

7945

WINNER PROPERTIES, LLC

CANYON PLAZA

FOR LEASE

7905 - 7997

W. SAHARA AVENUE

LAS VEGAS, NV 89117

BOB HAWKINS, SIOR®

(702) 470-0785

BHawkins@rcadvs.com

NV-RE License: S.0072999



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CANYON PLAZA

consists of nine (9) single-story, free standing office/retail buildings & two (2) two-story office buildings. The park is located one block west of the busy, signalized intersection of Sahara Avenue and Buffalo Drive. This well maintained project offers a modern design with high-end finishes. Join many other professional businesses who benefit from building & pylon signage, security cameras, on-site property management, and ample surface parking with free covered spaces available.

- ⇒ Professional Park w/ Modern Designs & High-End Finishes
- ⇒ Nine (9), Single-Story & Two (2), Two-Story Office / Retail Buildings
- ⇒ Security Cameras, Free Covered Parking, and Pylon & Building Signage Available
- ⇒ Surrounded by Retail Amenities, Restaurants & Residential Communities
- ⇒ Zoning: CG (General Commercial - Clark County)



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REALCOMM ADVISORS
770 E. Warm Springs Road
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(702) 515-1010
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 = AVAILABLE

The logo for RealComm Advisors is located in the bottom right corner. It features a circular emblem with a stylized 'M' or 'R' shape inside, composed of vertical bars of varying heights. Below the emblem, the text 'REALCOMM' is written in a bold, sans-serif font, and 'ADVISORS' is written below it in a smaller, all-caps, sans-serif font. The entire logo is set against a light beige background.

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SUITE 101

DENTAL OFFICE

±2,943 SF TOTAL

- Reception / Lobby Area
- Private Dental Rooms
- Consulting Room
- Copy Area / File Room
- Break Room w/ Sink

