

Canyon Lakes Plaza

±4,800 SQ. FT. FOR LEASE

UNDER NEW OWNERSHIP!



9140 WEST SAHARA AVENUE, LAS VEGAS, NV 89117

PROPERTY INFO

Co- Tenants	Dollar Tree, Dave's Hot Chicken, Leslie Pool Supply, Cafe Rio, Chipotle, HauteBox Yoga, Budget Rent A Car, BioLife and Urgent Vet
Space Available	±4,800 SF Available (60' x 82')
Shopping Center Size	±65,967 SF Neighborhood Center
Zoning	C-1 Zoning
Avg Household Inc	Over \$110,000 within 3 mile radius
Highlights	Excellent visibility Well established long term co-tenancy

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
Population 2024 Estimated	22,216	145,301	376,328
Population 2029 Projected	21,626	142,689	382,268
Households 2024 Estimated	9,950	62,397	156,120
Households 2029 Projected	9,754	61,662	159,142
Average HH Income 2024 Est.	\$126,214	\$127,467	\$128,387
Median HH Income 2024 Est.	\$84,238	\$89,008	\$90,806
West Sahara Avenue	±34,600 Cars per Day		
South Fort Apache Road	±33,000 Cars per Day		

AVISON YOUNG

10845 Griffith Peak Drive, Suite 100
Las Vegas, NV 89135
O 702.472.7979 F 702.475.7545



CONTACT INFO

LIZ CLARE, CCIM

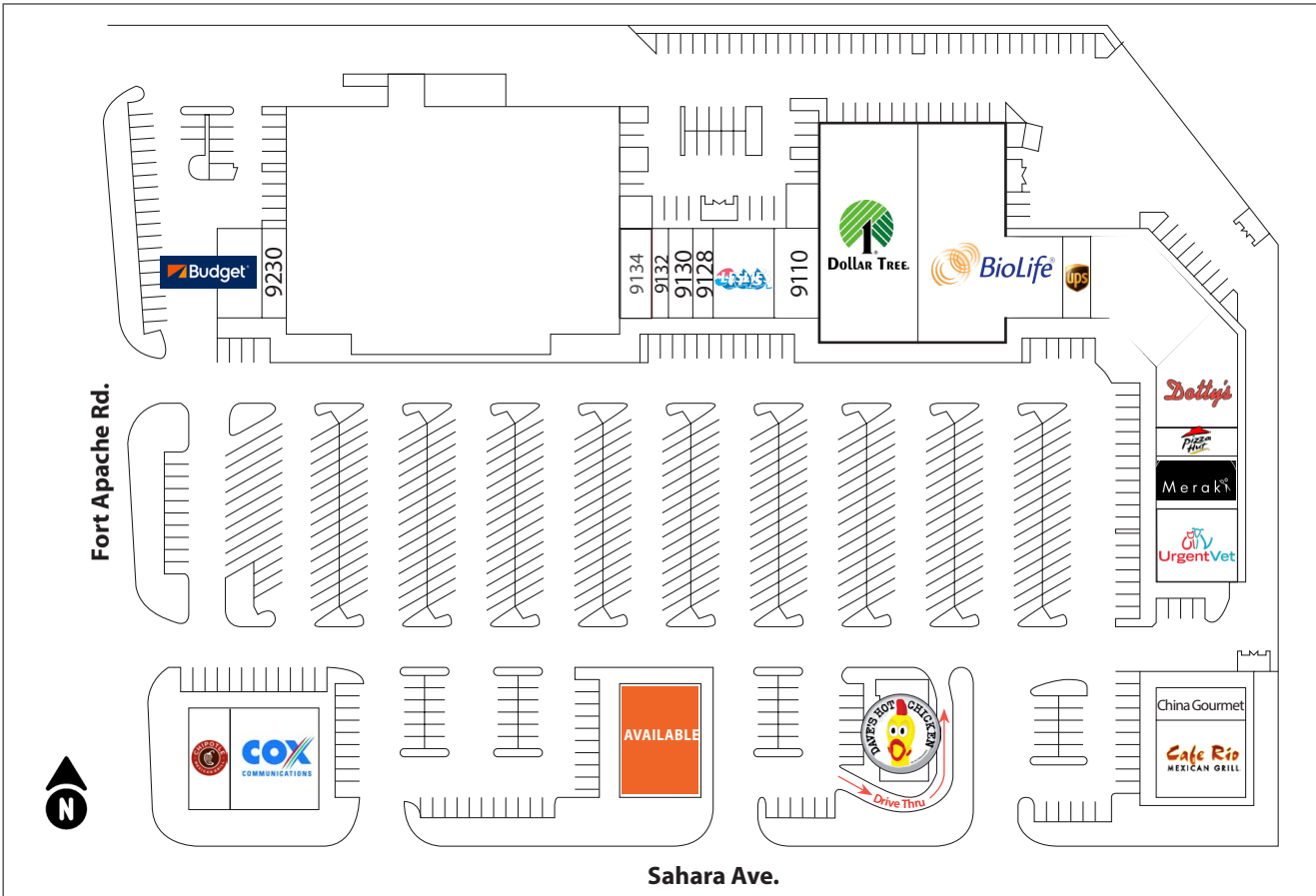
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License #S.0069029.LLC

