

An aerial photograph of the Sahara West Center, a large commercial building complex with multiple wings and a red-tiled roof. The building is surrounded by a large parking lot with several cars parked. In the background, there are residential houses and a street intersection.

SAHARA WEST CENTER

3441 W SAHARA AVE LAS VEGAS, NV 89102

PROPERTY FOR LEASE

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EXECUTIVE SUMMARY

SAHARA WEST CENTER

Sahara West Center offers an exceptional opportunity for retailers seeking a high-visibility location in the heart of Las Vegas. Situated at 3441 W Sahara Ave, this multi-tenant retail strip center enjoys a prime position on Sahara Avenue, one of the city's most heavily trafficked east-west arterials. This strategic location in central west Las Vegas places your business in a densely populated area with high consumer traffic.

Benefit from the center's proximity to a large office complex housing State of Nevada government offices, providing a built-in customer base. Sahara West Center is shadow-anchored by a popular Mariana's Supermarket, a significant draw for the surrounding community and a driver of consistent foot traffic to the center. Excellent accessibility is ensured by its convenient location near I-15 and its proximity to the world-famous Las Vegas Strip, attracting both local residents and tourists. This high-traffic, high-visibility location offers an unparalleled opportunity for retailers to establish a thriving business.



PROPERTY OVERVIEW

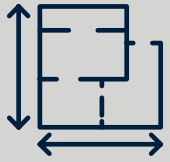
SAHARA WEST CENTER

- Type: Freestanding Retail (Strip Center)
- Submarket: Central West Las Vegas
- Gross Leasable Area (GLA): 27,600 SF
- Lot Size: 152,643 SF (3.50 Acres)
- Year Built: 1985
- Zoning: C-2 (Commercial)
- Building Class: B
- Number of Stories: 1
- Typical Floor Size: 27,600 SF
- Building Height: 18'
- Frontage:
- 839' on El Conlon Ave
- 420' on Sahara Ave
- Features: Air Conditioning, Bus Line, Pylon Sign, Restaurant, Signage



PROPERTY HIGHLIGHTS

SAHARA WEST CENTER



VERSATILE SPACES

- Variety of space sizes
- Flexible floor plans
- Essential infrastructure in place for a variety of businesses



BUILT-IN CUSTOMER BASE

- Adjacent to State of Nevada Government Offices and several Office Developments
- Dense multi-family and residential surrounding the center



EXCEPTIONAL ACCESSIBILITY

- Easy access for tourists and locals
- Close to 1-15 and The Strip
- Central West Location



HIGH-VISIBILITY LOCATION

- Busy Sahara Avenue with 50,000 cars per day
- Going-to-work side
- Pylon and Building Signage



