

RETAIL PAD AVAILABLE

NWC SAHARA AVE & SANDHILL ROAD | LAS VEGAS, NV 89104

GROUND LEASE / BUILD TO SUIT



COMMERCIAL REAL ESTATE SERVICES

8311 W SUNSET RD. SUITE 120 | LAS VEGAS, NV 89113

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FOR LEASE

PROPERTY HIGHLIGHTS

BUILD-TO-SUIT OR GROUND LEASE

ADDRESS: NWC Sahara Ave. & Sandhill Rd.

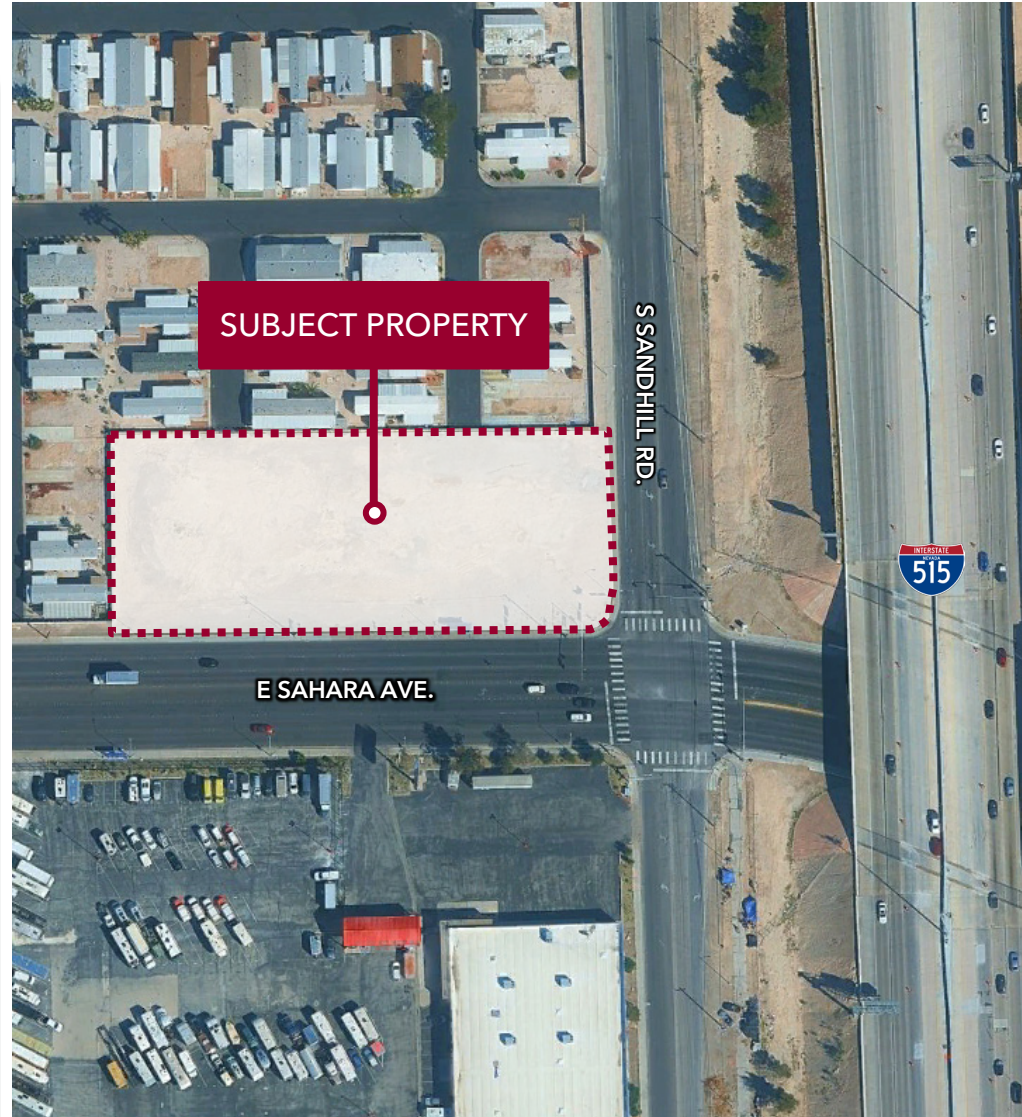
APN: 161-06-401-008

Parcel Size: 1.51 Acres

Zoning: CG (General Commercial)

