

For Lease

# ± 2,647 SF Freestanding QSR with Drive-Thru



[Click for a Virtual Tour](#) 

3866 W. Sahara Ave.  
Las Vegas, NV 89102

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Listing Snapshot



**\$140K Annual**  
Lease Rate



**± 2,647 SF**  
Available Square Footage

Property Highlights

- Prime ± 2,647 SF freestanding QSR with drive-thru available
- Hood system and grease trap installed
- High visibility site with ± 176’ of frontage on W. Sahara Ave.
- Approximately 10 minutes from The Las Vegas Strip and Downtown Las Vegas, just 15 minutes from Summerlin
- Strong traffic counts exceeding ± 85,300 CPD at the intersection of W. Sahara Ave. and S. Valley View Blvd.
- In proximity to Palace Station Hotel & Casino with ± 576 rooms
- Strong QSR corridor with notable tenants including: Starbucks, McDonald’s Chick-Fil-A, Dutch Bros, Wendy’s, KFC, Panera Bread and more!

Demographics

	1-mile	3-mile	5-mile
2024 Population	27,879	155,279	474,255
2024 Average Household Income	\$69,465	\$76,860	\$72,964
2024 Total Households	11,739	65,224	191,916















Retail

Sahara West Center

MARIANA'S SUPERMARKETS Rebel

enterprise COX



AVAILABLE

±2,647 SF

Schools

Vegas Verdes Elementary School

Retail

Spanish Oaks Center

CVS pharmacy Office DEPOT

Chevron WU WESTERN UNION


Retail

Sahara West Executive Park


Denny's DQ


Richfield Blvd.




 Hotels / Casinos


**THE STRAT**  
HOTEL • CASINO • SKYPOD


 Hotels / Casinos


 **SAHARA**  
LAS VEGAS

 Hotels / Casinos


**PALACE STATION.**

 Hotels / Casinos


 **Resorts World**  
LAS VEGAS

 Hotels / Casinos


**Encore**  
WYNN LAS VEGAS

 Hotels / Casinos


**Wynn.**


 Hotels / Casinos



**TRUMP**  
INTERNATIONAL HOTEL  
LAS VEGAS

 Retail

Sahara West Center

 **MARIANAS**  
SUPERMARKETS

 **Rebel**

 **enterprise**  **COX**

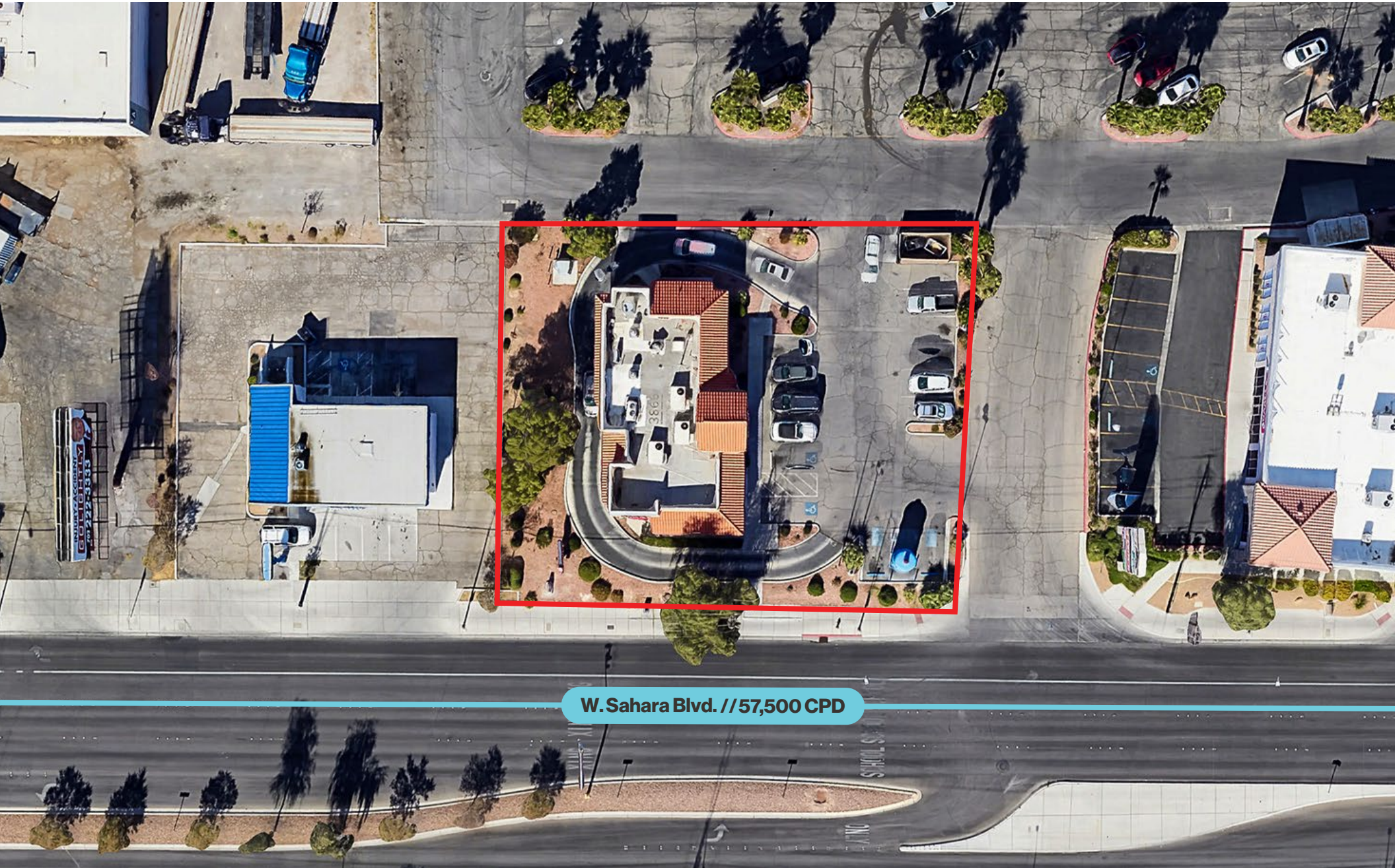
**AVAILABLE**

**± 2,647 SF**

W. Sahara Ave. // 57,500 CPD



Parcel Plan



W. Sahara Blvd. // 57,500 CPD



Property Photos





# LOGIC Commercial Real Estate

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