

PRICE: ~~\$ 2,250,000~~ **\$1,900,000**
3101 WEST SAHARA AVENUE
REDUCED!



KW COMMERCIAL

a division of Keller Williams Realty Las Vegas

9420 W. Sahara Ave. #100
Las Vegas, NV 89117
U.S.A.

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3101 WEST SAHARA AVENUE



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PROPERTY OVERVIEW

3101 WEST SAHARA AVENUE



3101 West Sahara Avenue is a prime commercial property offering exceptional potential for businesses seeking a high-visibility location. Situated in a dynamic area of Las Vegas, Nevada, this property benefits from excellent exposure to a large daily traffic count of around 70,000 VPD. With a generous space and on-site parking spots, the property is well-suited for a variety of commercial uses.

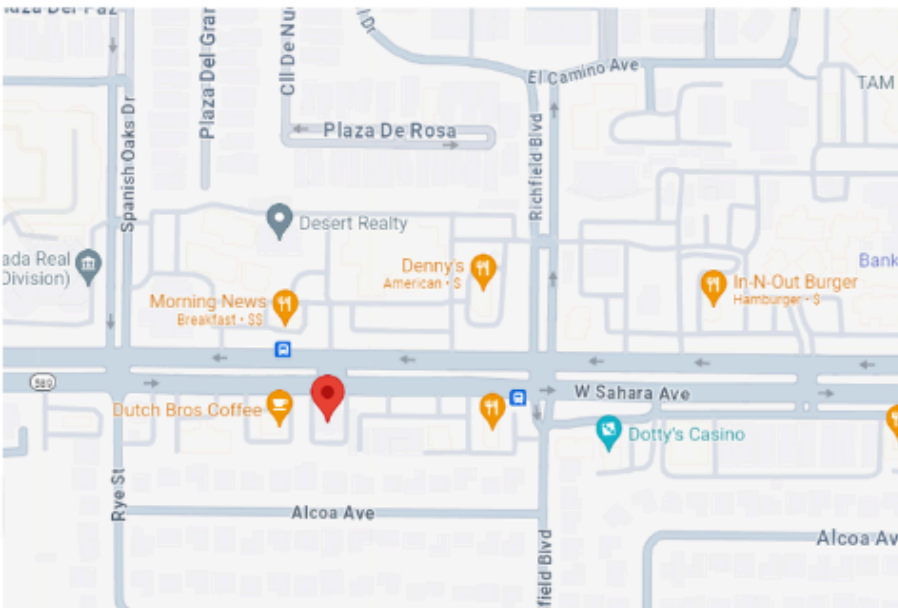
The surrounding area is characterized by a thriving commercial district, featuring **Sahara Pavilion North, Boulevard Mall, Las Vegas North Premium Outlets, The STRAT Hotel, Casino & SkyPod, and World Market Center Las Vegas**. This established infrastructure provides a strong foundation for attracting customers and employees. Moreover, the property's proximity to major transportation routes and public transit options ensures convenient accessibility for both customers and staff.

Whether you envision a bustling retail establishment, a professional office space, or a service-oriented business, 3101 West Sahara Avenue offers an unparalleled opportunity to capitalize on a prime location and a growing market.



