

SPACE AVAILABLE

Former Adult Day Care Center
Convenient Location

SAHARA TOWNE SQUARE

SEC Maryland Parkway/Sahara Avenue
1330 E. Karen B
Las Vegas, Nevada 89109





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1330 E. Karen B —8,015 sq. ft. (+/-)

**STARTING AT \$1.50-2.00/SQ. FT., PER
MONTH | TRIPLE NET LEASE**

QUICK LOOK

Parcel number: 1621111001
Building Sq. Ft.: 93,420 (+/-)

Former adult day care center in
convenient location available for rent!
Busy intersection, close proximity to all
major freeways and arterials.



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WITH A PRIME LOCATION BETWEEN THE BUSTLING DOWNTOWN DISTRICT AND THE HIGH-TRAFFIC UNIVERSITY AREA, SAHARA TOWNE SQUARE IS ONE OF LAS VEGAS' MOST POPULAR SHOPPING CENTERS.

Located on the southwest corner of Maryland Parkway and Sahara Avenue, the center is anchored by Smith's Food & Drug with additional tenants that include Chase Bank, Jack-in-the-Box, Metro PCS, Supercuts, Mail Boxes Etc. and other national retailers. Sahara Towne Square's central location makes it convenient for the Boulevard Mall area and the medical district with Sunrise Children's Hospital as well as downtown and the University of Nevada, Las Vegas.

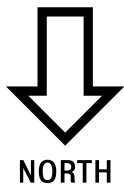
Vehicle traffic in the area numbers more than 115,000 cars, daily, and foot traffic is high with main bus lines/double section lines on Maryland Parkway and Sahara Ave. The center offers 163,000 sq. ft. (+/-) of retail space with abundant parking and mature landscaping.

The information contained herein has been carefully compiled from sources we consider reliable. We cannot guarantee the completeness or accuracy of the information. However, we believe the information to be correct as of the date of publication.



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