



6TH & SAHARA CENTER

600 East Sahara, Las Vegas, NV 89104

1,200 - 6,612 SF OF RETAIL SPACE

A Retail Investment Opportunity



**COLDWELL
BANKER** 

FOR LEASE

LANCE HAMRICK

Commercial Real Estate

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PREMIER REALTY

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OFFERING SUMMARY

Available SF:	1,200 - 6,612 SF
Lease Rate:	\$1.45 - 2.50 SF/ month (MG; NNN)
Lot Size:	2.59 Acres
Year Built:	1969
Building Size:	28,716 SF
Renovated:	2007
Zoning:	C-1
Market:	Las Vegas
Submarket:	Central East Las Vegas Submarket

PROPERTY OVERVIEW

This Space Was Occupied By Marie Callender's Restaurant & Bakery and in the inline space "Café Heidelberg" With Partial FFE Great Opportunity For Any Restaurant To Join The Sahara Corridor of Business. Owners Looking For Ethnic Grocery Store Or Restaurant Total Of 4800 Sf Of Contiguous Space inline and 6612 On The Front Marie Pad.

LOCATION OVERVIEW

This offering one story retail/office building located at 600 East Sahara Avenue, which is between Paradise Road and Maryland Parkway. This location is approximately a mile from the Las Vegas strip and many commercial business around and strong daytime traffic counts.



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Lease Rate: \$1.45 - 2.50 SF/MONTH (MG; NNN) **Total Space** 1,200 - 6,612 SF
Lease Type: MG; NNN **Lease Term:**

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
604-614 E Sahara Ave	Street Retail	\$1.45 SF/MONTH	Modified Gross	2,400 - 4,800 SF	60 months	This Space Was Occupied By "Café Heidelberg" With Partial FFE Great Opportunity For Any Restaurant To Join Marie Calendars & Hustler Hollywood. Owners Looking For Latino Grocery Store Or Restaurant Total Of 4800 Sf Of Contiguous Space.
Marie Calendars Office Space	Street Retail	\$1.65 SF/MONTH	NNN	1,200 SF	36 to 60 months	Office Space with conference room, restroom and storage.
Beauty Salon with some FFE	Street Retail	\$1.65 SF/MONTH	NNN	1,200 SF	36 to 60 months	Office Space with conference room, restroom and storage.

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Lease Rate: \$1.45 - 2.50 SF/MONTH (MG; NNN)

Total Space 1,200 - 6,612 SF

Lease Type: MG; NNN

Lease Term:

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
600 E Sahara	Restaurant	\$2.50 SF/MONTH	NNN	6,612 SF	60 to 120 months	Turn Key restaurant space being vacated by Marie Callender's Restaurant & Bakery



