

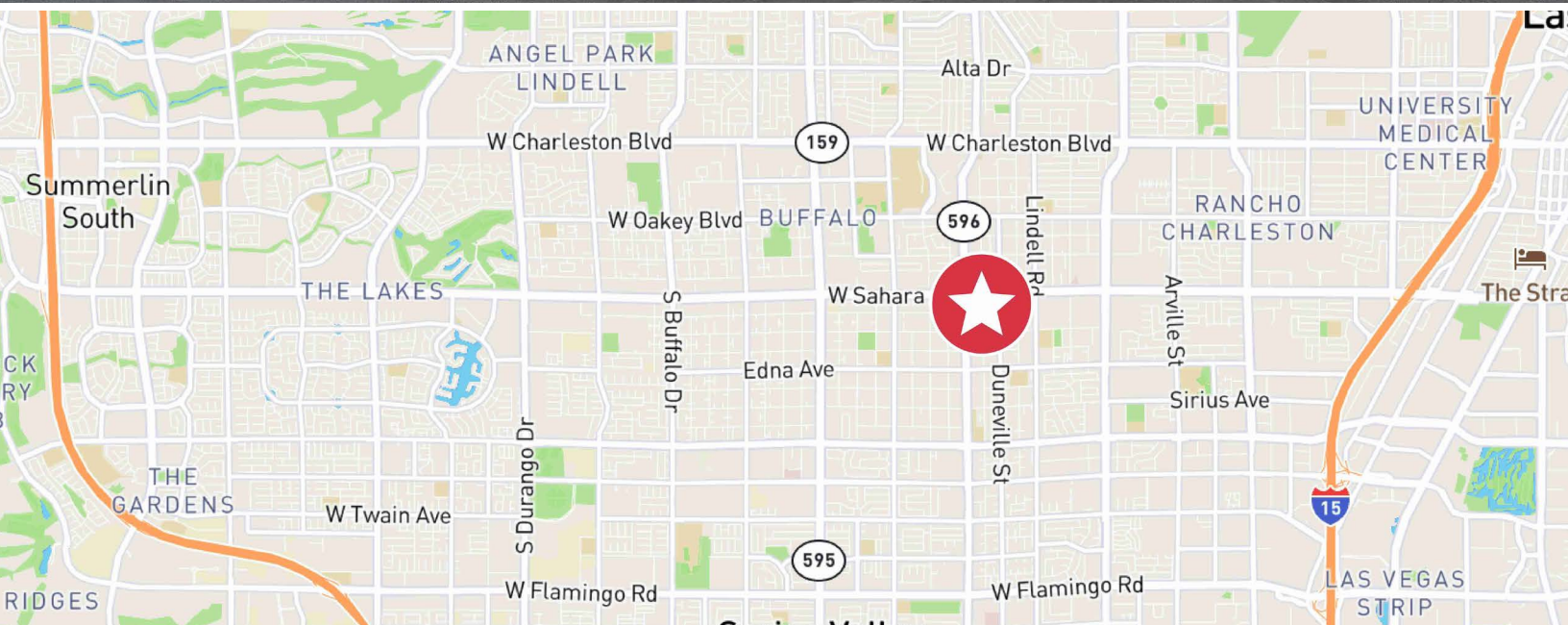
FOR LEASE

Burlington

EXCESS

±44,773 SF
AVAILABLE

5959 W SAHARA AVE STE 130
LAS VEGAS, NV 89146



PROPERTY HIGHLIGHTS



Excellent
visibility



Dense
trade area



Pylon/Monument
Signage available



Signalized
intersection



Combined Traffic
Count $\pm 72,000$ VPD

Available Space $\pm 44,773$ SF

Lease Rate \$14.00 / SF / Year

Minimum Lease Term 10-Years

Dimensions 139' 10" x 320' 3"

Clear Height 25' to the deck

Loading To Be Determined

Parking Ratio 1.6:1,000 SF



SITE PLAN



SOURCE: NDOT, 2025

ADDITIONAL PHOTOS



Burlington

5959 W SAHARA AVE STE 130
LAS VEGAS, NV 89146

±44,773 SF
AVAILABLE



Burlington
Coat Factory

For additional information, please contact:

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