PROPERTY SUMMARY

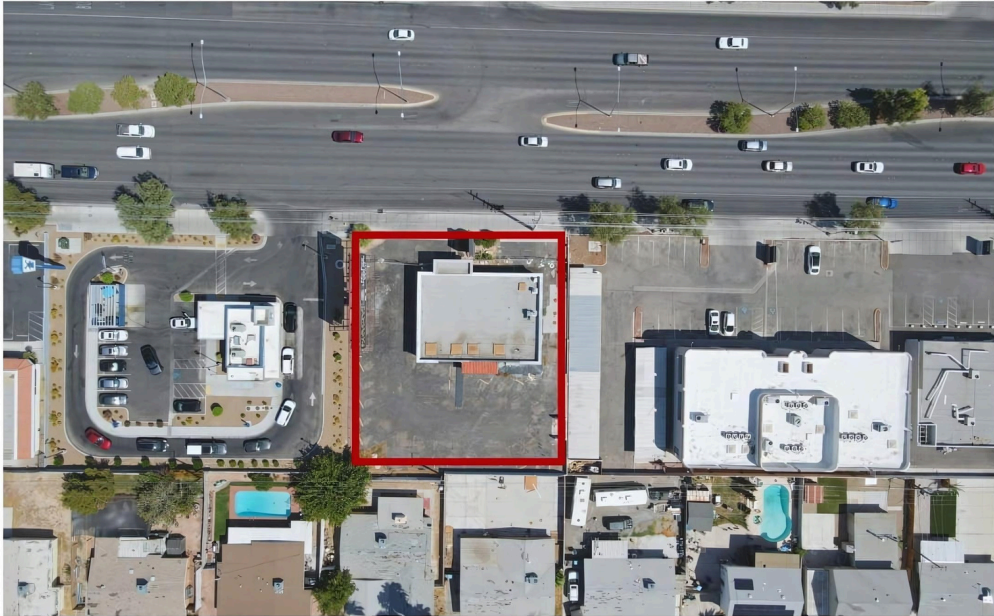
3101 WEST SAHARA AVENUE



Property Type:	Retail
Building SF:	3,340 SqF
Lot Size:	0.37 AC
Tenancy:	Single
Building Class:	C
Building Height:	1 Story
Year Built:	1979
Zoning:	Limited Commercial (C-1)
Parking:	29 spaces
Parking Ratio:	8.68 Spaces per 1,000 SF
Frontage:	110 FT on Sahara Ave