Traffic Counts (Trina 2.0):
E Sahara Ave: 28,400 CPD
US 95 Freeway: 144,000 CPD

Lease Rate: Contact Broker for Details

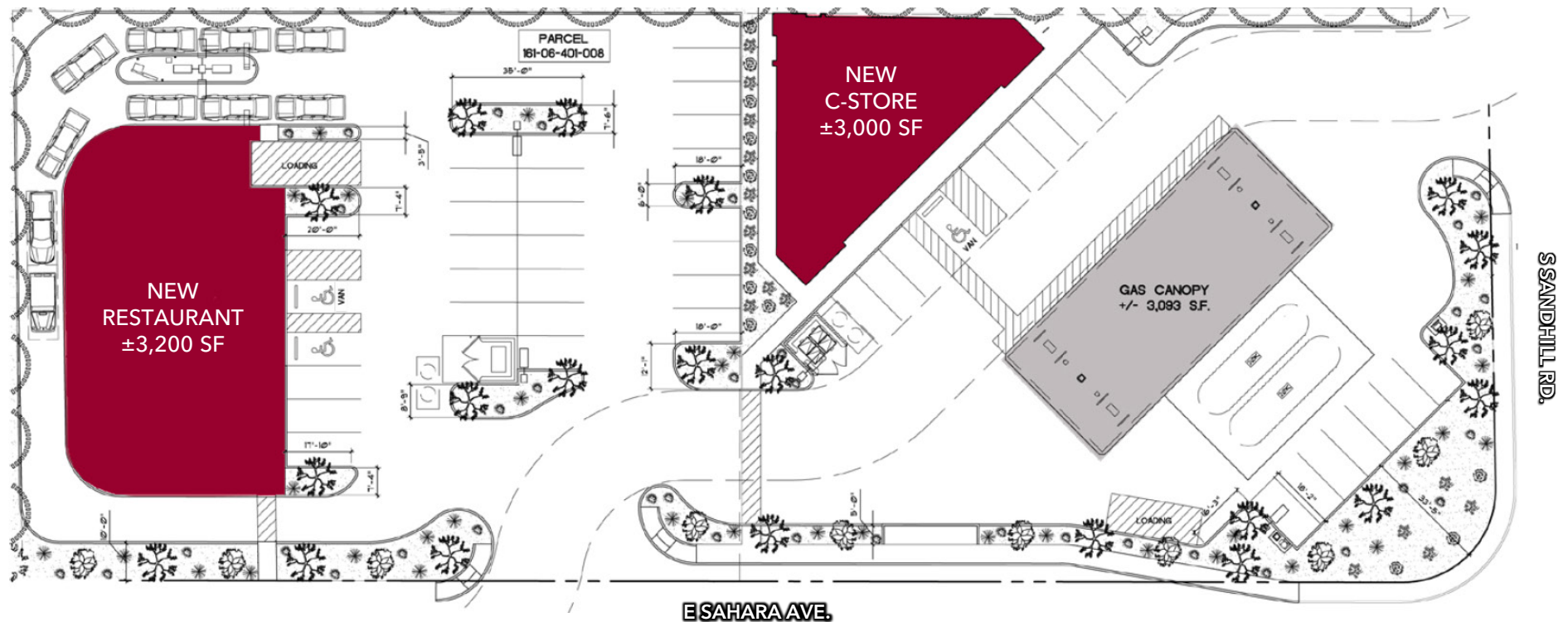


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PROPERTY HIGHLIGHTS

- Located at a high-traffic intersection with over 170,000 vehicles per day combined along Sahara Ave. and US-95
- Flexible pad sizes available from $\pm 1,200$ SF to $\pm 10,000$ SF with drive-thru opportunities
- Excellent visibility and access from both Sahara Avenue and Sandhill Road
- Zoned General Commercial (CG) – suitable for a wide range of retail uses
- Positioned near dense residential communities, apartments, and established retail trade area
- Concept site plan allows for restaurant or convenience store opportunities
- Partial visibility from I-515/US-95 Freeway



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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

FOR MORE INFORMATION, PLEASE REACH OUT TO OUR TEAM.

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