

# WEST SAHARA TOWN PLAZA

6322 W. Sahara Avenue, Las Vegas, NV 89146

AVAILABLE  
For Lease

INTRODUCTORY RATES AT  
\$1.35 - \$1.65 PSF!



**MDLGroup**

5960 South Jones Boulevard  
Las Vegas, Nevada 89118  
T 702.388.1800  
F 702.388.1010  
[www.mdlgroup.com](http://www.mdlgroup.com)

**Buck Hujabre**  
Senior Vice President  
Lic#: BS.1002453.LLC  
225.284.0985  
[bhujabre@mdlgroup.com](mailto:bhujabre@mdlgroup.com)

## POINT OF CONTACT

**Brian Singleton**  
Senior Associate  
Lic#: S.0194212 | PM.0167980  
702.569.2700  
[bsingleton@mdlgroup.com](mailto:bsingleton@mdlgroup.com)



## Leasing Details



**\*\$1.35 - \$1.65 PSF NNN**

\*Introductory Rates



**\$0.51 PSF**

CAM Charges



**±1,200 SF - ±2,650 SF**

Square Footage

## Demographics

|                                 | 1 mile    | 3 miles  | 5 miles  |
|---------------------------------|-----------|----------|----------|
| <b>Population</b>               |           |          |          |
| 2025 Population                 | 8,562     | 198,893  | 462,490  |
| <b>Average Household Income</b> |           |          |          |
| 2025 Average Household Income   | \$109,051 | \$83,037 | \$93,688 |

## Property Highlights

- 2nd Generation retail space available
- Zoned: C-1 (Limited Commercial District)
- High traffic counts ±43,000 cars per day
- Located on the hard corner of Sahara Avenue and Torrey Pines Drive
- Very well maintained property with great visibility and ample parking.
- Jackpot Joanie's and Green Valley Grocery attract excellent traffic through the center

● Power Retail ● Hotel & Casino ● Hospital ● Parks & Recreation



| Tenant  | Suite       | Size          | Lease Rate            |
|---|-------------|---------------|-----------------------|
| Give Me The Vin                               | 6332        |               |                       |
| Alpha Embroidery                              | 6334        |               |                       |
| Vegas Trophies                                | 6336        |               |                       |
| <b>Available (can be combined with #6340)</b> | <b>6338</b> | <b>±1,300</b> | <b>\$2.00 PSF NNN</b> |
| <b>Available (can be combined with #6338)</b> | <b>6340</b> | <b>±1,350</b> | <b>\$2.00 PSF NNN</b> |
| The New Hope Church                           | 6342-54     |               |                       |
| The New Hope Church                           | 6352-56     |               |                       |
| Prommares Thai Bistro                         | 6358-62     |               |                       |
| <b>Available</b>                              | <b>6364</b> | <b>±1,200</b> | <b>\$2.00 PSF NNN</b> |
| American Free Fight                           | 6366-68     |               |                       |
| High Style Hair Salon                         | 6370-72     |               |                       |
| Cereset West                                  | 6376        |               |                       |
| <b>Available</b>                              | <b>6378</b> | <b>±1,200</b> | <b>\$2.00 PSF NNN</b> |
| IDO Tactical                                  | 6380-82     |               |                       |
| Adco Dental                                   | 6384-88     |               |                       |
| Big Dogs Cafe & Casino                        | 6390        |               |                       |
| Loya Insurance                                | 6394        |               |                       |
| 5 Star Auto Repair                            | 6396        |               |                       |
| Green Valley Grocery                          | 6398        |               |                       |

