

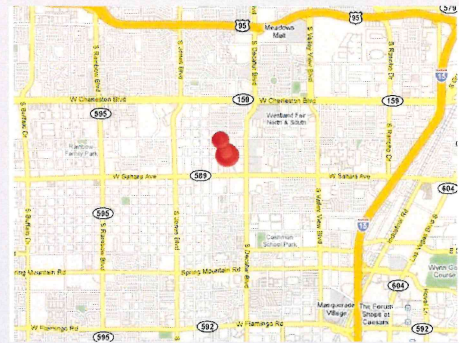
SAHARA DECATUR SPECIALTY

2605 S. Decatur Blvd.



LOCATION:

Sahara Decatur Specialty is located at West Sahara Ave and South Decatur Blvd.



- Tenants Include - Aloha Kitchen, Hash House, Cricket, Cash Express, Old Vegas Tattoo, GQCuts, USA Auto Buyers, and other regional and local retailers
- Area Retailers - Trader Joe's, VONS, J & J Health Foods, Pier I Imports, TJ Maxx, and Burlington Coat Factory
- Traffic Counts: W. Sahara and S. Decatur Cross Streets - Approximately 89,000
- 1,250 to 4,800 sq. ft. - Office & Retail Space Available
- 5,895 sq. ft - Former Restaurant / Bar with Kitchen available



BECKER
ENTERPRISES

50 South Jones Blvd., Suite 100
Las Vegas, NV 89107

For More Information Contact:

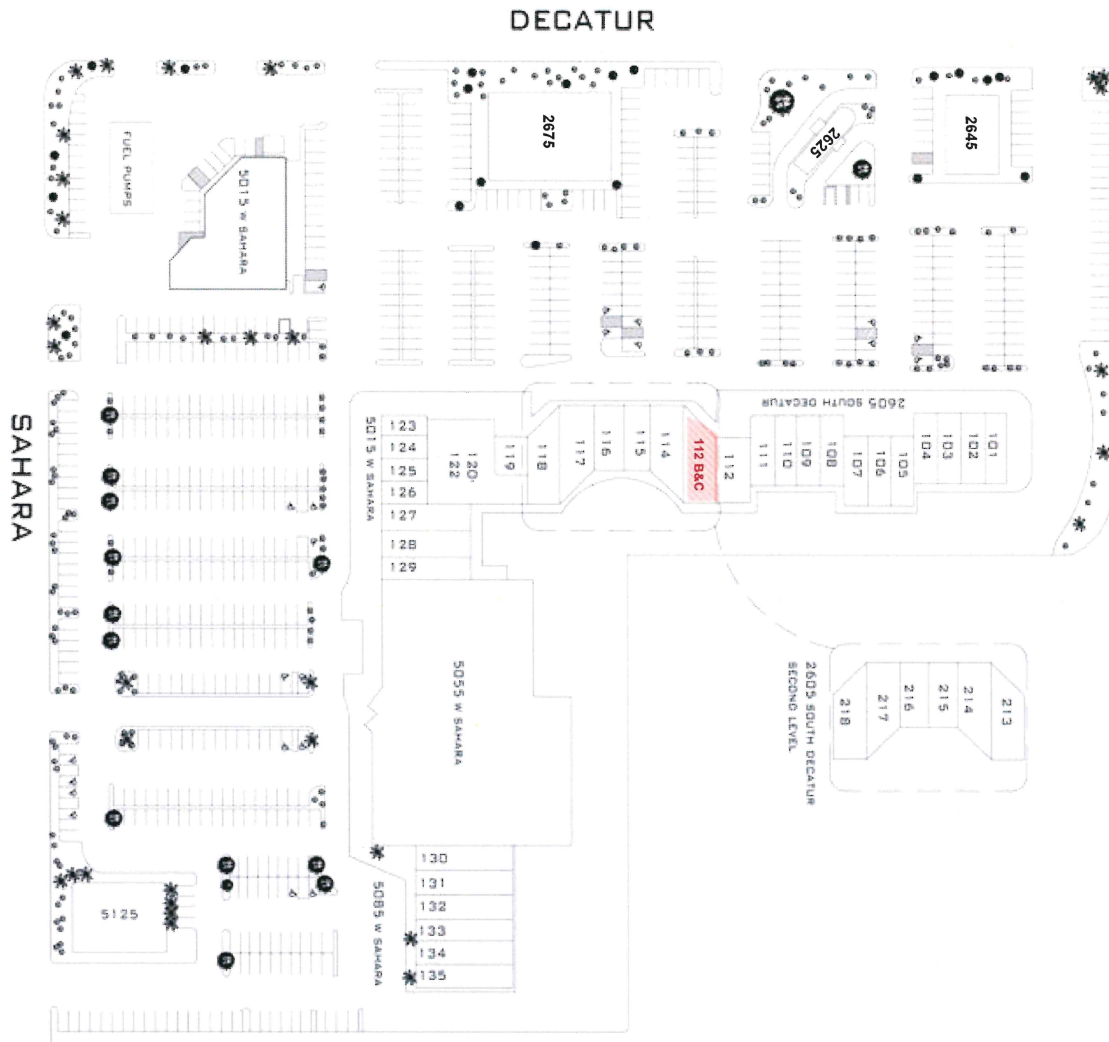
Randy Becker

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www.beckerlv.com



Sahara Decatur Shopping Center
2605 S. Decatur Blvd., Suite 112 B&C
3,034 Sq. Ft.

Sahara Decatur Specialty Center

DEMOGRAPHIC DETAIL COMPARISON REPORT - 2, 3, 4 MIN. DRIVE TIMES

2011 Demographics

Total Population	215	3,524	23,081
Total Households	64	1,442	7,743
Age - 5-14	13.4%	14.8%	13.7%
Age - 25-34	13.4%	14.7%	14.8%
Age - 35-44	14.5%	14.7%	14.9%
Age - 45-54	12.7%	12.3%	13.7%
Age - 55-64	12.7%	12.3%	11.2%
Total Housing Units	78	1,777	9,130
Avg. Household Income	47,541	56,860	58,576
# of Employees	67	1,471	12,862

2016 Demographics

Total Population	229	3,762	25,870
Total Households	69	1,556	8,705
Age - 5-14	13.4%	14.7%	13.8%
Age - 25-34	11.6%	12.7%	12.9%
Age - 35-44	14.2%	14.4%	14.6%
Age - 45-54	13.0%	12.6%	13.9%
Age - 55-64	13.3%	13.0%	11.9%
Total Housing Units	84	1,914	10,243
Avg. Household Income	53,549	64,309	65,533
# of Employees	N/A	N/A	N/A

For More Information
 Contact:

Randy Becker
 Phone: 702-878-1903
 Fax: 702-878-1057
 E-mail:
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SAHARA DECATUR SPECIALTY CENTER

