

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 9,204 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
4726-1	9,204
4760-25	3,210
4750-6-9	4,024
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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PLACER.AI DATA



Sahara Pavilion North ranks in the top 12% nationally for neighborhood retail centers with 3.9 million visits in 2024



Home to the second busiest El Super with just under 1 million visitors



Most visited number one Domino's Pizza in the state out of 60 118,000 visits



Hibbett Sports ranks number one out of five, with 73,000 visitors last year



One of the top ranking DD's Discount with 285 thousand visits



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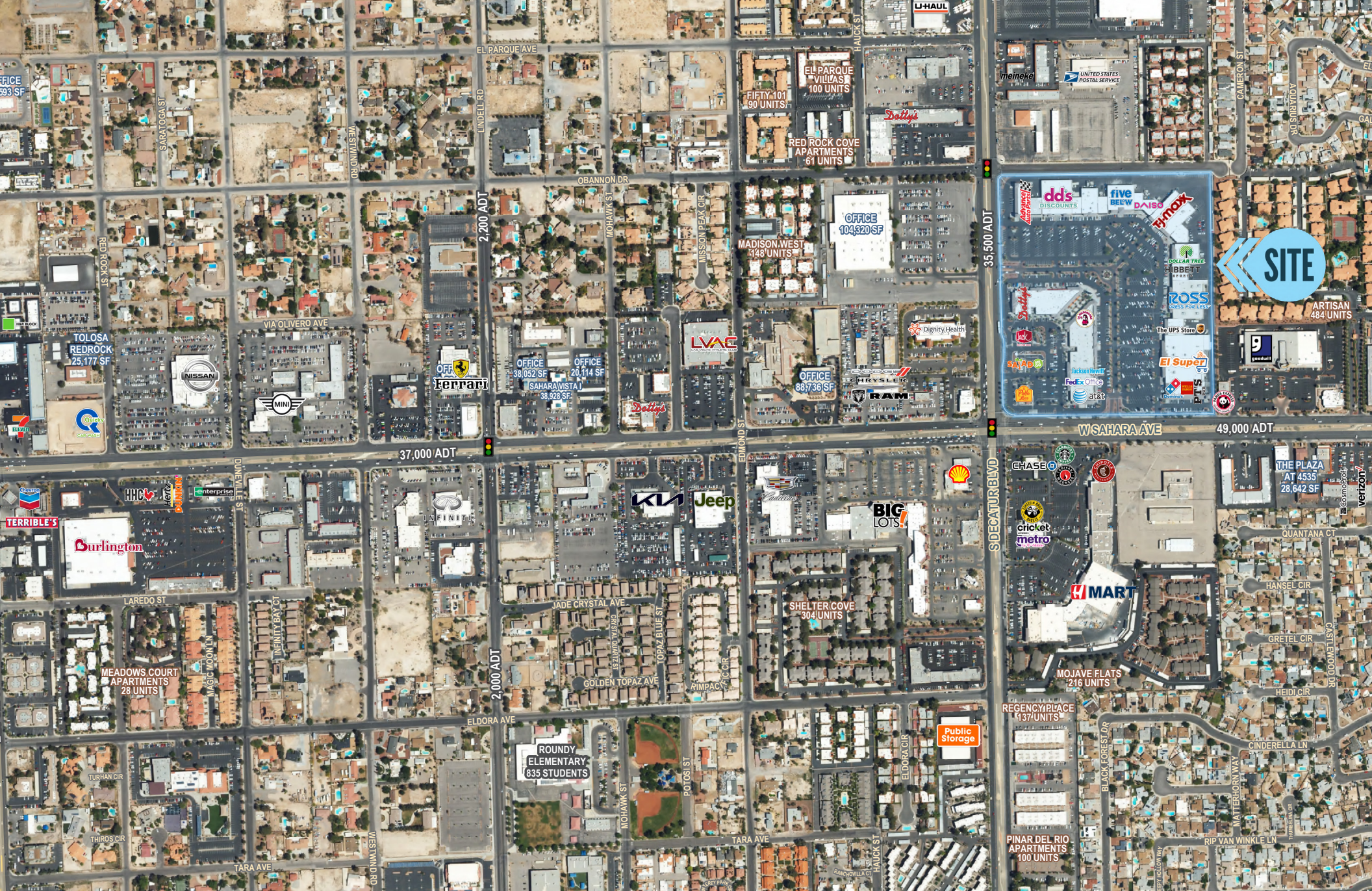
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