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# FOR LEASE

## 525 E. SAHARA AVENUE

  
**GATSKI**  
COMMERCIAL  
REAL ESTATE SERVICES

  
An Affiliate of  
**SPERRY**  
REAL ESTATE SERVICES



# 525 E. SAHARA AVENUE | LAS VEGAS, NV | 89104

525-531 E Sahara Ave consists of 4,400 SF GLA of Freestanding Retail located in the Central East Las Vegas Submarket.



- +/-1,900 SF Available For Lease
- Built: 1980
- Zoning: H-1
- Asking Rate: \$1.80/NNN
- Parking: 23 Spaces

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**GATSKI COMMERCIAL**  
REAL ESTATE SERVICES





sphere

THE VENETIAN RESORT  
LAS VEGAS

ti TREASURE  
ISLAND  
Las Vegas

TRUMP  
INTERNATIONAL HOTEL  
LAS VEGAS

Wynn  
LAS VEGAS

Wynn  
LAS VEGAS

Resorts World  
LAS VEGAS

PARADISE RD

Las Vegas

FONTAINEBLEAU  
LAS VEGAS

CIRCUS CIRCUS  
LAS VEGAS

SAMMY DAVIS JR DR

WR  
WESTGATE  
LAS VEGAS

Hilton  
GRAND VACATIONS

Hilton  
GRAND VACATIONS

LAS VEGAS BLVD

SAHARA  
LAS VEGAS

LAS VEGAS  
MONORAIL

525 E.  
SAHARA

E. SAHARA AVE

THE STRAT  
HOTEL • CASINO • POWER



**Demographic Market Comparison Report**

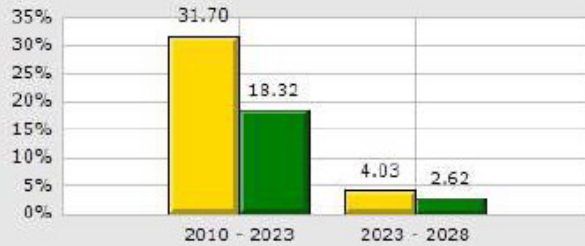
1 mile radius

525-531 E Sahara Ave, Las Vegas, NV 89104

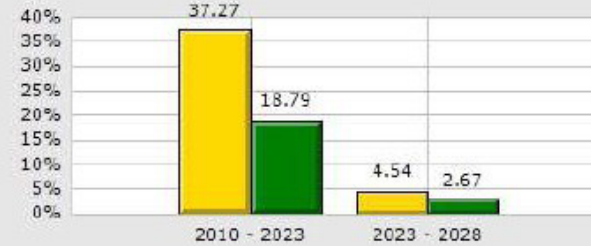
Type: Retail/Freestanding  
County: Clark

