

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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FULL SERVICE COMMERCIAL REAL ESTATE

241 W. Charleston Blvd., Ste 103 Las Vegas, NV 89102 Office 702.374.0211 www.mwcre.com

AVAILABLE SPACES SF 4,015 46163 4724 1 1,580 3,240 4724 2 4760 25 3,210 4750 6-9 4,024 2,525 4750 17-19 4750 23-24 4,258 4750 25 3,333 6,541 4750 38

AVAILABLE

POTENTIAL RESTAURANT

39,500 ADT

DECATUR BOULEVARD

LEASED



SAHARA AVENUE - 55,000 ADT



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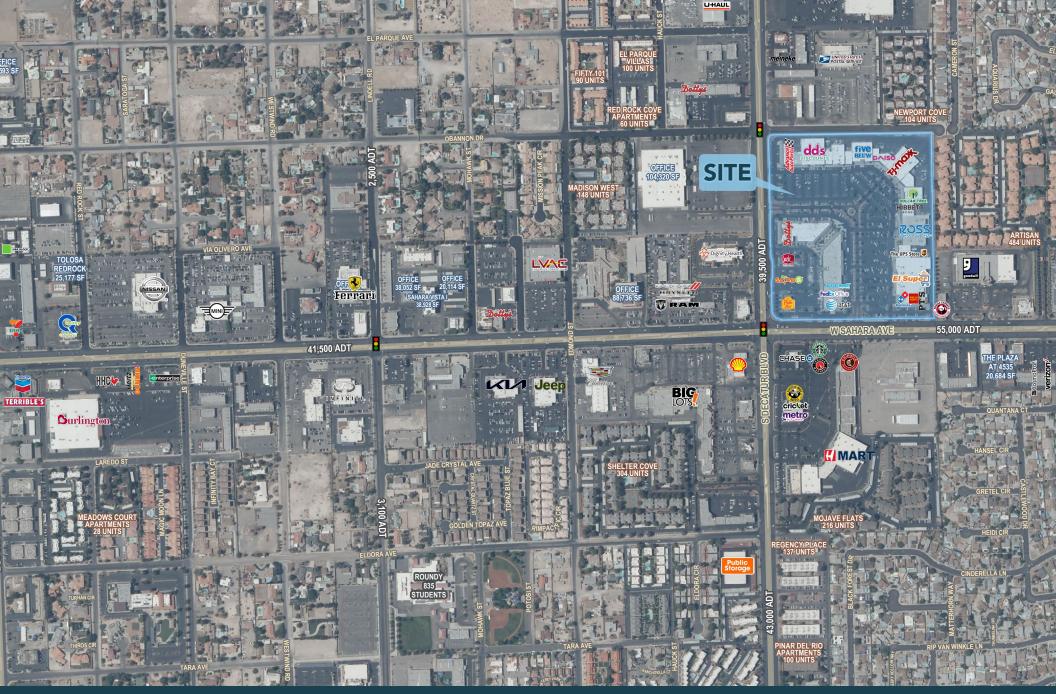
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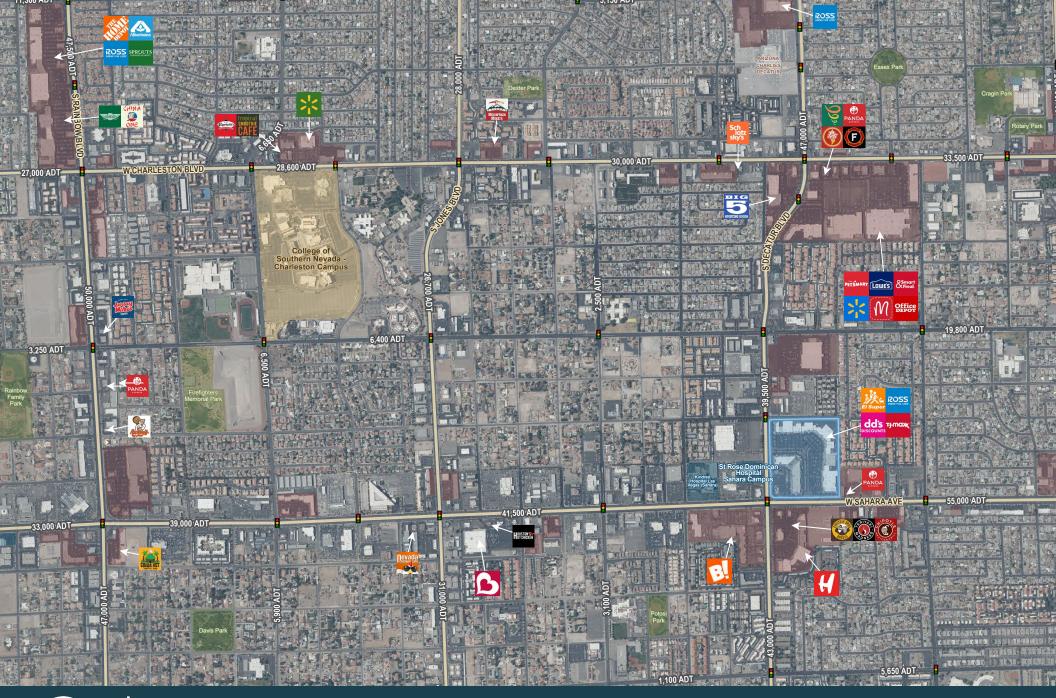
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This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not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





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