FOR LEASE – UNIT B2-3

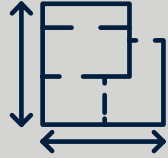
SAHARA WEST CENTER



\$1.85/SF/MO
BASE RENT

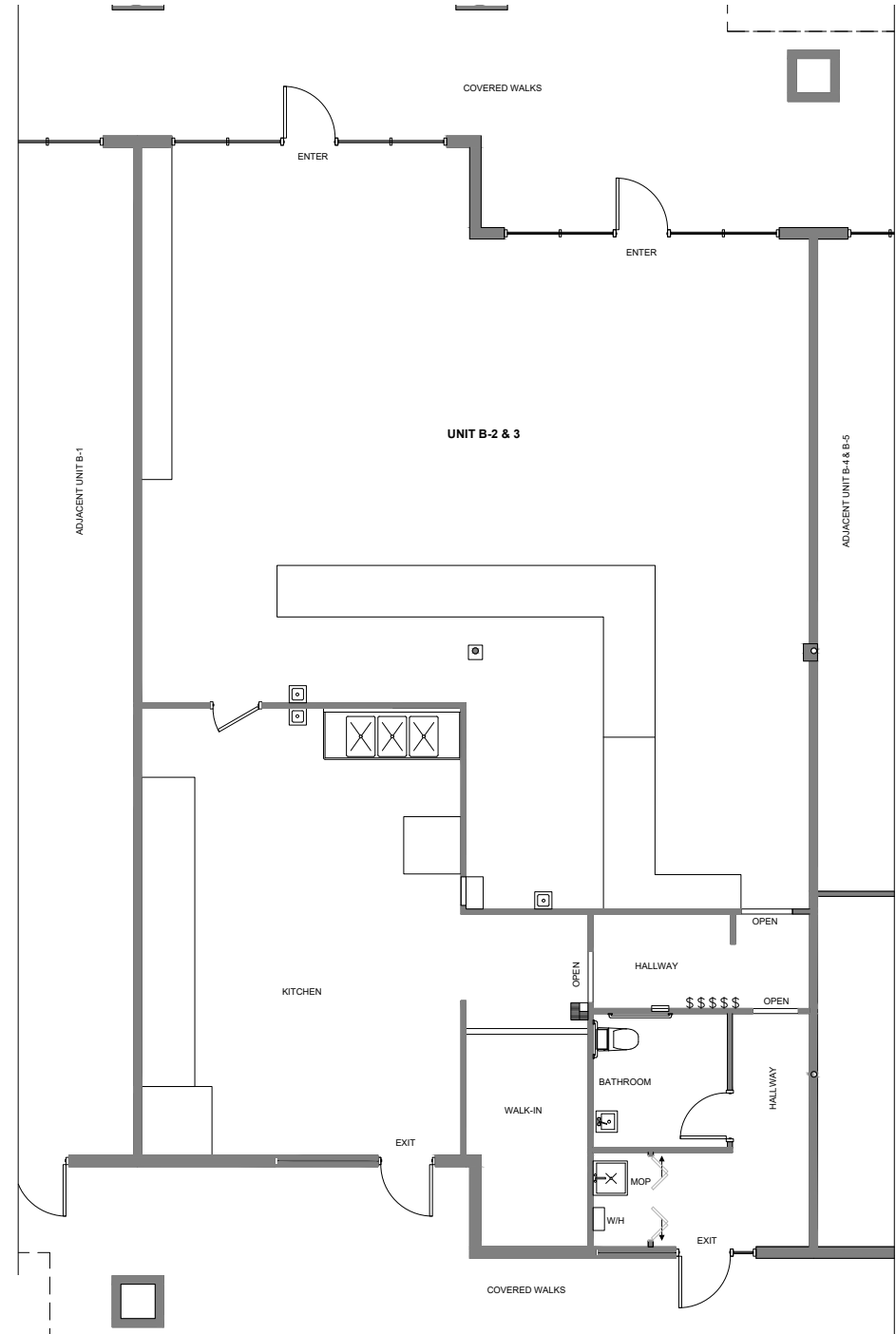


\$.42/SF/MO
EST NNN



±2,400 SQFT

- SECOND GENERATION RESTAURANT SPACE
- GREASE INTERCEPTOR
- WALK IN FREEZER
- GAS RANGE
- DEEP FRYERS
- VENT HOOD
- FIRE SUPPRESSION SYSTEM
- WALK UP COUNTER
- DINING AREA



