

West Sahara Town Plaza

6322 West Sahara Avenue
Las Vegas, NV 89146



Suite 6322-30
Available

Retail Suites For Lease

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The property

West Sahara Town Plaza is a beautifully maintained retail plaza featuring ample parking and strong curb appeal.

Positioned at the high-traffic corner of Sahara Avenue and Torrey Pines Drive, the property offers excellent visibility, strong demographics, and a steady draw from tenants like Jackpot Joanie's and Green Valley Grocery.

68k

68k sf
retail center

HTH

Wide range of
tenant mix



5.23/1,000 sf
parking ratio



High visibility
Sahara Avenue frontage



\$2.00 psf NNN
\$0.52 psf CAM

Site plan

West Sahara Town Plaza 6322 West Sahara Avenue Las Vegas, NV 89146



Suite	Tenant	SF
6322-30	AVAILABLE	4,750
6332	Give Me the Vin, LLC	900
6334	Alpha Embroidery	1,150
6336	Vegas Trophies	1,200
6338 - 40	KAI'S Lash & Foot Spa	2,650

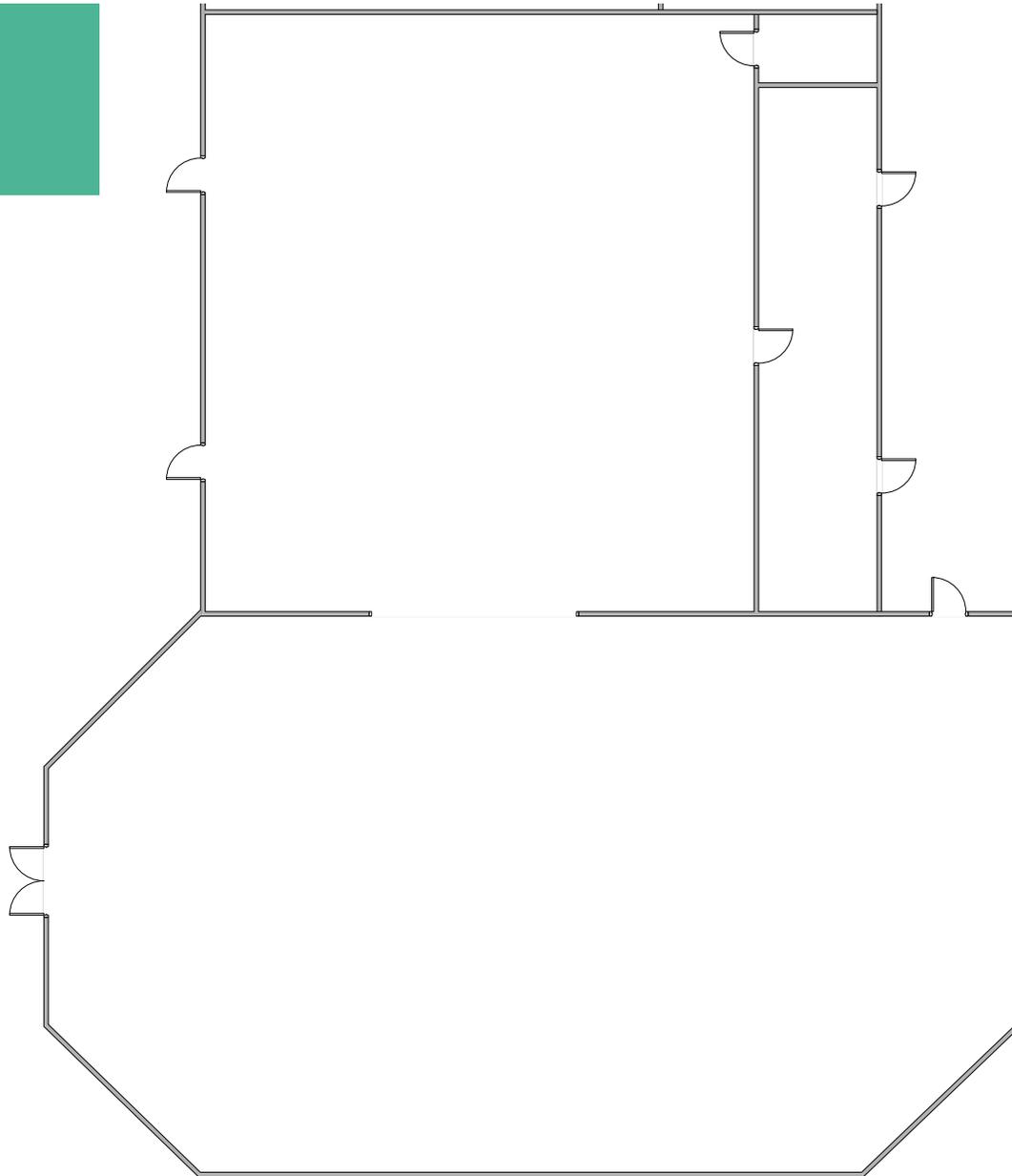
Suite	Tenant	SF
6342-56	New Hope Las Vegas	22,049
6360-6362	Thai Food	2,451
6364	Hill Country Beauty	1,200
6366-68	TJ MMA	2,400
6370-72	High Style Hair & Nail	3,600

Suite	Tenant	SF
6376	Cereset West	1,200
6378	Fit It Up Repairs	1,200
6380-82	IDO Tactical	2,400
6384-88	Smile Care Prof	3,600
6390	Big Dogs Cafe & Casino	10,920

Suite	Tenant	SF
6394	Loya Insurance	1,200
6396	5 Star Auto Repair	2,160
6398	Green Valley Grocery	3,000
Backlot	Desert Buick-GMC	

Floor plan

Suite 6322 - 6330
±4,740 sf



Property photos

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Suite 6322 - 6330 // 4,750 sf
Perfect for fitness, retail or specialty users!



