



For Lease

Sahara West Plaza

4601 West Sahara Avenue, Las Vegas, NV 89102

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**AVISON
YOUNG**

Property Highlights

4601 West Sahara Ave., Las Vegas, NV 89102

- ±1,000 - 1,540 sf Retail space available
- Excellent street visibility
- Marquee signage with reader board
- High traffic count of ±37,000 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
- **Asking Rate:** \$1.10 PSF NNN
- \$0.48 PSF Estimated CAM's



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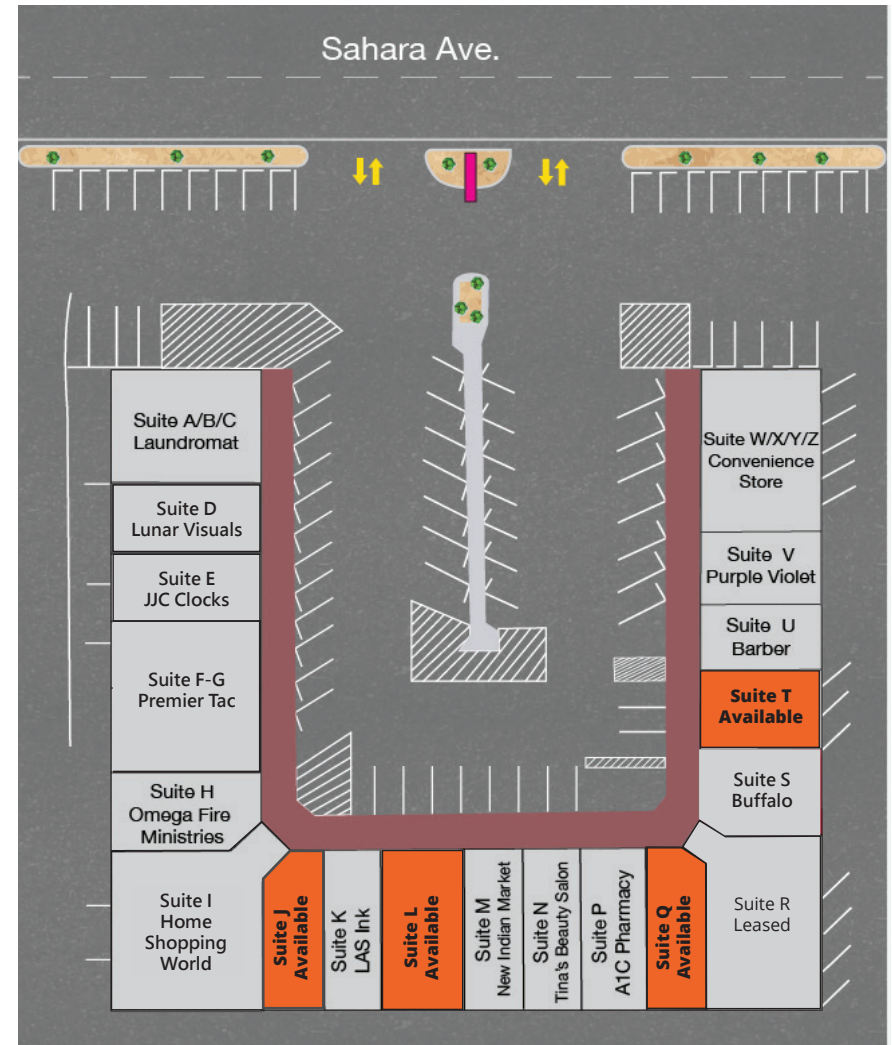
Demographics

 Total Population	1-mile 30,996	3-miles 155,026	5-miles 473,433
 Median HH Income	1-mile \$46,510	3-miles \$54,162	5-miles \$52,497
 Median Home Value	1-mile \$344,024	3-miles \$371,911	5-miles \$368,509
 Total Households	1-mile 11,358	3-miles 60,663	5-miles 188,741
 Average Size Household	1-mile 2.7	3-miles 2.5	5-miles 2.5

Site Plan

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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		
AVAILABLE	L	1,200 sf	\$1.10 psf
New India Market	M		
Tina's Beauty Salon	N		
A1C Pharmacy	P		
AVAILABLE	Q	1,540 sf	\$1.10 psf
Leased	R		
Buffalo	S		
AVAILABLE	T	1,000 sf	\$1.10 psf
1st Class Barbershop	U		
Purple Violet	V		
Convenience Store	W/X/Y/Z		



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