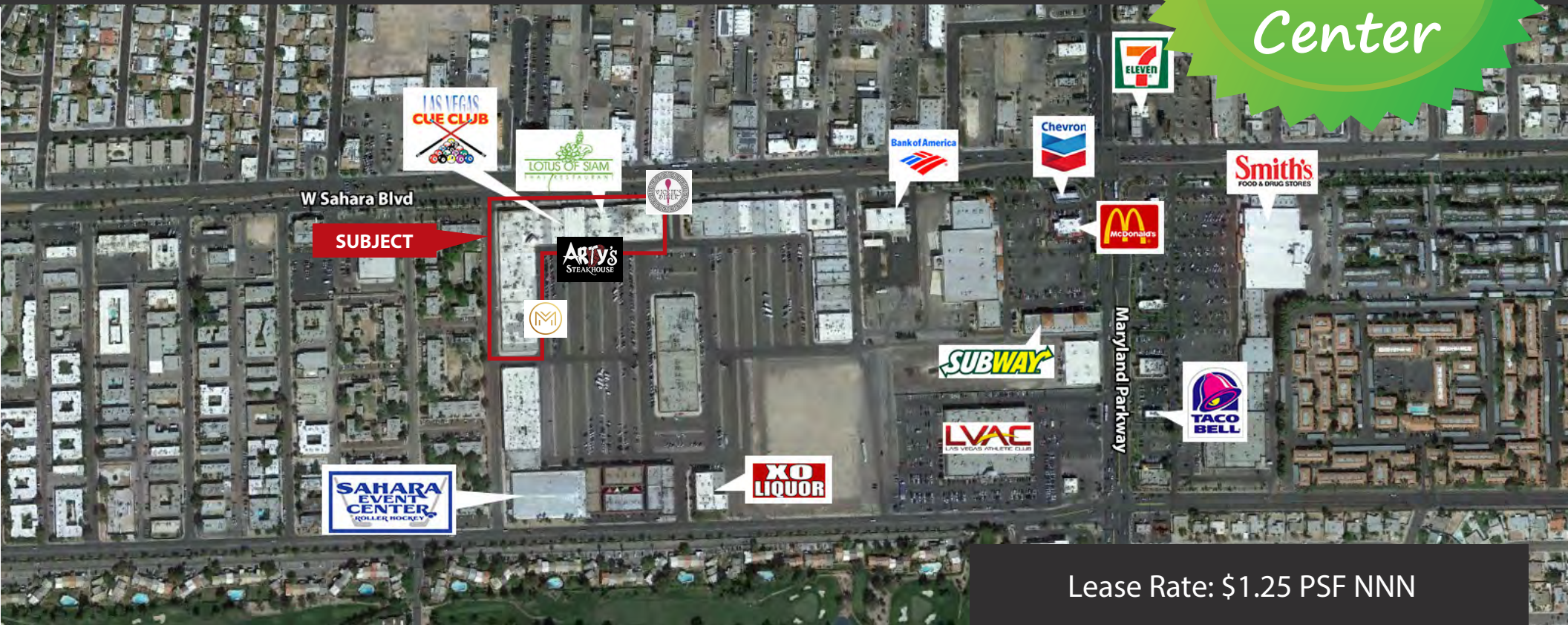


**FOR LEASE - THE PAVILION AT COMMERCIAL CENTER**  
**±1,000 to ±5,675 SF of Retail Space**  
953 E Sahara Ave, Las Vegas, Nevada 89104

*The  
Commercial  
Center*



**Lease Rate: \$1.25 PSF NNN**

**APN:** 162-10-510-002

**Zoning:** (C-2) General Commercial

- Sahara Frontage
- Pylon signage
- Abundant parking
- High traffic volume
- End cap space available
- Clark county

**MOTIVATED OWNERSHIP READY TO MAKE DEALS!**

Come join an eclectic group of Tenants in the revitalized Commercial Center. Located on the SWC of the busy Sahara and Maryland Pkwy. Centrally located with easy access to the 15 Fwy, Las Vegas Blvd, and not to mention plenty of shopping and some of the best restaurants in the Valley. The building offers Sahara frontage, abundant parking, and pylon signage easily seen from Sahara Ave. Retail and built out dental space/end cap is available. Call for special lease incentives!