Demographics

Population

	1 Mile	3 Mile	5 Mile
2025 Estimated Population	8,317	196,656	465,958
2030 Projected Population	8,163	194,440	464,275
Projected Annual Growth 2025 to 2030	-0.4%	-0.2%	-0.2%
2025 Estimated Households	3,249	78,534	194,108
2030 Projected Households	3,225	78,886	196,204
Projected Annual Growth 2025 to 2030	-0.1%	352	0.2%
2025 Est. Median Age	41.9	38.6	38.9

Household Income

2025 Est. Average Household Income	\$123,401	\$85,073	\$97,903
2025 Est. Median Household Income	\$88,346	\$64,580	\$69,864

Education

2025 Est. Some College	24.2%	22.8%	22.4%
2025 Est. Bachelor Degree Only	22.9%	15.3%	17.3%

Workforce

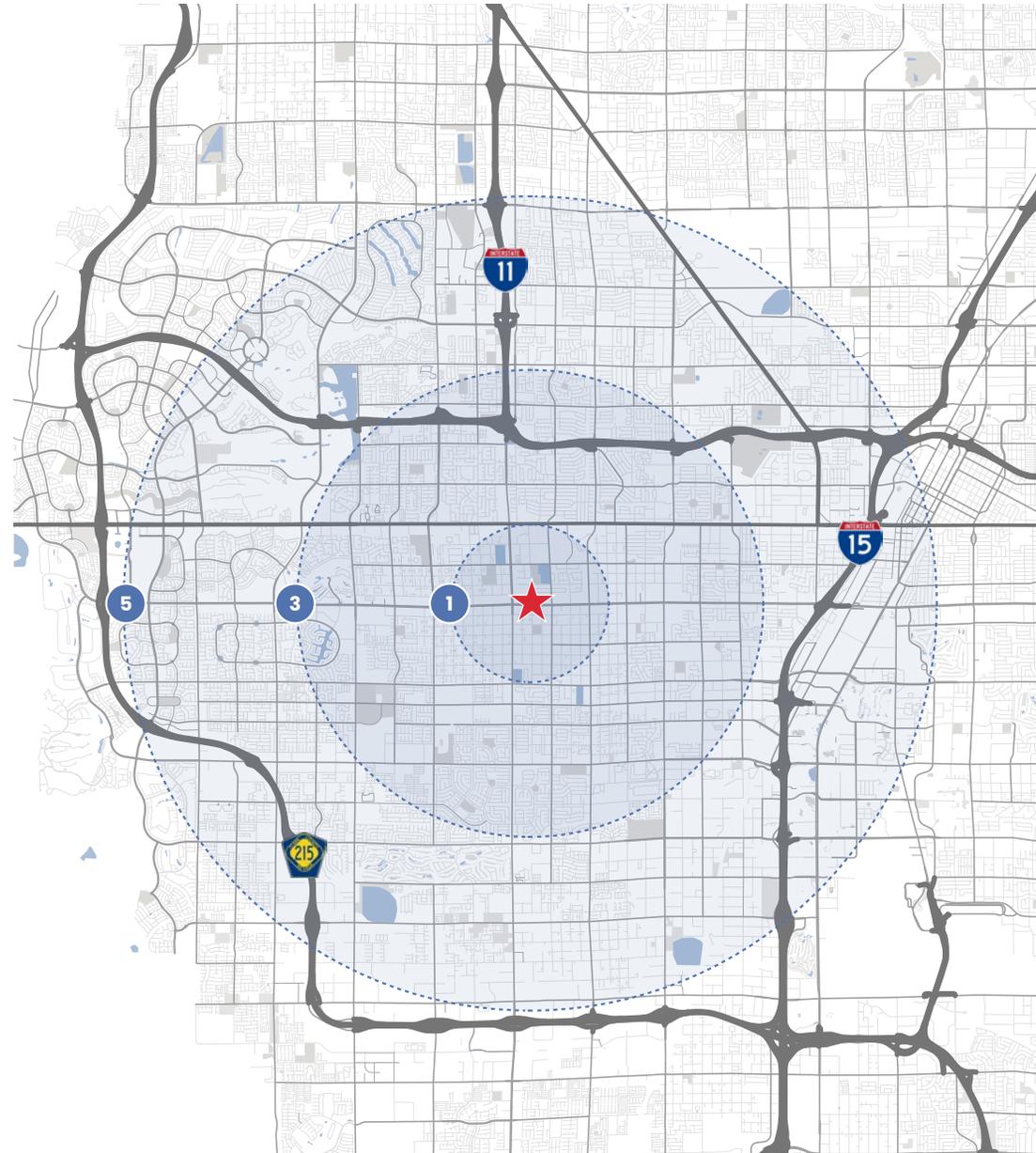
2025 White Collar Workers	59.8%	47.6%	52.4%
2025 Blue Collar Workers	40.2%	52.4%	47.6%

Traffic counts



West Sahara Avenue **±43,246 vpd**

Torrey Pines Drive **±5,426 vpd**



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