FOR LEASE – UNIT B4-5

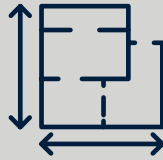
SAHARA WEST CENTER



\$1.50/SF/MO
BASE RENT

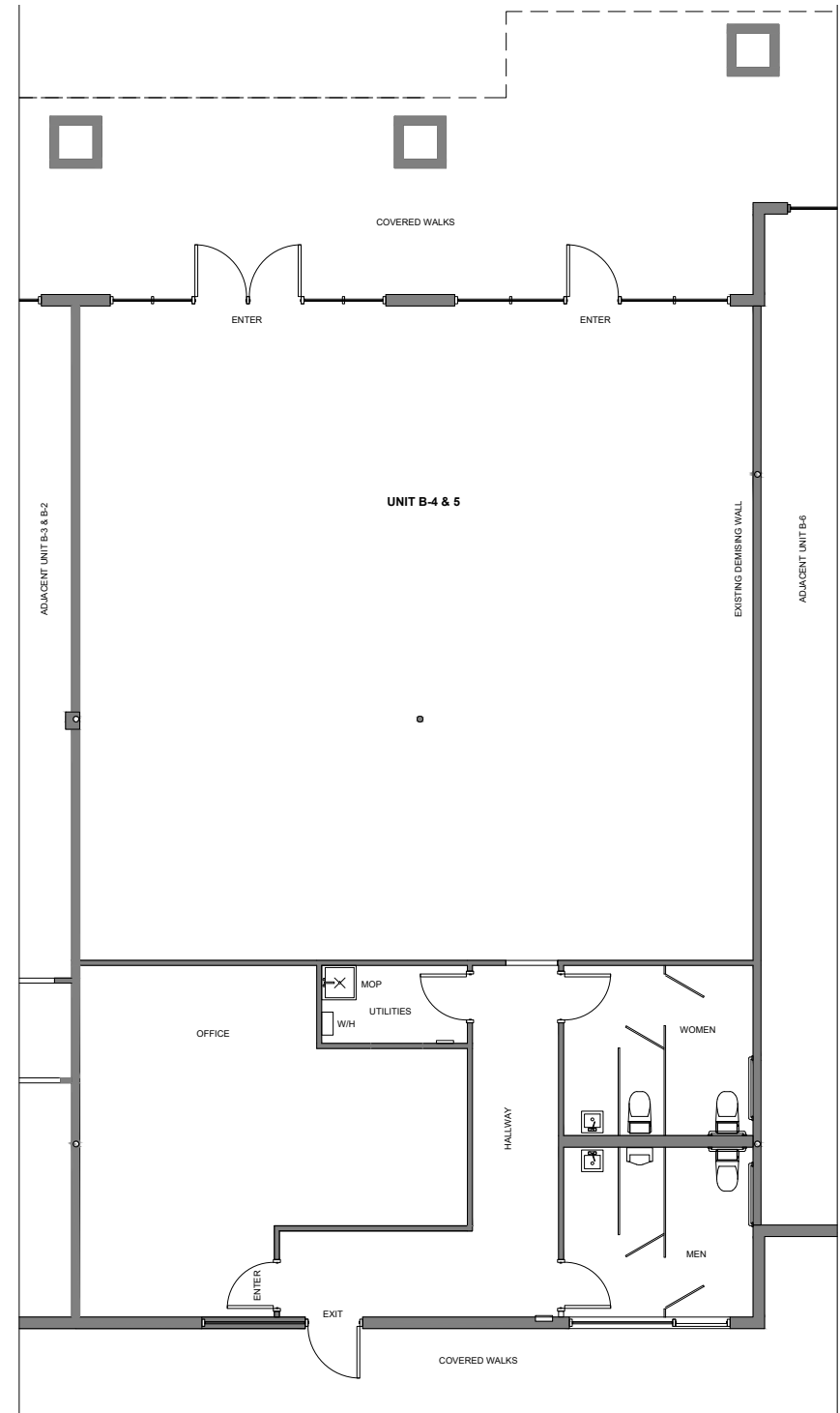


\$.42/SF/MO
EST NNN



±2,400 SQFT

- FLEXIBLE OPEN LAYOUT
- SUITABLE FOR VARIOUS RETAIL USES
- SLEEK AND CONTEMPORARY FEEL
- EPOXY CONCRETE FLOORS
- BLACK CEILING TILES
- MEN AND WOMENS RESTROOMS
- OFFICE SPACE