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SUITE	TENANT	SF
9100a	Dollar Tree	10,800
9100b	BioLife Plasma Services	13,7 13,738
9232	Budget Rent A Car	2,100
9230	CPA	1,400
9134	Thai Tara Restaurant	1,614
9132	Red Rock Water Store	856
9130	Envy Nails & Spa	1,056
9128	Smoke Shop	1,186
9120	Leslie's Pool Supplies	3,120
9110	The Puppy Corner	1,614

SUITE	TENANT	SF
9040	Dave's Hot Chicken	3,200
9030	The UPS Store	1,200
9026	Available (former yoga / pilates studio)	5,332
9020	Dotty's	4,252
9014	Pizza Hut	1,200
9010	Meraki Hair & Body	2,340
9004	Urgent Care	3,300
9002A	China @ Gourmet	1,490
9002	Cafe Rio	3,470

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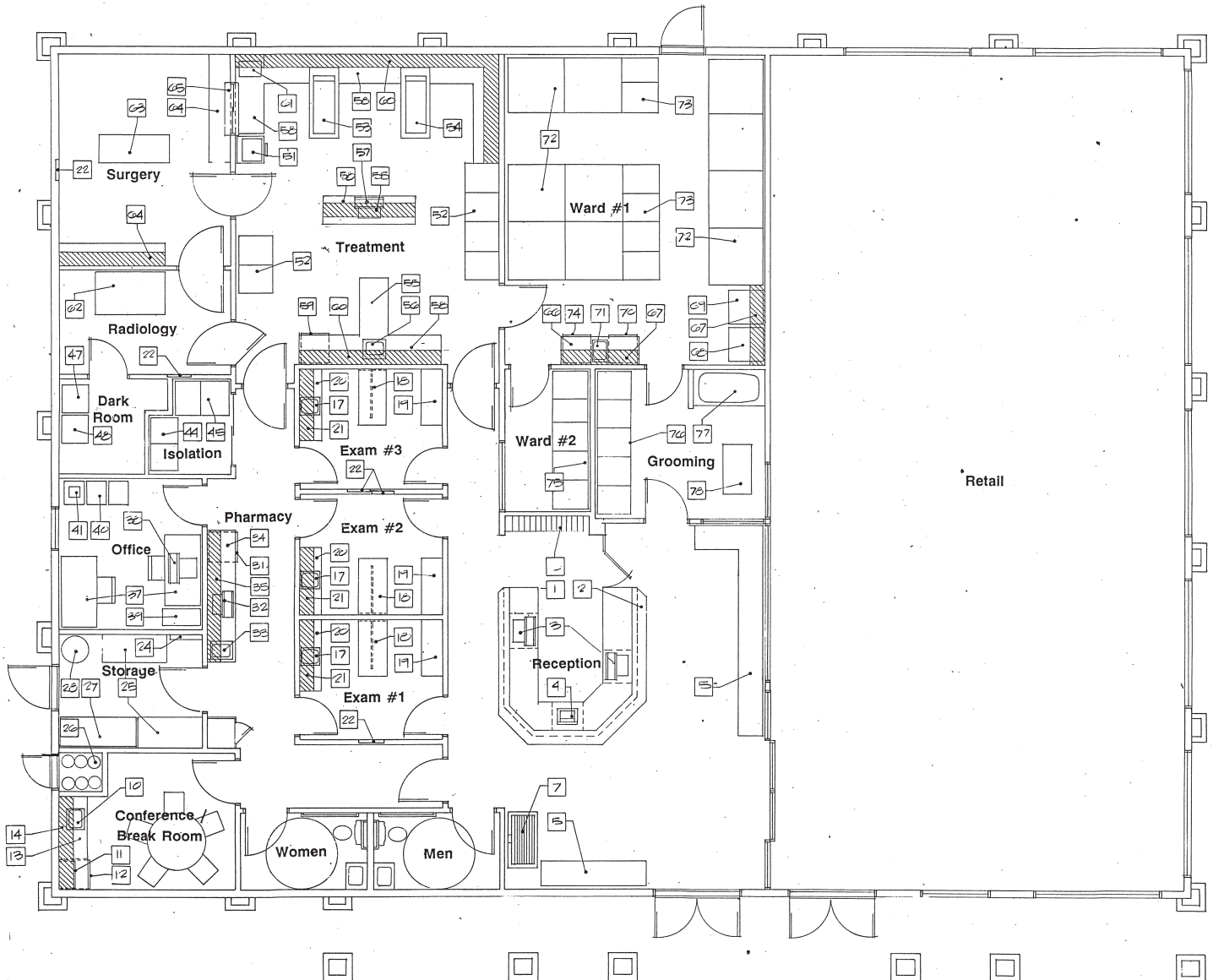
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FLOOR PLAN