PROPERTY PHOTOS

3101 WEST SAHARA AVENUE



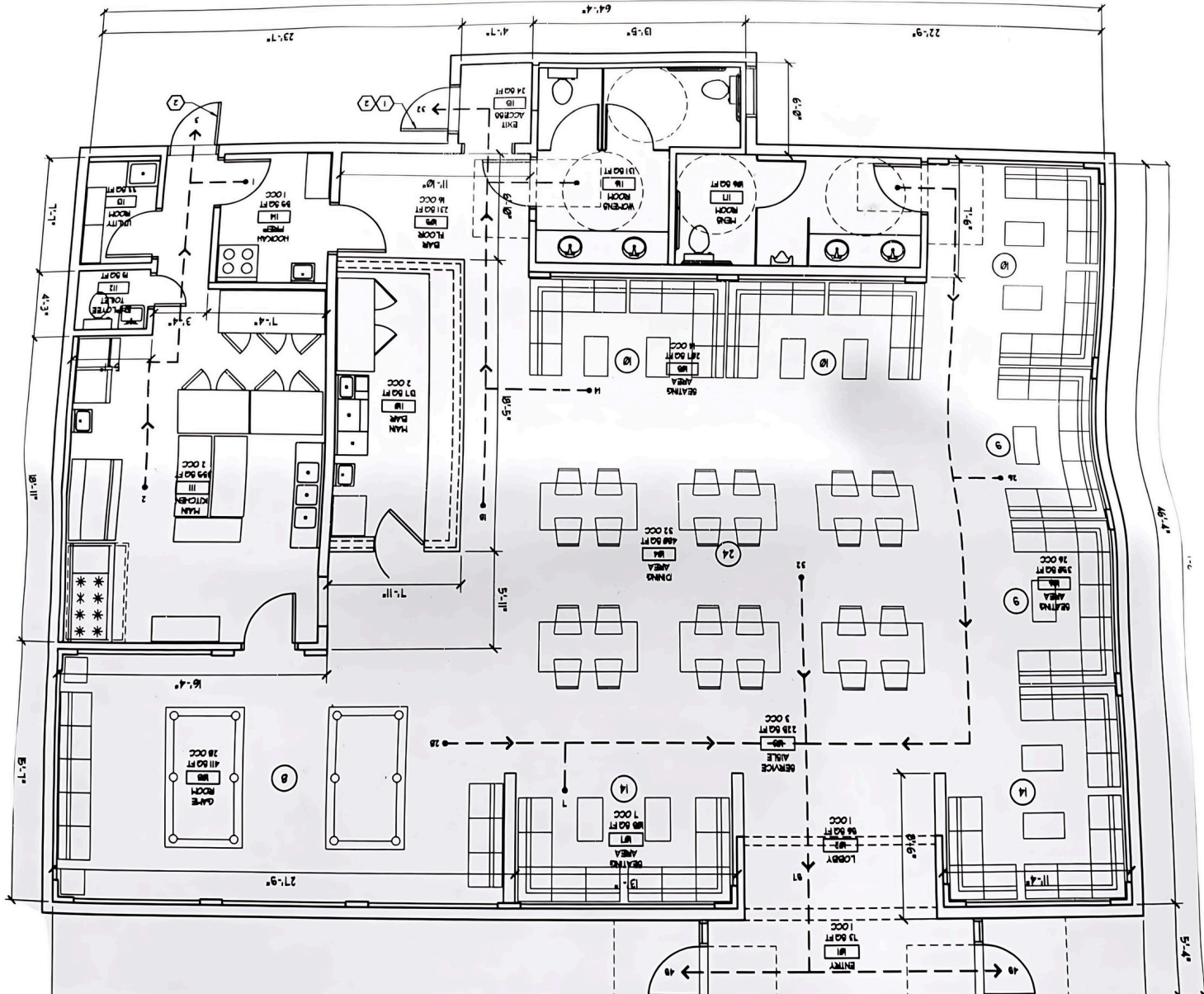
PROPERTY PHOTOS

3101 WEST SAHARA AVENUE



FLOOR PLAN

3101 WEST SAHARA AVENUE



SAHARA NEIGHBORHOOD

3101 WEST SAHARA AVENUE



Sahara Avenue in Las Vegas is a prominent thoroughfare that stretches across the heart of the city, offering a vibrant mix of residential, commercial, and entertainment options. The area around Sahara Avenue is known for its eclectic blend of old and new Las Vegas, featuring iconic landmarks such as the Sahara Las Vegas Hotel and Casino, which has been a fixture since the 1950s. The neighborhood is characterized by its bustling atmosphere, with numerous dining options, shopping centers, and entertainment venues that cater to both locals and tourists.

Residentially, the neighborhood surrounding Sahara Avenue offers a **diverse range of housing options**, from mid-century modern homes to contemporary high-rise condominiums. Families, young professionals, and retirees alike are drawn to this neighborhood for its **convenience, community amenities, and proximity to major employment centers**. Local schools, parks, and recreational facilities add to the appeal, making it a **well-rounded area for living**.

The neighborhood also benefits from **excellent connectivity and accessibility**. Sahara Avenue serves as a major east-west corridor, providing **easy access to Interstate 15 and the Las Vegas Strip**. Public transportation options are abundant, with **several bus routes and future plans for light rail expansion**. This makes commuting and exploring the broader Las Vegas area convenient for residents and visitors.