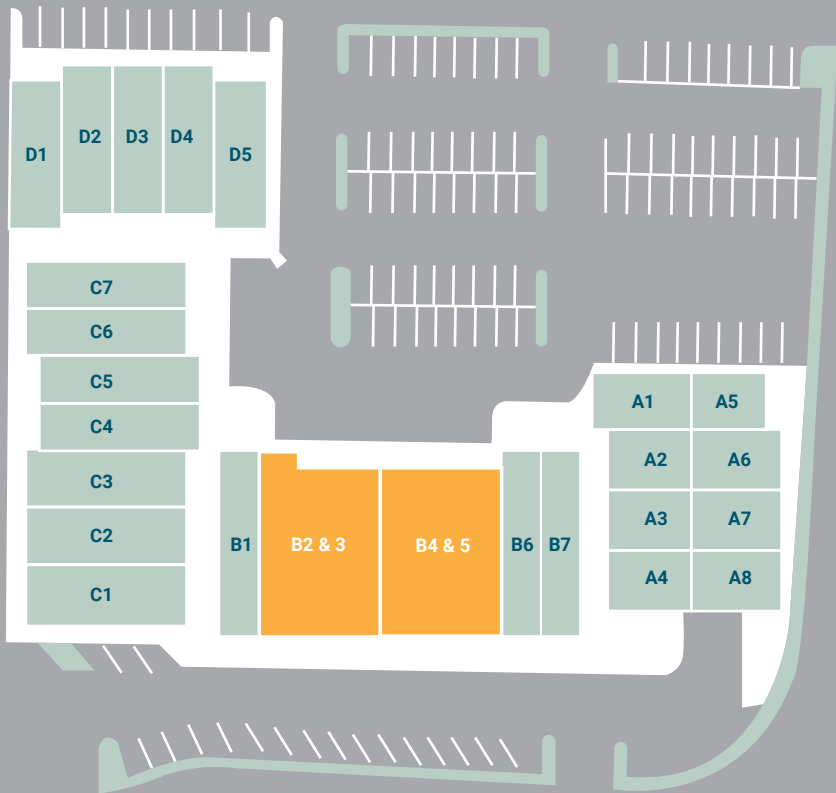


SITE PLAN

SAHARA WEST CENTER

W Sahara Ave

TAM- RICH DRIVE



PROPERTY PHOTOS



PROPERTY PHOTOS



AERIAL VIEW

SAHARA WEST CENTER



AERIAL VIEW

SAHARA WEST CENTER



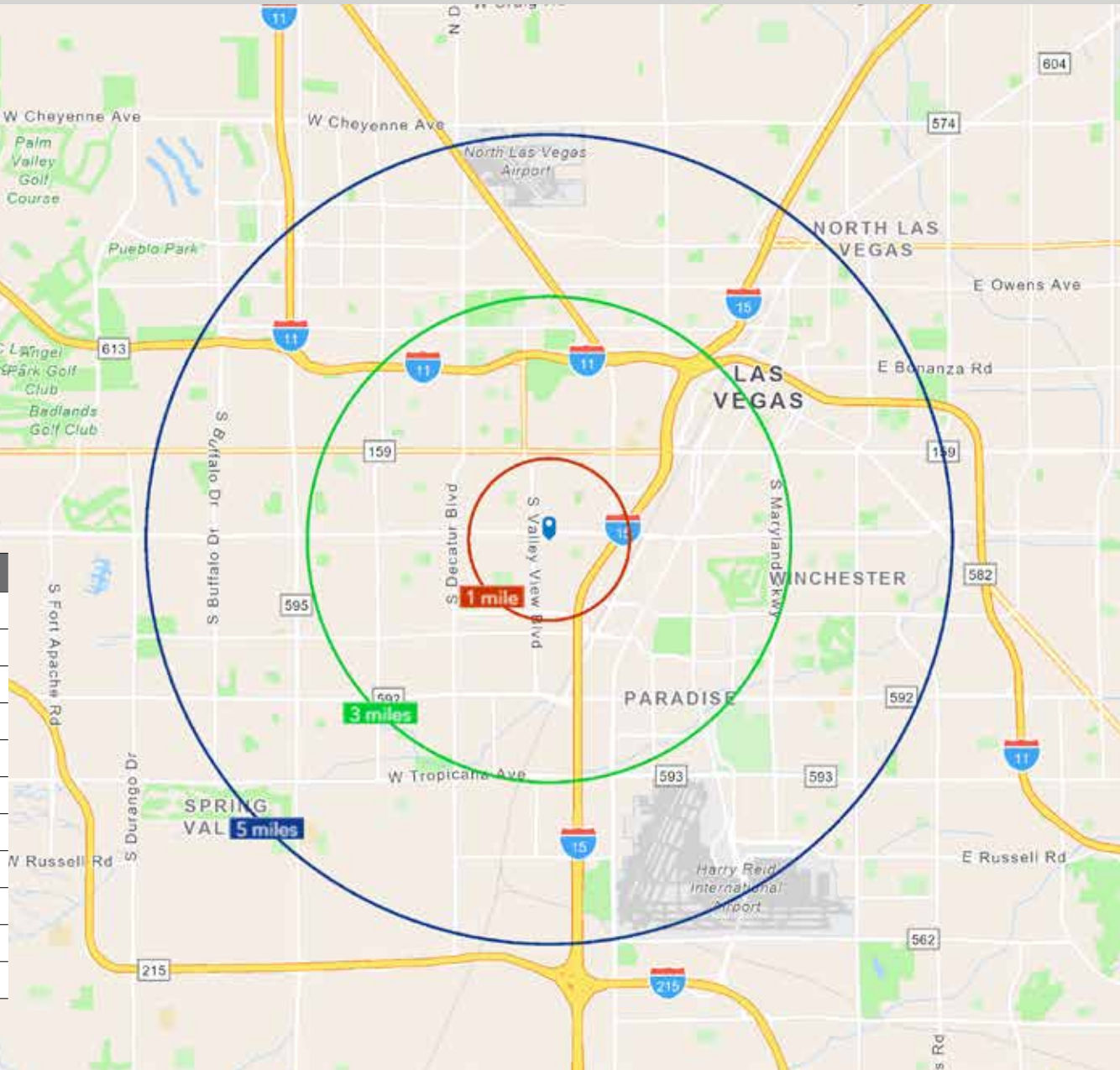
SAHARA WEST CENTER



DEMOGRAPHICS

SAHARA WEST CENTER

METRIC	1 Mile	3 Mile	5 Mile
2024 Total Population	33,518	158,730	477,345
2029 Population	36,542	171,435	513,473
Pop Growth 2024-2029	+9.02%	+8.00%	+7.57%
Average Age	36	40	39
2024 Total Households	12,605	63,001	192,756
HH Growth 2024-2029	+9.00%	+8.25%	+7.62%
Median Household Income	\$39,853	\$44,994	\$44,484
Avg Household Size	2.60	2.40	2.40
2024 Avg HH Vehicles	1.00	1.00	1.00
Median Home Value	\$287,030	\$295,192	\$300,920
Median Year Built	1980	1981	1985



LOCATION OVERVIEW

SAHARA WEST CENTER

PRIME RETAIL SPACE IN THRIVING CENTRAL WEST LAS VEGAS

- **High-Demand Location:** Establish your business in the heart of Central West Las Vegas, a dynamic retail destination easily accessible by both locals and tourists. This sought-after area boasts a near 15-year low vacancy rate of just 4.7%, significantly outperforming the Las Vegas average, ensuring consistent customer traffic and a competitive edge.
- **Exceptional Value:** Capitalize on below-market rental rates averaging well below the Las Vegas metro average. Our available spaces, priced from \$1.50-\$1.85 per square foot, offer an unparalleled opportunity to maximize your ROI and establish a profitable presence in this prime location.
- **Strategic Advantages:** Benefit from the ongoing revitalization efforts designed to further elevate the area's appeal and drive increased business activity. Join successful retailers like H Mart and Boot Barn who have recognized the immense potential of this thriving submarket.
- **Limited Availability:** With limited new construction and high demand, these prime retail spaces are a rare find. Secure your place in this vibrant retail hub and position your business for success in a location experiencing sustained growth and development.



DISCLAIMER

SAHARA WEST CENTER

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