

FOR LEASE

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PROPERTY DETAILS

4604-4760 West Sahara Ave, Las Vegas, Nevada 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
- Space Available: 1,580 SF up to 9,204 SF
- Lease Rate: \$3.00 to \$4.00/SF NNN
- NNN: \$0.60/SF
- Zoning: C-1 (City of Las Vegas)
- Join El Super, Five Below, DAISO, Domino's Pizza, FedEx Office, Dollar Tree, TJ Maxx, Ross, and More

TENANTS INCLUDE:



2025 DEMOS



EST. POPULATION

1 MILE » **26,164**
3 MILE » **157,206**
5 MILE » **476,151**



EST. HOUSEHOLDS

1 MILE » **9,560**
3 MILE » **63,544**
5 MILE » **198,354**



EST. AVERAGE HH INCOME

1 MILE » **\$70,088**
3 MILE » **\$93,117**
5 MILE » **\$86,163**

NEWMARK

MOUNTAIN WEST

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COMMERCIAL REAL ESTATE**

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AVAILABLE SPACES

#	SF
4616-3	4,015
4724-1	1,580
4724-2	3,240
4726-1	9,204
4650-14	1,495
4750-6-9	4,024
4750-23-24	5,160
4750-25	3,514
4750-37	1,836
4750-38	4,644
4750-46	1,948
4760-25	3,130

- AVAILABLE
- POTENTIAL RESTAURANT
- LEASED

DECATUR BOULEVARD - 39,500 ADT



SAHARA AVENUE - 55,000 ADT

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SAHARA PAVILLION NORTH

PLACER.AI DATA



Sahara Pavilion North saw an 8% growth in foot traffic from 2024 to 2025 with 4.3 million visits in 2025



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 61 with 100,000 visits



Number 1 Salad and Go out of four with over 160,000 visits



Top DD's out of seven with 350,000 visits last year



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