DYNAMIC ECONOMIC LANDSCAPE OF SAHARA AVENUE

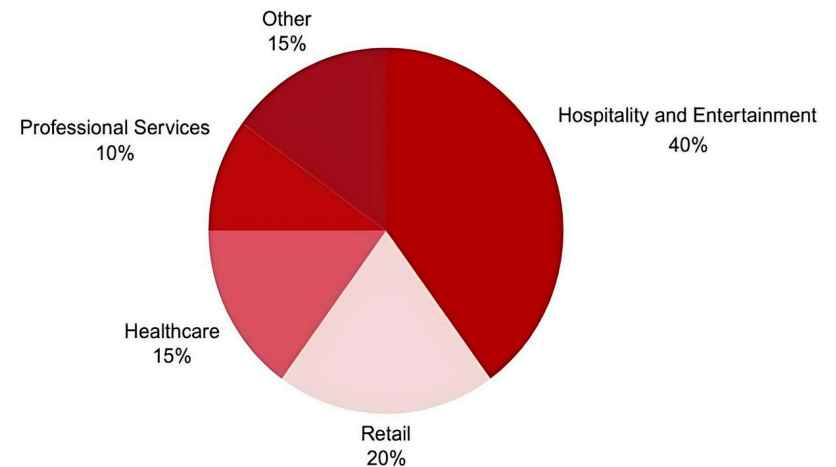
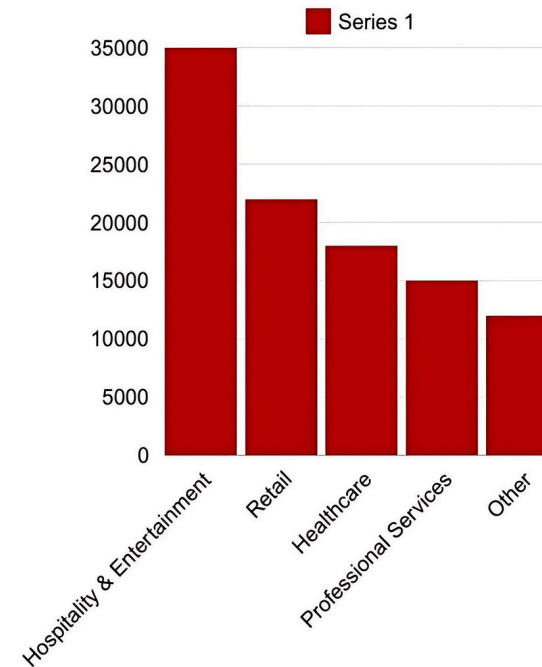
3101 WEST SAHARA AVENUE



Employment and Industry Highlights

Sahara Avenue in Las Vegas is a significant economic hub with a diverse array of businesses contributing to the local economy. The area is home to a mix of established enterprises and emerging startups, spanning industries such as hospitality, retail, healthcare, and professional services. The presence of notable landmarks like the Sahara Las Vegas Hotel and Casino underscores the neighborhood's strong ties to the tourism and entertainment sectors, which remain crucial drivers of employment and economic activity. Additionally, the commercial landscape along Sahara Avenue features numerous shopping centers, restaurants, and service providers, further boosting local employment opportunities and economic growth.

The employment landscape around Sahara Avenue reflects a robust and dynamic job market. The hospitality and entertainment industries are major employers, providing numerous jobs ranging from entry-level positions to executive roles. Retail and healthcare sectors also offer significant employment opportunities, catering to the needs of residents and visitors alike. The area's strategic location and accessibility via major transportation routes, including Interstate 15, enhance its appeal for businesses and job seekers. As the neighborhood continues to evolve, ongoing developments and investments are expected to sustain and potentially increase employment opportunities, contributing to the overall economic vitality of the region.



