

SAHARA PAVILION NORTH

FOR LEASE

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MOUNTAIN WEST
COMMERCIAL REAL ESTATE



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PROPERTY DETAILS

4604-4760 W SAHARA AVE, LAS VEGAS, NV 89102

- One of the Busiest Intersections in Las Vegas With Over 94,000 Cars Per Day
- Adjacent to New H-Mart Korean Market in Las Vegas (Coming Soon)
- Space Available: 1,580 SF up to 7,591 SF
- Lease Rate: \$2.50 to \$4.00/SF NNN
- NNN: \$0.52/SF
- Zoning: C-1 (City of Las Vegas)
- Join El Super, Five Below, DAISO, Domino's Pizza, Advanced Auto Parts, TJ Maxx, Ross, and More

TENANTS INCLUDE:



2024 DEMOS

EST. POPULATION



1 MILE » 26,775
3 MILE » 161,676
5 MILE » 480,477

EST. HOUSEHOLDS



1 MILE » 9,763
3 MILE » 65,221
5 MILE » 199,686

EST. AVERAGE HH INCOME



1 MILE » \$65,793
3 MILE » \$81,410
5 MILE » \$75,302

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SITE PLAN

AVAILABLE SPACES

#	SF
4616 3	4,015
4724 1	1,580
4724 2	3,240
4760 25	3,210
4750 6-9	4,024
4750 17-19	2,525
4750 23-24	4,258
4750 25	3,333
4750 38	6,541

- AVAILABLE
- POTENTIAL RESTAURANT
- LEASED

DECATUR BOULEVARD - 39,500 ADT



SAHARA AVENUE - 55,000 ADT



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This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.



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