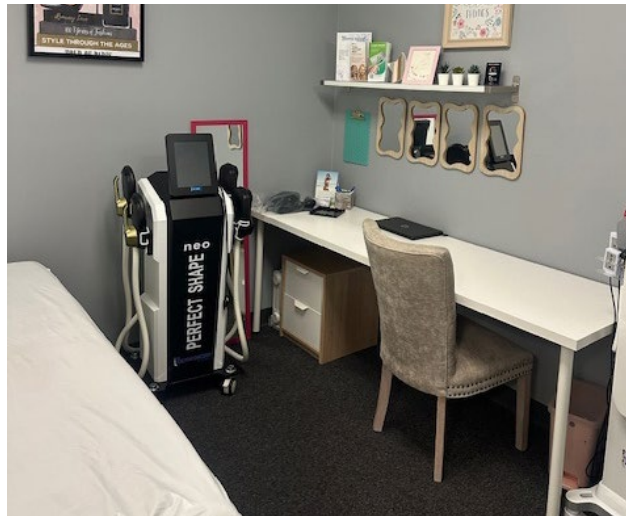


\*Drawings and plans are not to scale. Any measurements are approximate and are for illustrative purposes only. There is no guarantee, warranty or representation as to the accuracy or completeness of any plans or designs.

## Sublease 6340 Photos



## Building 6364 Photos



# Clark County Nevada


## Synopsis

As of the 2020 census, the population was 2,265,461, with an estimated population of 2,350,611 in 2024. Most of the county population resides in the Las Vegas Census County Divisions across 435 square miles. It is by far the most populous county in Nevada, and the 14th most populous county in the United States. It covers 7% of the state's land area but holds 73% of the state's population, making Nevada one of the most centralized states in the United States.

With jurisdiction over the world-famous Las Vegas Strip and covering an area the size of New Jersey, Clark County is the nation's 14th-largest county. The County is a mix of urban and rural locales that offers the convenience of city living with access to some of the nation's best outdoor recreational areas just a short drive away.

Clark County employs more than 10,000 people over 38 departments. The County has an annual budget of \$11.4 billion, which surpasses that of the state government.

## Quick Facts

 **±7,892**  
Land Area  
(Square Miles)

 **2,265,461**  
Population

 **298**  
Pop. Density  
(Per Square Mile)

Sources: [clarkcountynv.gov](http://clarkcountynv.gov), [data.census.gov](http://data.census.gov), [lvgea.org](http://lvgea.org), [wikipedia.com](http://wikipedia.com)

# Professional Sports

## Synopsis

The Las Vegas Valley is home to many sports, most of which take place in the unincorporated communities around Las Vegas rather than in the city itself. It has rapidly established itself as a premier sports city, hosting a lineup of major professional teams that have brought home championships. These successful teams not only foster fan interest and growth but also play a significant role in strengthening the local economy.

The Vegas Golden Knights, the city's first major league franchise, wasted no time making their mark by winning the Stanley Cup in 2023. The Las Vegas Aces have dominated the WNBA, securing back-to-back championships in 2022 and 2023. The Las Vegas Raiders, while having their championship triumphs tied to their time in Oakland and Los Angeles, have a storied history that includes three world championship victories (XI, XV, and XVIII). The Las Vegas Athletics brings a legacy of 9 world championships and are looking to add more at their new home. These teams have not only captivated local fans but have also helped solidify reputation of the city as a major player in the world of professional sports.

Las Vegas is also a great place for minor league sports, with the Las Vegas Aviators (Minor League Baseball, Triple-A affiliate of the Las Vegas Athletics), the Henderson Silver Knights (American Hockey League, affiliate of the Vegas Golden Knights), and the Las Vegas Lights FC (USL Championship soccer) all calling the area home. The city also has indoor football and box lacrosse teams, the Vegas Knight Hawks and the Las Vegas Desert Dogs, respectively, who share a venue in Henderson.



WORLD CHAMPIONS



WORLD CHAMPIONS



WORLD CHAMPIONS



WORLD CHAMPIONS



HENDERSON  
SILVER KNIGHTS™



LAS VEGAS  
MOTOR SPEEDWAY  
AMERICA'S RACING SHOWPLACE!



