

# 7900

## W. SAHARA AVENUE

LAS VEGAS, NV 89117

# FOR SALE OR LEASE

CORONADO BAY BUSINESS PARK



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WINNER PROPERTIES, LLC

# ■ EXECUTIVE SUMMARY

THE OFFERING & PROPERTY DETAILS

## PROPERTY DETAILS

RealComm Advisors presents 7900 W. Sahara Avenue; a two-story, free-standing, professional office building consisting of approximately ±23,000 SF. This high-image building is located in Coronado Bay Business Park, offering covered parking, as well as exterior building & marquee signage opportunities. This prime location is situated one-block west of the busy, signalized intersection of Sahara Avenue & Buffalo Drive, adjacent from the Summerlin Submarket and is in close proximity to multiple restaurant & retail amenities nearby.

## OWNER-USER OR INVESTMENT SALE OPPORTUNITY

- **\$1.95 (MG)**  
LEASE PRICE
- **\$9,000,000**  
SALE PRICE
- **±23,000 SF**  
TOTAL BUILDING SF
- **±71%**  
OCCUPANCY

- PROFESSIONAL OFFICE BUSINESS PARK
- Pylon & Building Signage Available
- FREE COVERED PARKING
- GOOD TENANT MIX W/ MULTIPLE PROFESSIONAL OFFICE USERS
- MODERN DESIGN W/ HIGH-END FINISHES
- SURROUNDED BY RETAIL AMENITIES, RESTAURANTS, AND SINGLE / MULTI FAMILY RESIDENTIAL COMMUNITIES
- C-1 ZONING (LAS VEGAS)



## DRIVE TIMES

Downtown Summerlin	12 Minutes
TBC Summerlin	16 Minutes
The Las Vegas Strip	23 Minutes
Harry Reid International Airport	24 Minutes



## Q4 2025 - OFFICE MARKET STATS

**46.2 M SF**  
TOTAL OFFICE INVENTORY

**\$2.64/SF**  
OVERALL ASKING RENT

**281K SF**  
NET ABSORPTION

**11.7%**  
VACANCY

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**SUITE 150**  
**±4,967 SF**

**ELEVATE CARE**  
**LEASE EXPIRES:**  
**09/30/2026**

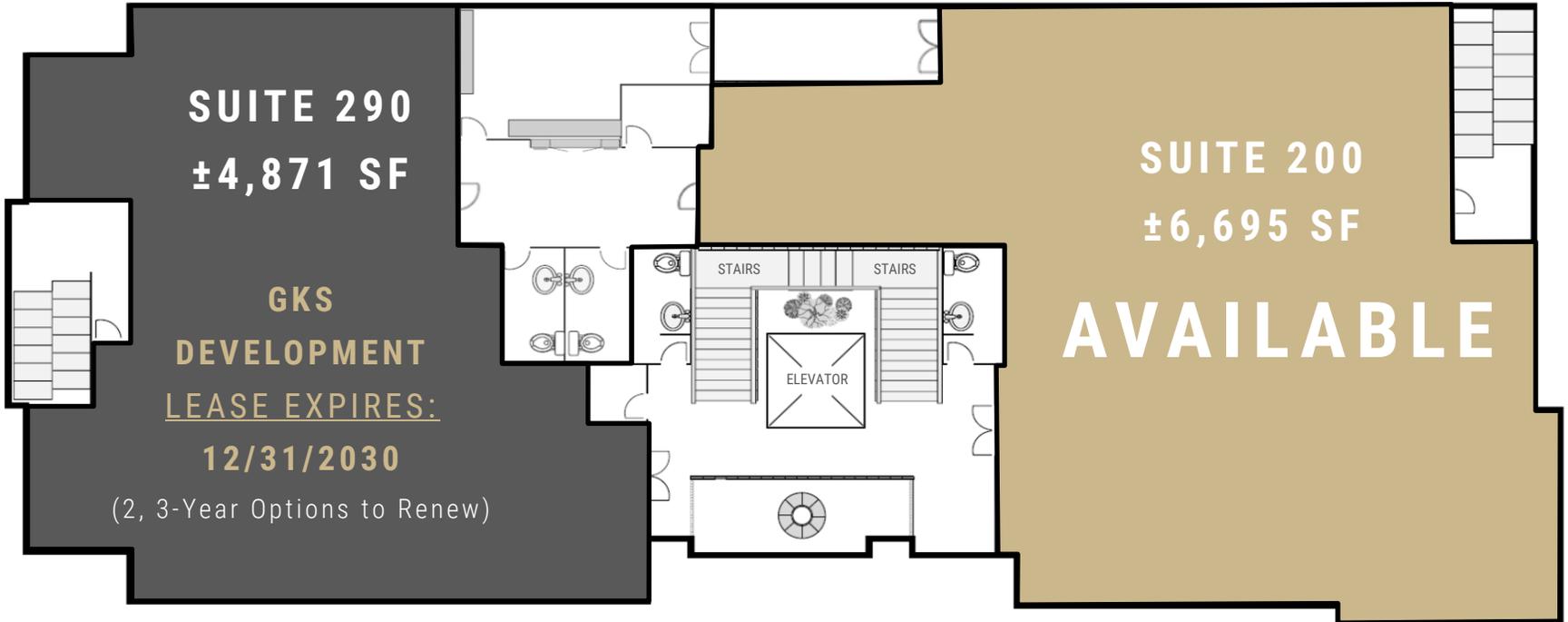
(1, 1-Year Option to Renew)

