Population age 0-4	650	5.38%	13,551	6.69%	30,320	6.46%
Population age 5-9	744	6.16%	15,452	7.63%	34,815	7.42%
Population age 10-14	644	5.33%	13,122	6.48%	29,912	6.37%
Population age 15-19	605	5.01%	11,955	5.91%	27,307	5.82%
Population age 20-24	656	5.43%	12,269	6.06%	28,047	5.98%
Population age 25-29	708	5.86%	12,739	6.29%	29,264	6.23%
Population age 30-34	707	5.85%	13,111	6.48%	30,382	6.47%
Population age 35-39	700	5.80%	13,735	6.78%	32,236	6.87%
Population age 40-44	728	6.03%	14,298	7.06%	34,003	7.24%
Population age 45-49	816	6.76%	14,890	7.36%	35,414	7.55%
Population age 50-54	848	7.02%	13,847	6.84%	33,198	7.07%
Population age 55-59	897	7.43%	12,759	6.30%	30,337	6.46%
Population age 60-64	910	7.53%	11,128	5.50%	26,174	5.58%
Population age 65-69	810	6.71%	9,162	4.53%	21,464	4.57%
Population age 70-74	665	5.51%	7,113	3.51%	16,464	3.51%
Population age 75-79	463	3.83%	5,243	2.59%	11,970	2.55%
Population age 80-84	257	2.13%	3,436	1.70%	7,772	1.66%
Population age 85+	271	2.24%	4,630	2.29%	10,291	2.19%
Population White	8,1516	7.48%	114,853	56.73%	266,875	56.86%
Population Black	969	8.02%	16,956	8.38%	52,724	11.23%
Population Am In/AK Nat	8	0.07%	472	0.23%	1,063	0.23%
Population Hawaiian/PI	27	0.22%	611	0.30%	1,506	0.32%
Population Multirace	1,759	14.56%	50,277	24.84%	101,737	21.68%
Population Hispanic	3,061	25.34%	85,662	42.31%	169,738	36.16%

Housing 1 Mile 3 Miles 5 Miles

Housing Units	5,686		91,511		234,088	
Owner Occupied Housing Units	2,732		37,265		86,055	
Renter Occupied Housing Units	2,303		42,212		103,103	
Vacant Housing Units	651		12,034		44,930	
Occupied Housing Units	5,035		79,477		189,158	

Income 1 Mile 3 Miles 5 Miles

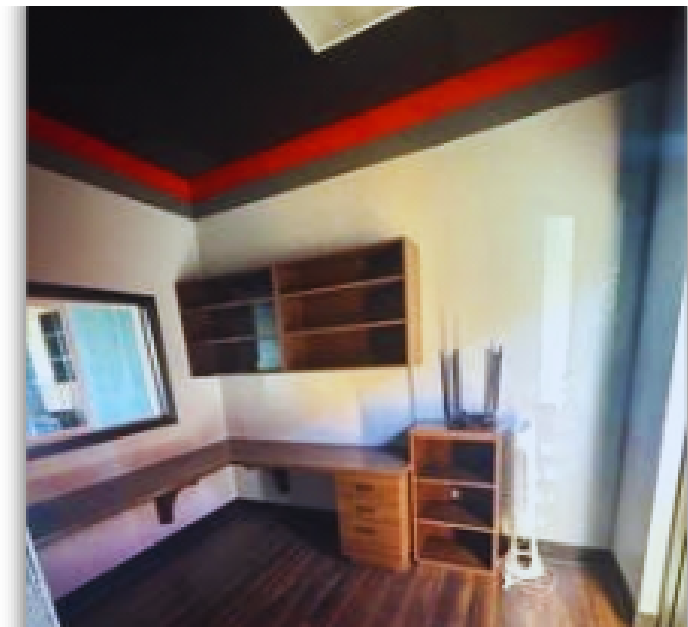
Median Household Income	\$52,141		\$49,053		\$51,383	
Household Income	262		4,843		11,589	
Household Income	143		3,589		8,315	
Household Income	157		4,148		8,868	
Household Income	313		5,147		10,983	
Household Income	217		5,036		11,578	
Household Income	245		5,227		12,152	
Household Income	287		4,354		9,792	
Household Income	288		4,825		11,190	
Household Income	129		3,663		8,358	
Household Income	401		7,464		17,809	
Household Income	490		8,890		21,187	
Household Income	474		8,296		20,687	
Household Income	353		4,761		11,898	
Household Income	223		2,135		5,915	
Household Income	440		2,003		5,288	
Household Income	281		2,017		6,424	



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GET IN TOUCH TO LEARN MORE
ABOUT THIS PROPERTY

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