60' X 82'



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Platinum
member

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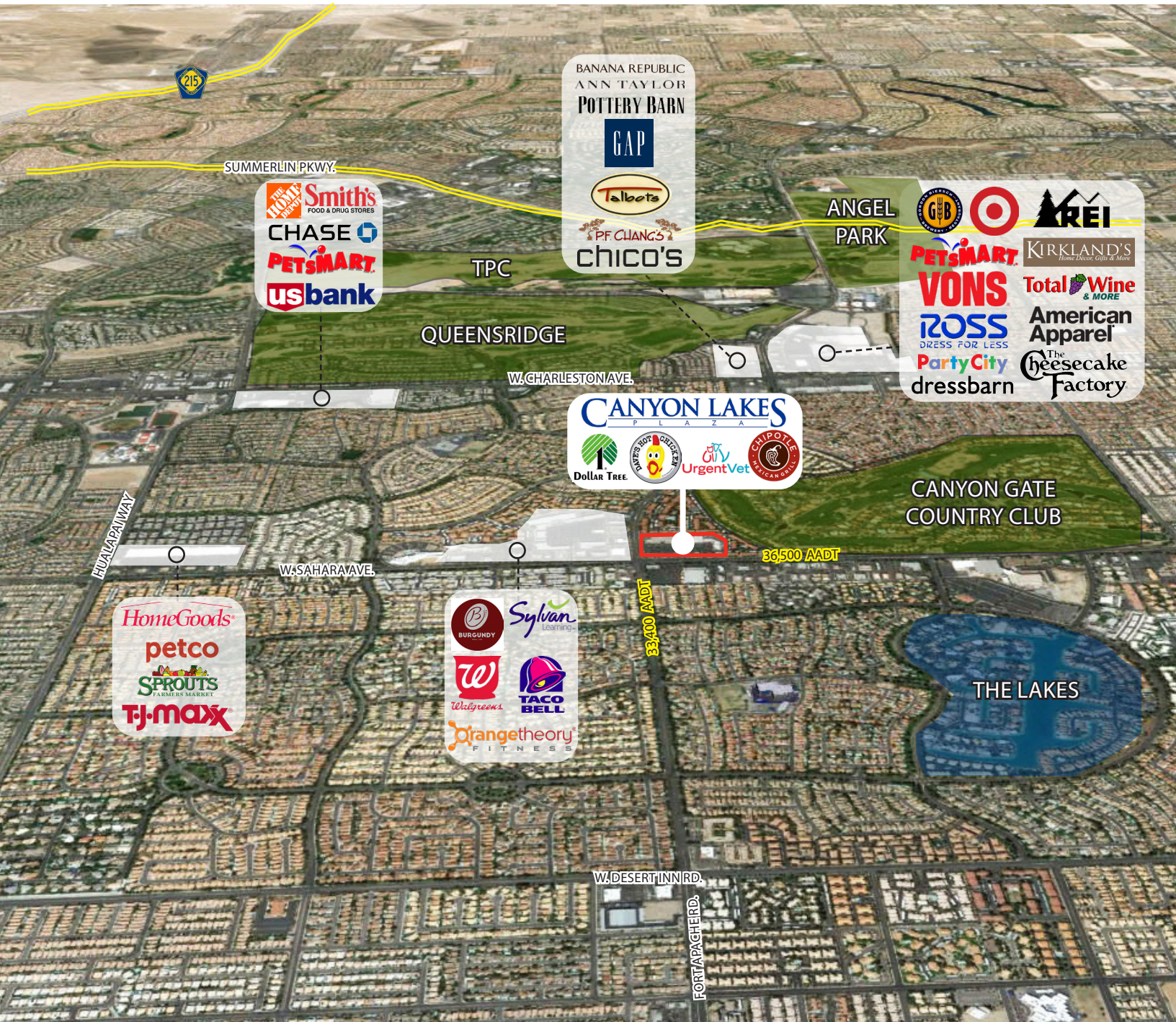
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