

# 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.

### Join the following Tenants:



- ◆ 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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Procuring broker shall be entitled to a commission calculated in accordance with the rates approved by our principal only if such procuring broker executed a brokerage agreement acceptable to us and our principle and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

[www.ngkf.com/retail](http://www.ngkf.com/retail)

# For Lease

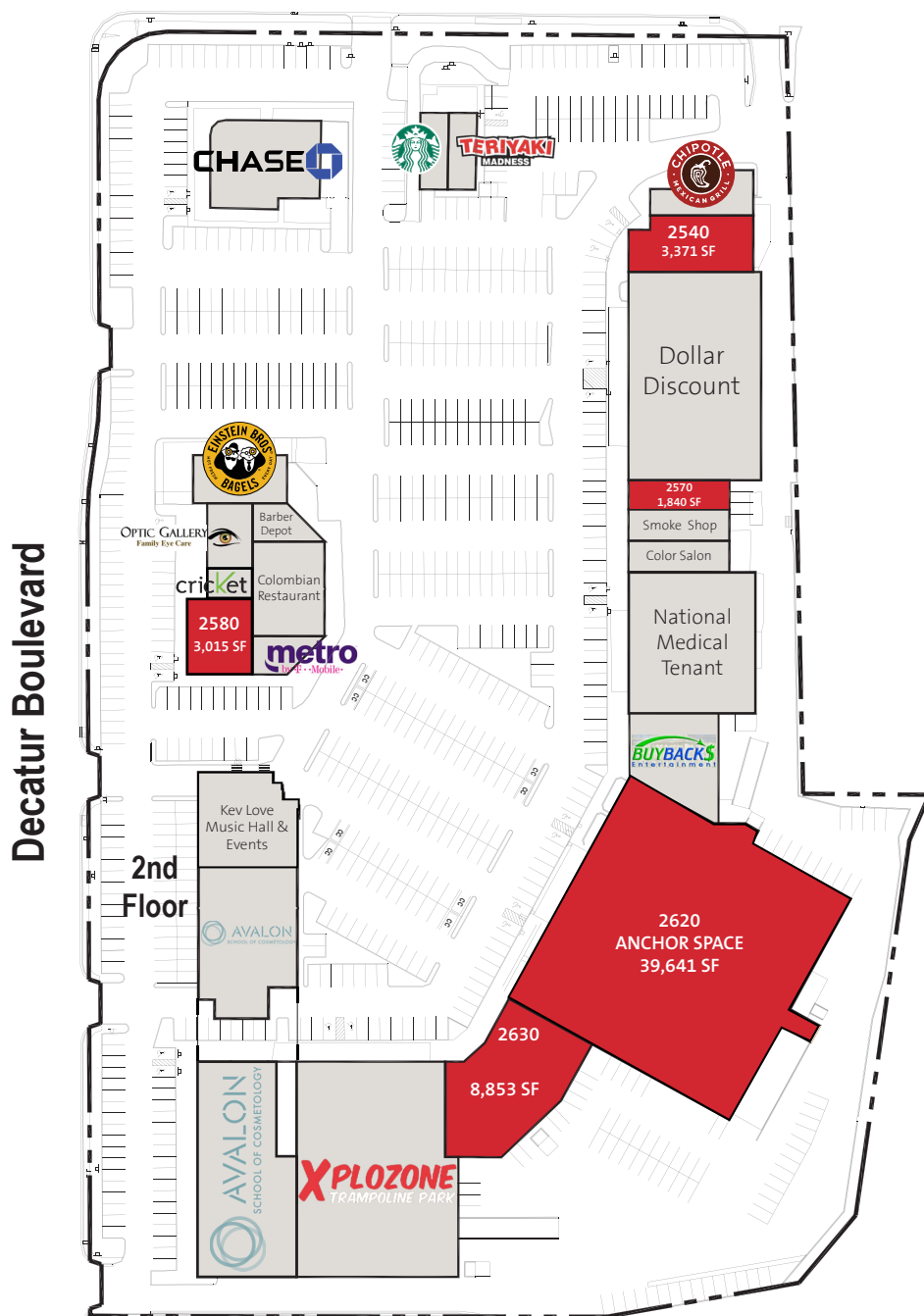
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### Sahara Avenue



### 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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