# Nevada Tax Advantages

## NEVADA

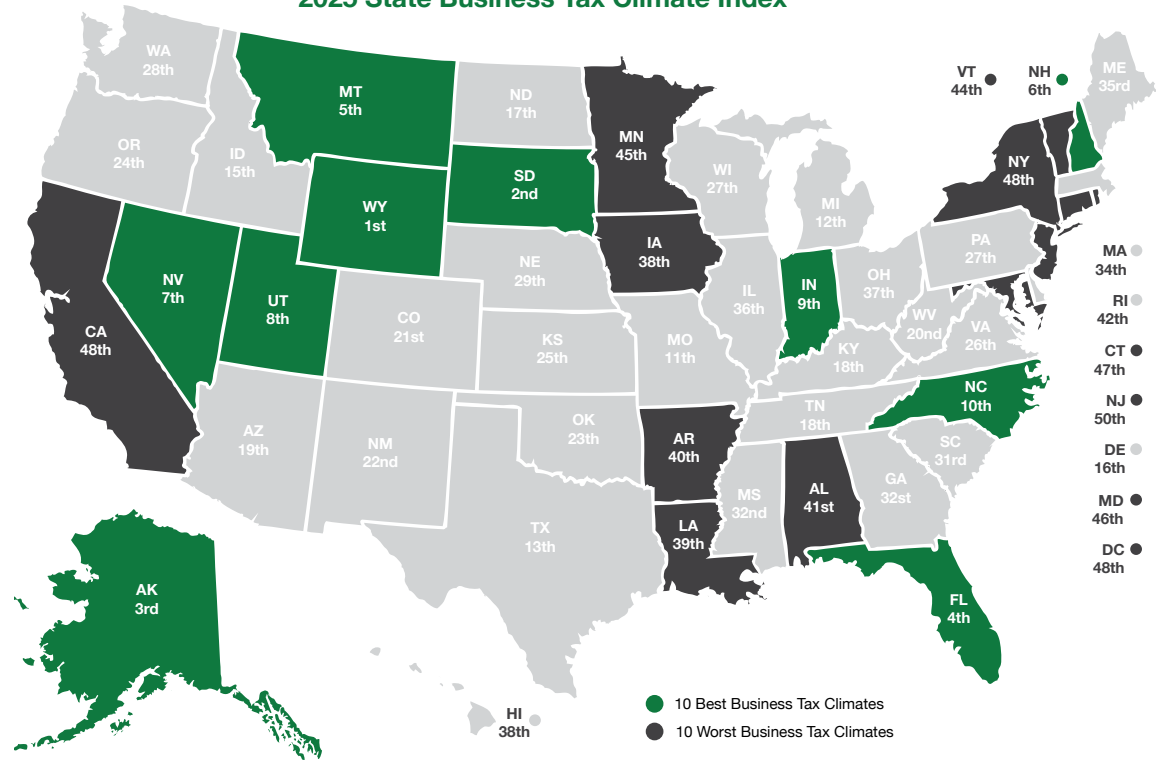
has always been a popular choice for businesses due to various factors such as low-cost startup, regulatory benefits, and competitive utility rates.

The Tax Climate Index ranking  
California ranks 48th, Arizona 19th,  
Idaho 15th, Oregon 24th and Utah 8th.

### Here are the main tax advantages of this state:

- No income tax
- No tax on pensions
- No tax on social security
- No tax on estate or inheritance
- Low property taxes
- No gross receipts tax
- No franchise tax
- No inventory tax
- No tax on issuance of corporate shares
- No tax on sale or transfer of shares

2025 State Business Tax Climate Index



## Nevada Tax System:

Nevada is ranked 7th in the Tax Foundation’s 2025 State Business Tax Climate Index, focusing on corporate taxes, individual income taxes, sales taxes, unemployment insurance taxes, and property taxes.

Source: Nevada Governor’s Office of Economic Development;  
[www.TaxFoundation.org](http://www.TaxFoundation.org)



### Road Transportation

Las Vegas, and surrounding towns are less than one day’s drive over arterial interstate highways to nearly 60 million consumers as well as to the major U.S. deep water seaports serving the Pacific Rim.



### Rail Transportation

Major Union Pacific and Southern Pacific rail connections in Las Vegas and Reno also, too, play an essential role in carrying the world’s freight from the Pacific Coast to America’s Heartland and beyond.



### Air Transportation

Globally, Harry Reid International Airport in Las Vegas has been a Top 20 airport for more than five years, annually serving more than 40 million and handling more than 189 million pounds of cargo.



Service you deserve. People you trust.



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