**MAZZONE COMMERCIAL**  
LEASING | SALES | ACQUISITIONS

**Chris Mazzone B.1002807**  
Office: 702.307.4925 | Cell: 702.589.6252 | [chris@mazzonecommercial.com](mailto:chris@mazzonecommercial.com)  
900 Karen Ave Ste C-219 | Las Vegas, Nevada | 89109

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Last Revised: Oct 06/20



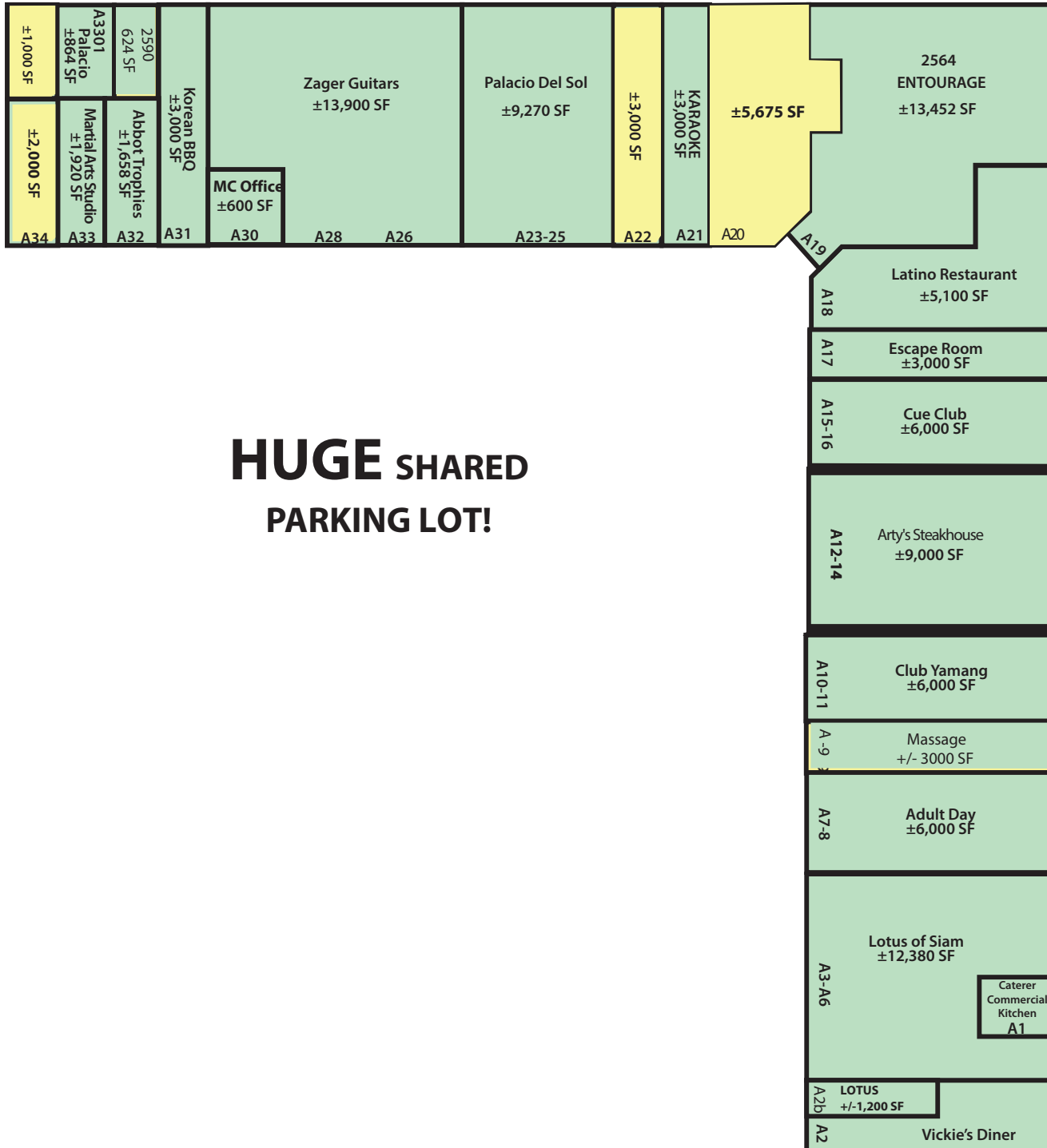
**FOR LEASE - THE PAVILION AT COMMERCIAL CENTER**  
**±1,000 to ±5,675 SF of Retail Space**  
953 E Sahara Ave, Las Vegas, Nevada 89104

**Historical**  
**Commercial Center**

- ***New Businesses***
- ***New Roof***
- ***New Paint***
- ***Great Tenant Mix***
- ***50,000 VPD***
- ***Pylon Signage Available***
- ***Redevelopment Area***
- ***ARTISTS WELCOME!***
- ***High Demand***



STATE ST.



**HUGE SHARED  
PARKING LOT!**

SAHARA AVE.