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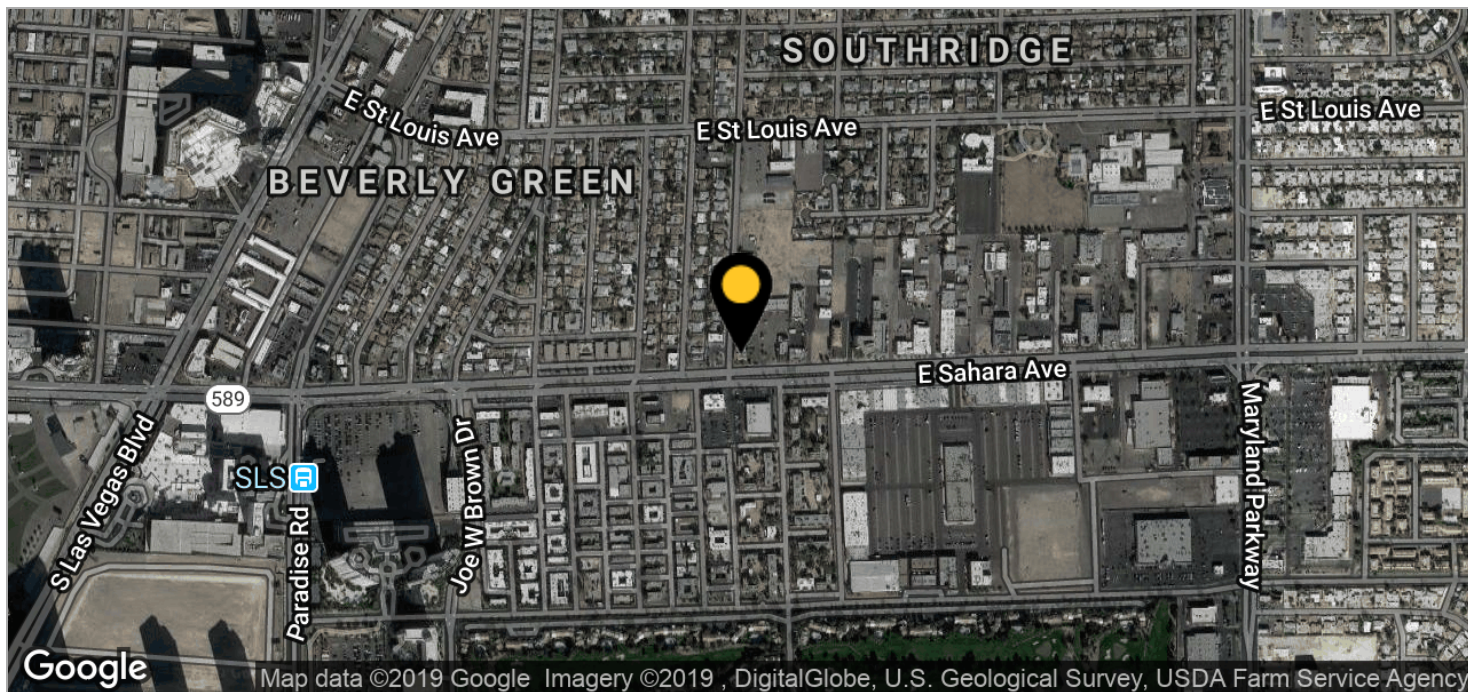
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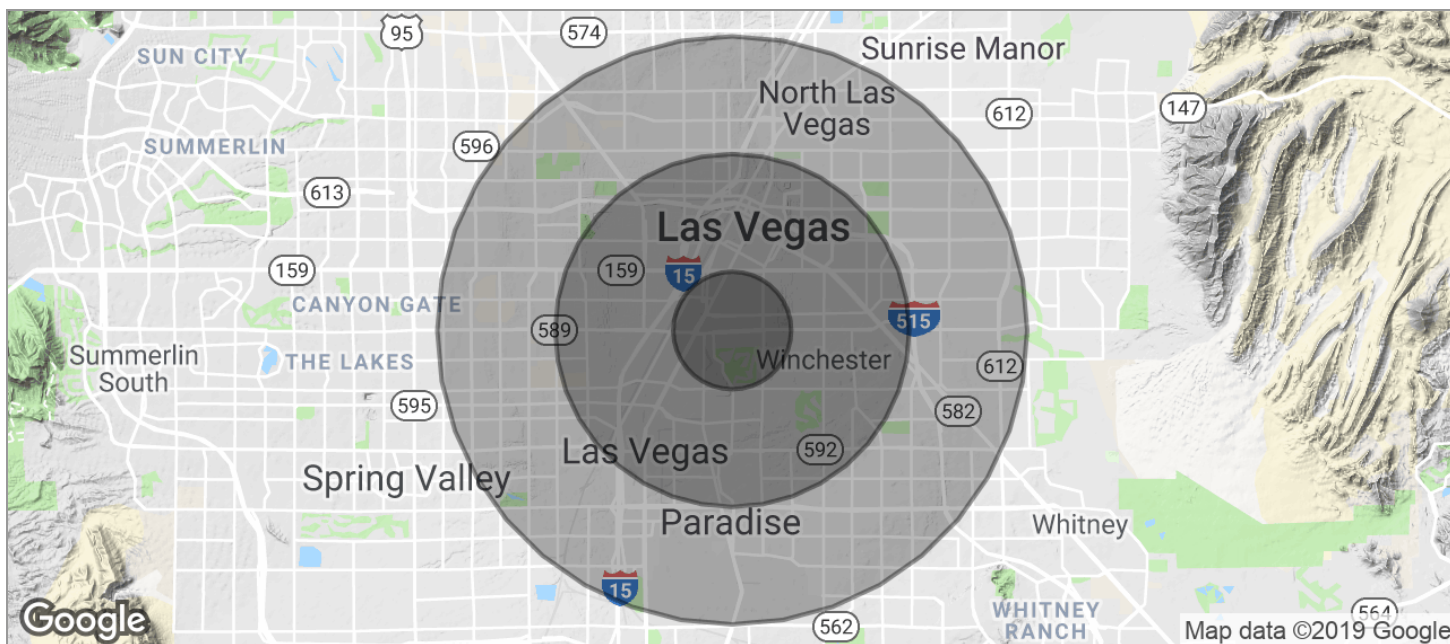
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	1 MILE	3 MILES	5 MILES
POPULATION			
TOTAL POPULATION	15,639	158,123	446,429
MEDIAN AGE	39.2	36.5	34.6
MEDIAN AGE (MALE)	40.9	36.4	34.2
MEDIAN AGE (FEMALE)	37.5	36.9	35.1
HOUSEHOLDS & INCOME			
TOTAL HOUSEHOLDS	7,040	65,810	165,383
# OF PERSONS PER HH	2.2	2.4	2.7
AVERAGE HH INCOME	\$59,932	\$45,898	\$47,941
AVERAGE HOUSE VALUE	\$363,841	\$254,767	\$212,071
RACE			
% WHITE	61.1%	63.7%	64.8%
% BLACK	9.0%	13.6%	13.4%
% ASIAN	10.0%	6.1%	5.6%
% HAWAIIAN	1.1%	0.7%	0.5%
% INDIAN	0.2%	0.8%	0.8%
% OTHER	15.3%	12.6%	12.3%
ETHNICITY			
% HISPANIC	40.2%	42.9%	47.7%

* Demographic data derived from 2010 US Census



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