C-2 ZONING / COUNTY / 89102

RETAIL SPACE WITH ONE RESTROOM

2605 South Decatur Blvd.

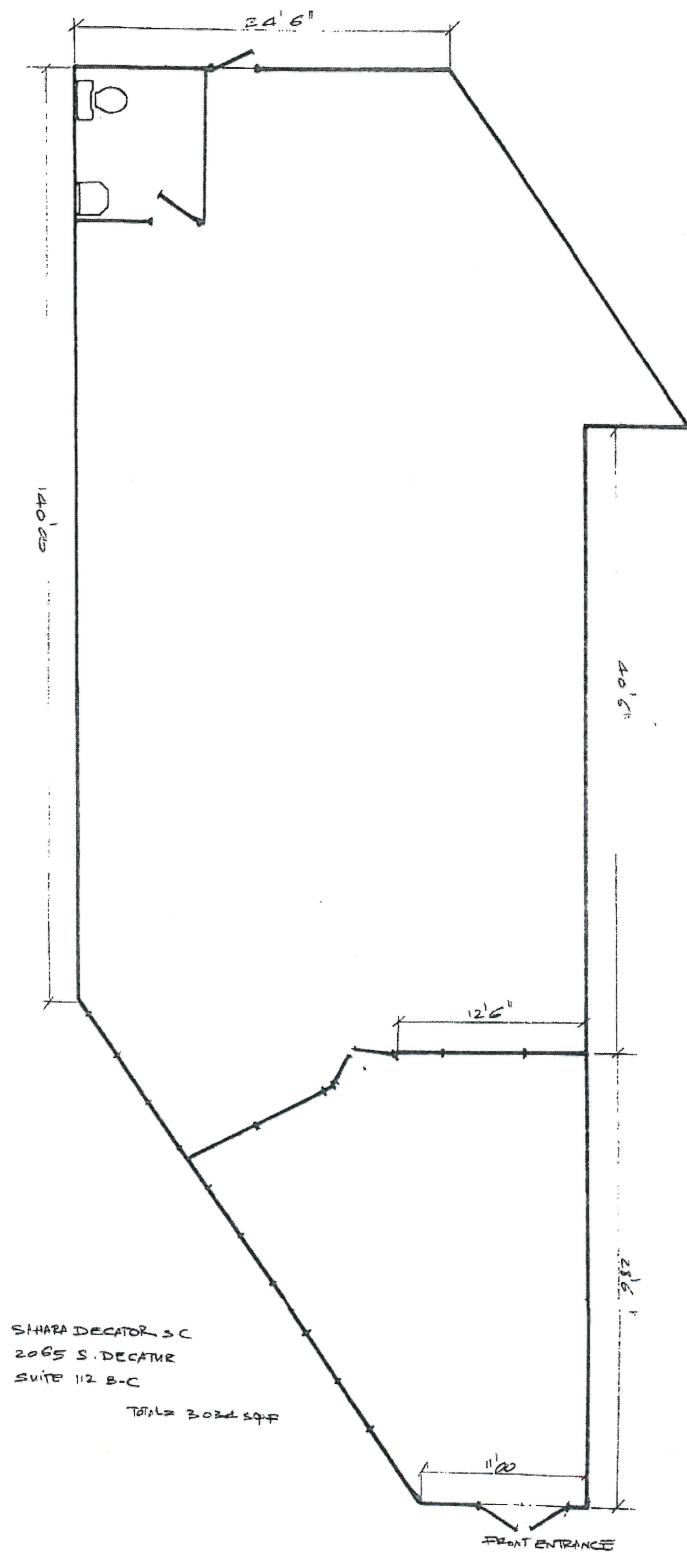
Suites 112, B & C

VACANT- AVAILABLE ON 6/1/2024

		Standard Water Use	Medium Water Use	High Water Use
SQUARE FOOTAGE	3,034			
BASE RENT	\$2.10	\$6,371.40	\$6,371.40	\$6,371.40
COMMON AREA MAINTENANCE		\$819.18	\$819.18	\$819.18
TAXES		\$333.74	\$333.74	\$333.74
COMMON AREA INSURANCE		\$151.70	\$151.70	\$151.70
WATER		\$212.38	\$273.06	\$333.74
SEWER		\$151.70	\$151.70	\$151.70
TRASH				
		TENANT RESPONSIBILITY		
SUBTOTAL		\$8,040.10	\$8,100.78	\$8,161.46
ADDITIONAL RENTS PSQF		\$0.55	\$0.57	\$0.59
PYLON - PER SPACE PER SIGN	OPTIONAL	\$135.00	\$135.00	\$135.00
PERCENTAGE RENT SALES	If Applicable	\$127,428.00	\$127,428.00	\$127,428.00
SECURITY DEPOSIT		\$12,742.80	\$12,742.80	\$12,742.80
ANNUAL BASE RENT		\$76,456.80	\$76,456.80	\$76,456.80

ADDITIONAL INFORMATION

Additional Rents PSQF are estimated and subject to change



SHARA DECATOR S C
2065 S. DECATUR
SUITE 112 B-C
TOTAL 2024 SQ. FT.