BUSINESS MAP

3101 WEST SAHARA AVENUE



Hilton
GRAND VACATIONS

Fontainebleau
LAS VEGAS

Adventure Golf Park

Resorts World
LAS VEGAS

Encore
LAS VEGAS

Wynn
LAS VEGAS

sphere

PALACE STATION

Wyandotte
APARTMENTS

BANK OF NEVADA

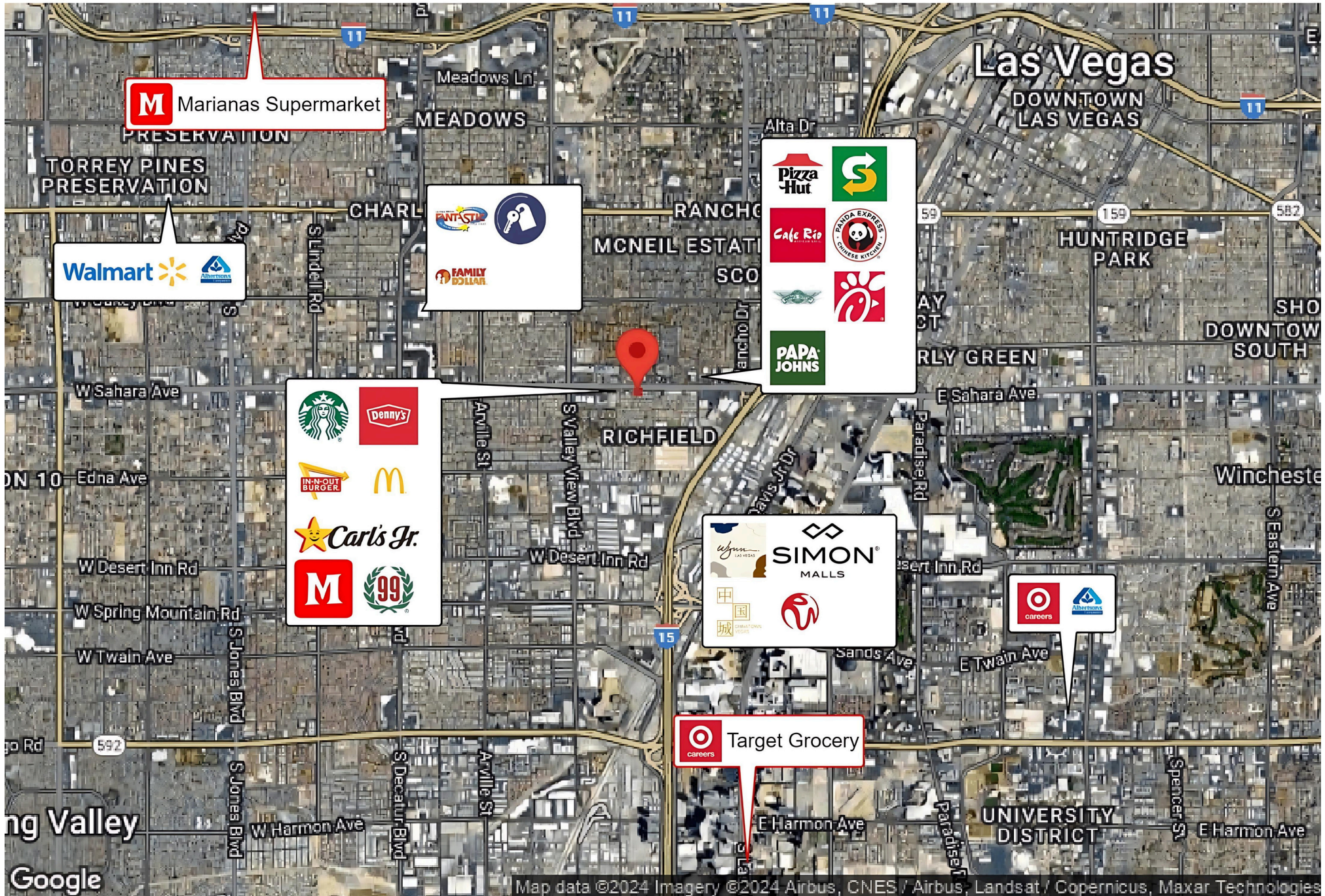
Las Vegas FWY

W Sahara Ave.