Base Rent (MG): \$2.50/SF

Total Monthly Rent: \$7,357.50



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7945 W. SAHARA AVENUE

AVAILABLE - 09/01/2026

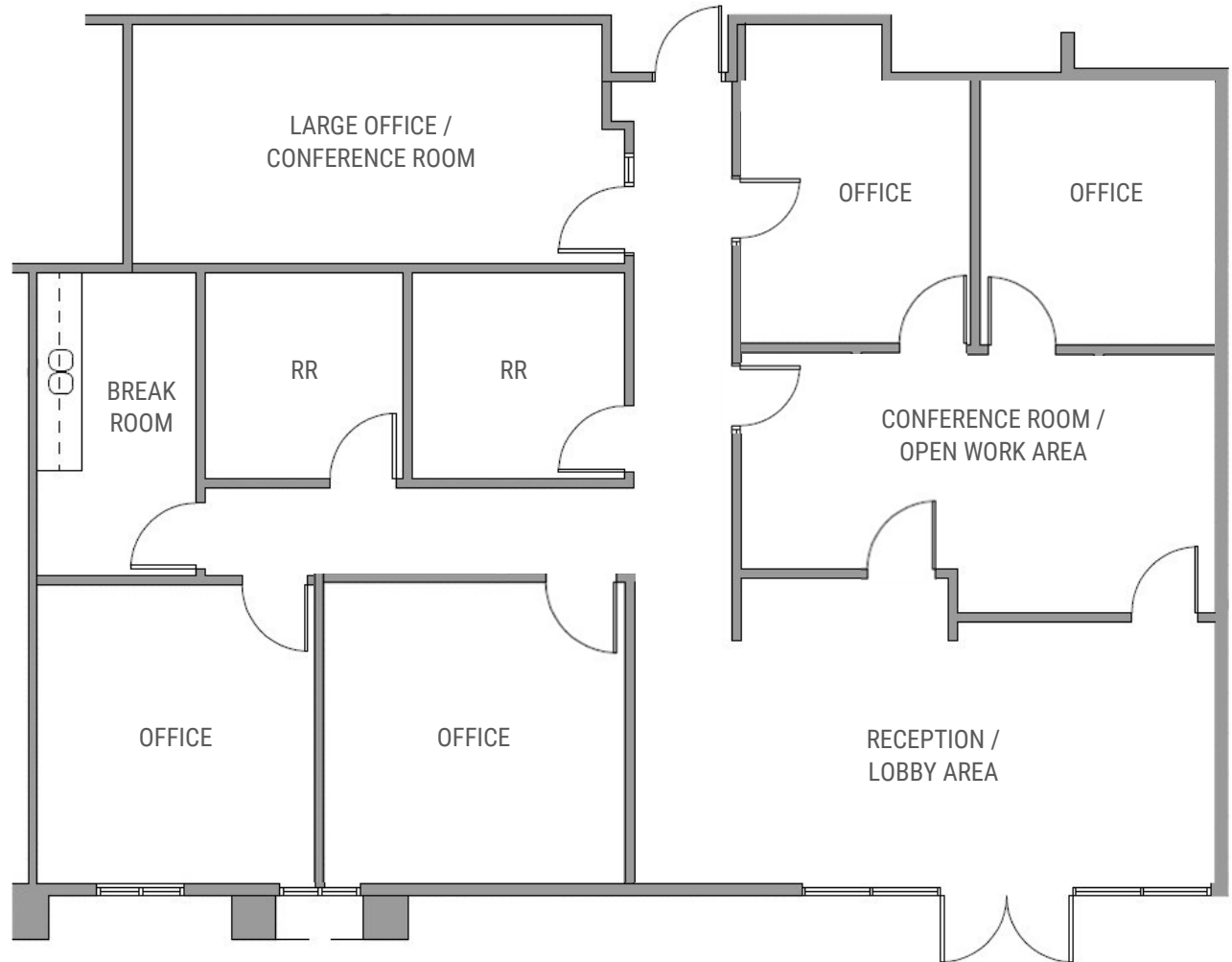
SUITE 108

±2,426 SF TOTAL

- Large Reception / Lobby Area
- Conference Room / Open Work Area
- Large Executive Office / Conference Room
- Four (4) - Private Offices
- Break Room w/ Sink
- Two (2) Private Restrooms

Base Rent (MG): \$2.10/SF

Total Monthly Rent: \$5,094.60



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FOR LEASE

7975 W. SAHARA AVENUE

AVAILABLE - 11/01/2026

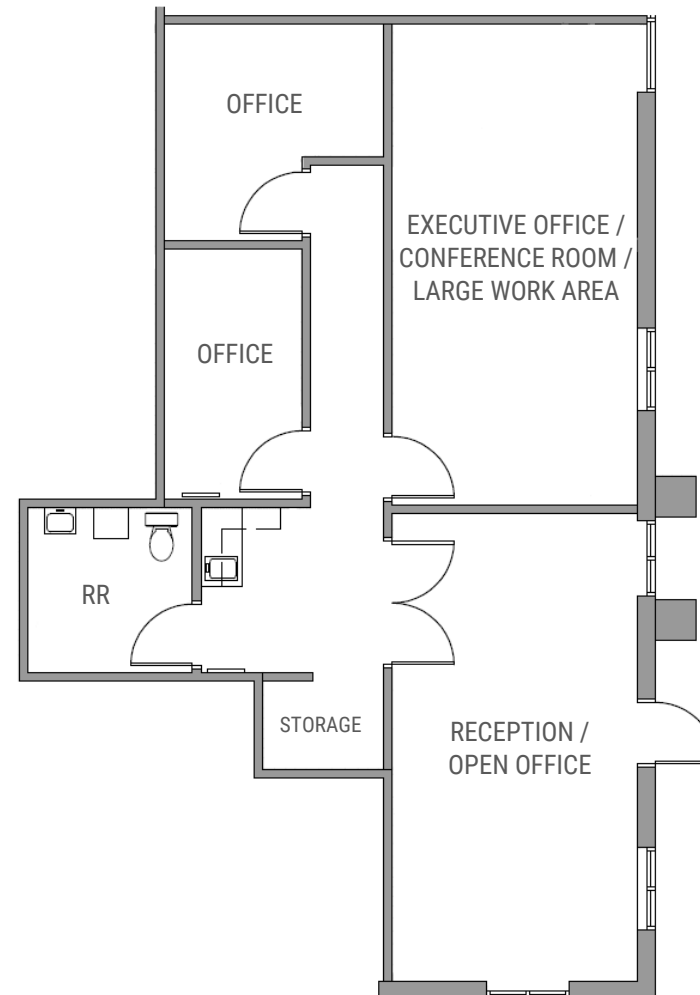
SUITE 104

±1,037 SF TOTAL

- Reception / Open Office Area
- Executive Office/ Conference Room / Large Work Area
- Two (2) - Private Offices
- Storage Area
- Break Area w/ Sink
- One (1) Private Restroom