1 Mile  
County

**Population Growth**



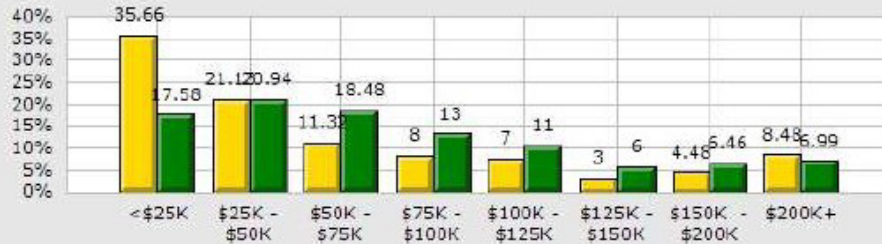
**Household Growth**



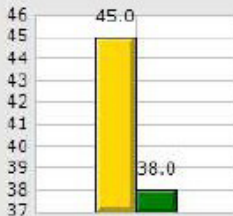
**2023 Med Household Inc**



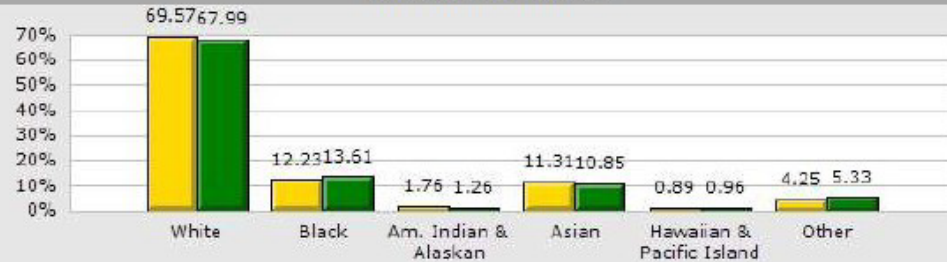
**2023 Households by Household Income**



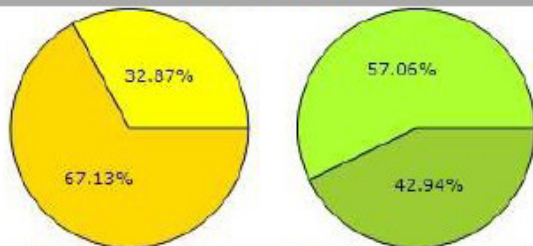
**2023 Median Age**



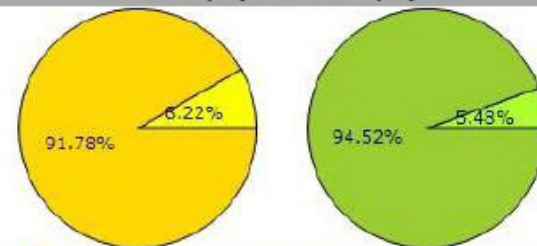
**2023 Population by Race**



**2023 Renter vs. Owner**



**2023 Employed vs. Unemployed**



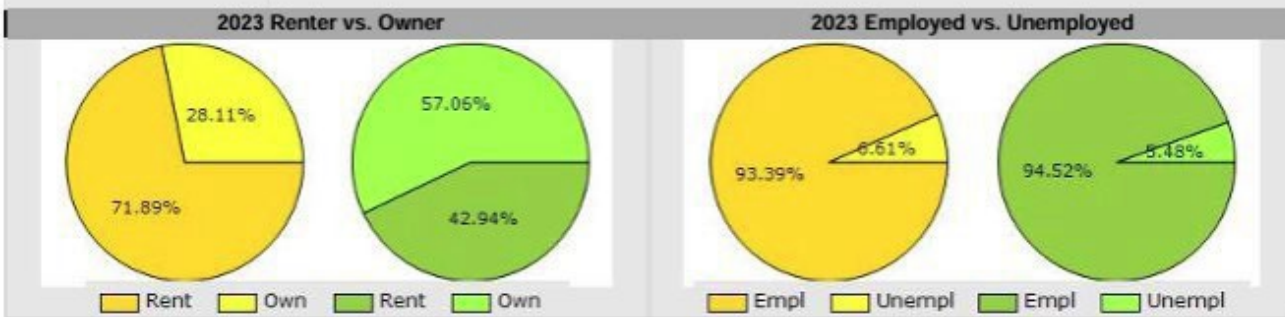
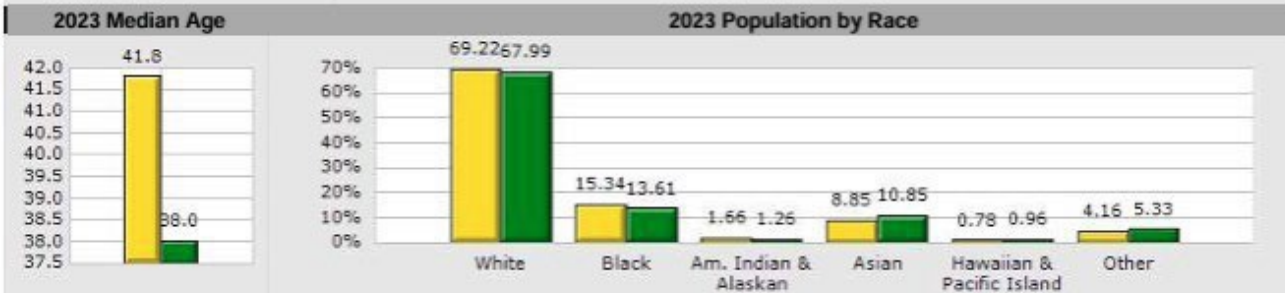
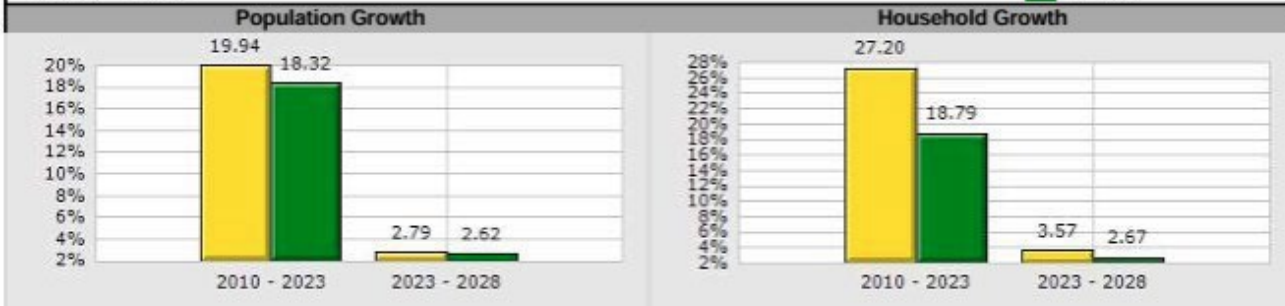
Legend for Renter vs. Owner: Rent (Yellow), Own (Green)