3101 W Sahara Ave.

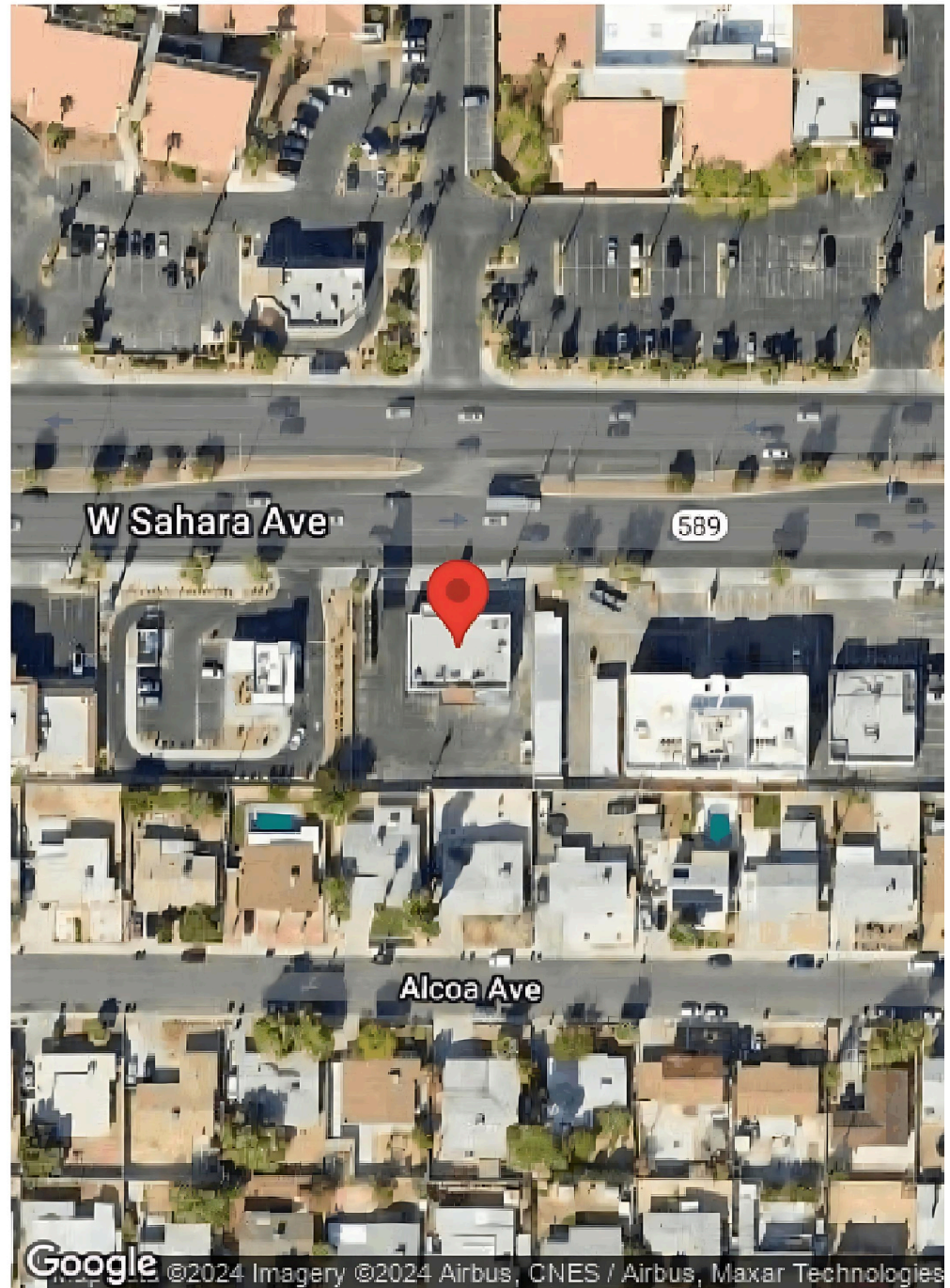
NEARBY RETAIL STORE AND RESTAURANT

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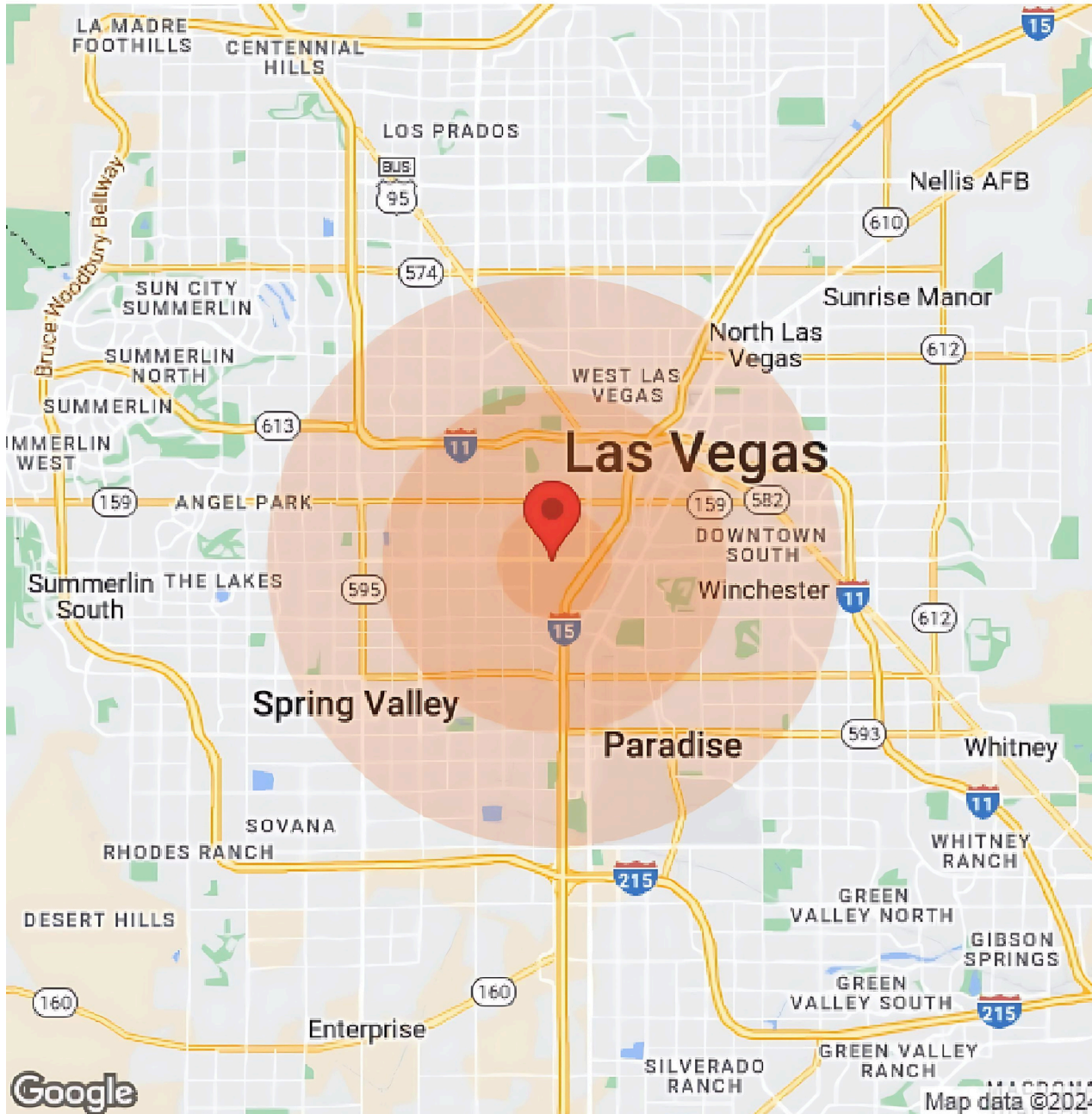
LOCATION MAPS

3101 WEST SAHARA AVENUE



DEMOGRAPHICS

3101 WEST SAHARA AVENUE



Population	1 Mile	3 Miles	5 Miles
Male	7,767	85,663	241,790
Female	9,058	82,100	239,757
Total Population	16,825	167,763	481,547

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	4,037	34,328	104,354
Ages 15-24	2,108	18,787	58,513
Ages 25-54	6,257	69,056	198,480
Ages 55-64	1,757	19,915	54,275
Ages 65+	2,666	25,677	65,925

Race	1 Mile	3 Miles	5 Miles
White	8,530	85,587	245,936
Black	949	19,734	62,261
Am In/AK Nat	36	509	1,588
Hawaiian	38	501	1,359
Hispanic	9,388	80,891	227,962
Multi-Racial	12,518	96,174	270,424

Income	1 Mile	3 Miles	5 Miles
Median	\$42,489	\$41,017	\$41,161
< \$15,000	873	9,904	27,929
\$15,000-\$24,999	1,018	9,846	25,795
\$25,000-\$34,999	840	9,090	26,380
\$35,000-\$49,999	934	10,798	29,435
\$50,000-\$74,999	1,051	12,541	35,945
\$75,000-\$99,999	523	5,277	16,264
\$100,000-\$149,999	440	4,276	12,748
\$150,000-\$199,999	215	1,625	3,850
> \$200,000	172	1,324	3,241

Housing	1 Mile	3 Miles	5 Miles
Total Units	7,481	95,504	238,337
Occupied	6,333	68,343	189,895
Owner Occupied	2,784	22,587	73,085
Renter Occupied	3,549	45,756	116,810
Vacant	1,148	27,161	48,442