

# For Lease Sahara Pavilion South

2500 - 2650 S. Decatur Boulevard, Las Vegas, NV 89102



Newmark  
Knight Frank



## 39,641 SF Anchor Space Available On Sahara & Decatur

**Building Type:** Anchored Retail Center

**Space Available:** 1,840 - 39,641 SF

**Lease Rate:** \$1.00 - \$2.75/SF/mo. NNN

**NNN:** \$0.40/SF/mo.

**Zoning:** C-2 (Clark County)

**Cross Streets:** SEC of Sahara Ave. & Decatur Blvd.

Sahara Pavilion South is a large anchored retail center located at one of the busiest intersections in the Las Vegas valley. Approximately 89,500 cars pass each day, and more than 165,000 residents live within a three mile radius. The center benefits from its numerous national tenants including Chase Bank, Starbucks, Chipotle, Einstein Bros. Bagels and more.

Surrounding national retailers include El Super Grocery, TJ Maxx, Dollar Tree, Ross, Goodwill, TGI Fridays, Panda Express and McDonalds, just to name a few.

- ◆ 39,641 SF anchor space coming available - top position pylon signage
- ◆ Dignity Health opened a new 60,000 SF neighborhood hospital directly adjacent to the shopping center on the northwest corner of Sahara Ave. & Decatur Blvd.
- ◆ Dense surrounding population and daytime employment
- ◆ Centrally located- both the I-15 and US-95 are less than two miles from the center to east and north, respectively



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## Decatur Boulevard



## Demographics

### Population

1 mile radius	30,859 people
3 mile radius	165,338 people
5 mile radius	491,437 people

### Annual HH Income

1 mile radius	\$53,348
3 mile radius	\$60,705
5 mile radius	\$59,546

\*2020 Estimated Demographics

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