Legend for Employed vs. Unemployed: Empl (Yellow), Unempl (Green)

525-531 E Sahara Ave, Las Vegas, NV 89104

Type: Retail/Freestanding  
County: Clark

3 Mile  
County

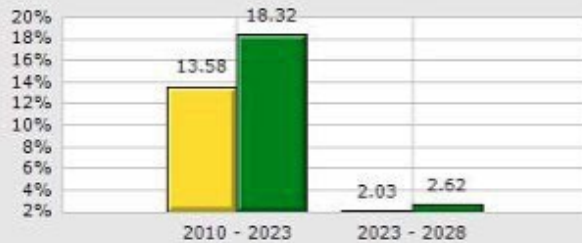


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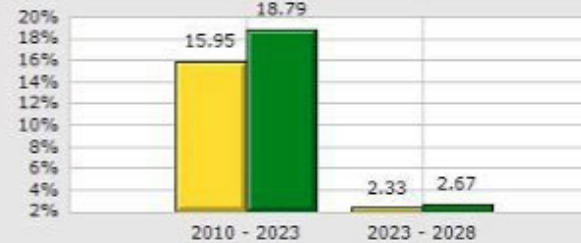
Type: Retail/Freestanding  
County: Clark

5 Mile  
County

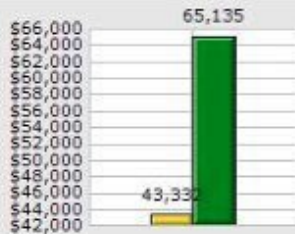
Population Growth



Household Growth



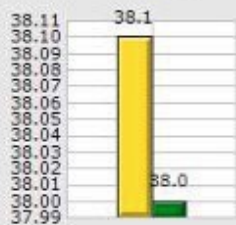
2023 Med Household Inc



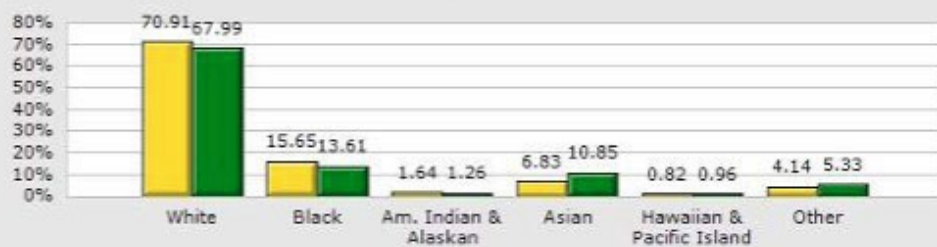
2023 Households by Household Income



2023 Median Age



2023 Population by Race



2023 Renter vs. Owner



2023 Employed vs. Unemployed