**SUITE 100**  
**±4,500 SF**

**AARON LAW GROUP**  
**LEASE EXPIRES:**  
**09/30/2032**

(1, 5-Year Option to Renew)

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**SUITE 290**  
**±4,871 SF**

**GKS**  
**DEVELOPMENT**  
**LEASE EXPIRES:**  
**12/31/2030**

(2, 3-Year Options to Renew)

**SUITE 200**  
**±6,695 SF**

**AVAILABLE**

 = LEASED

 = AVAILABLE

 = COMMON AREAS

- Large Reception / Waiting Area
- Seven (7) Private Offices
- Two (2) Private Offices
- Open Work Space
- One (1) Conference Room
- Two (2) Restrooms



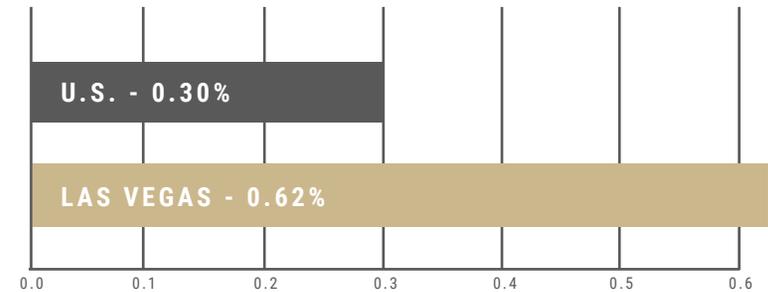
## SUITE 200 - ±6,695 SF



# ■ WHY LAS VEGAS?

Las Vegas Nevada is known as the entertainment capital of the world, making it one of the most renowned destinations in the United States. As of 2023, the vibrant city attracts over 40.8 million tourists annually and delivers 24/7 excitement such as, world-class entertainment & hospitality, fine dining, and luxury shopping. Las Vegas is swiftly becoming the center of business due to its location & accessibility, tax advantages, climate, and great lifestyle amenities. Long regarded as a great place to visit, the city has also become a good place live and has maintained a strong economy. Home to 2-million residents, the thriving metropolitan area encompasses more than 133 square miles within the city and provides a variety of living opportunities from suburban master-planned communities to urban lifestyle environments.