Base Rent (MG): \$2.10/SF

Total Monthly Rent: \$2,177.70



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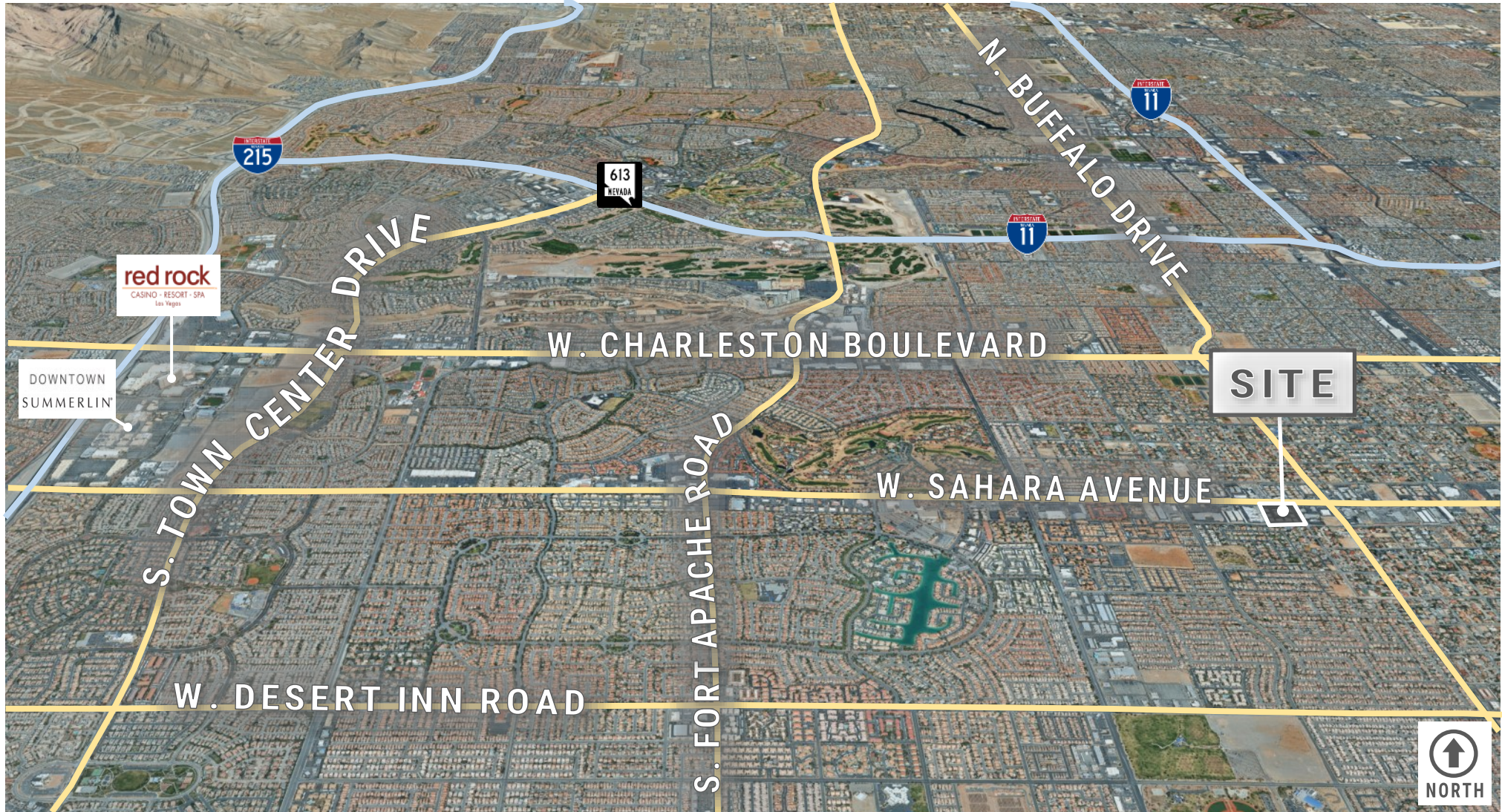
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