## ANNUAL POPULATION GROWTH (2023-2028)



SOURCE - ESRI (2023)

**±2,359,915**

LAS VEGAS MSA POPULATION

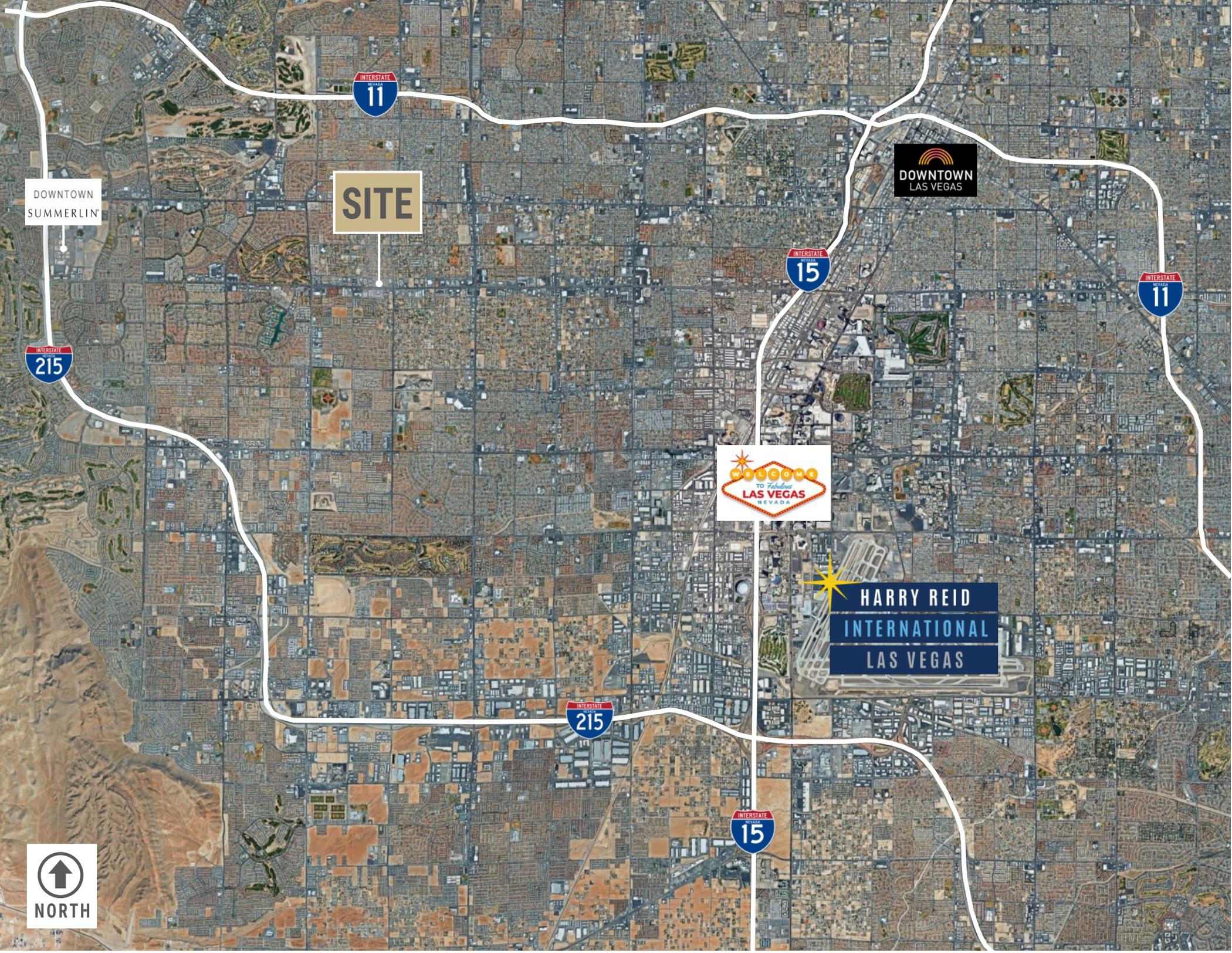
**\$95,984**

AVERAGE HOUSEHOLD INCOME

**±887,830**

HOUSEHOLDS





DOWNTOWN  
SUMMERLIN

SITE

DOWNTOWN  
LAS VEGAS



HARRY REID  
INTERNATIONAL  
LAS VEGAS





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