

FOR LEASE

±1,930 ~ ±4,000 SF Retail Space Available

4590 W Sahara Ave, Las Vegas, NV 89102



Lease Rate: \$1.25 NNN

- West Sahara Location
- Zoned C-1
- ±60,000 cars per day
- Pylon Sign
- Excellent tenant mix
- High Ceilings

Description

The building is located at 4590 W Sahara Ave, Las Vegas, NV 89102. This property offers great visibility on the busy West Sahara Ave. Come and join tenants such as Panda Express, Goodwill, and Habitat for Humanity. This is a well-maintained property with easy access to the 15 and 95 Fwy in an excellent west side location.



MAZZONE COMMERCIAL
LEASING | SALES | ACQUISITIONS

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953 E Sahara #A30 Las Vegas NV. 89104

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

Last Revised: Aug 31/20

PROPERTY PHOTOS



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Last Revised: Jun 02/20

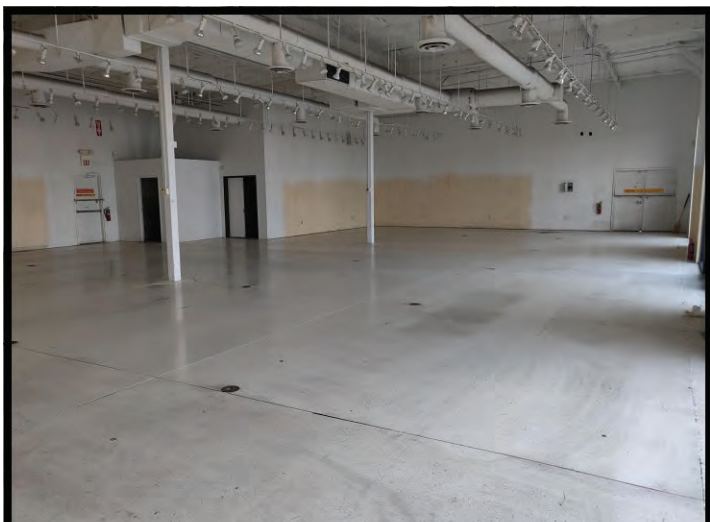
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Demographics

	1-Mile	3-Miles	5-Miles
Population	28,480	175,085	497,740
Annual HH Income	\$51,267	\$58,550	\$56,969



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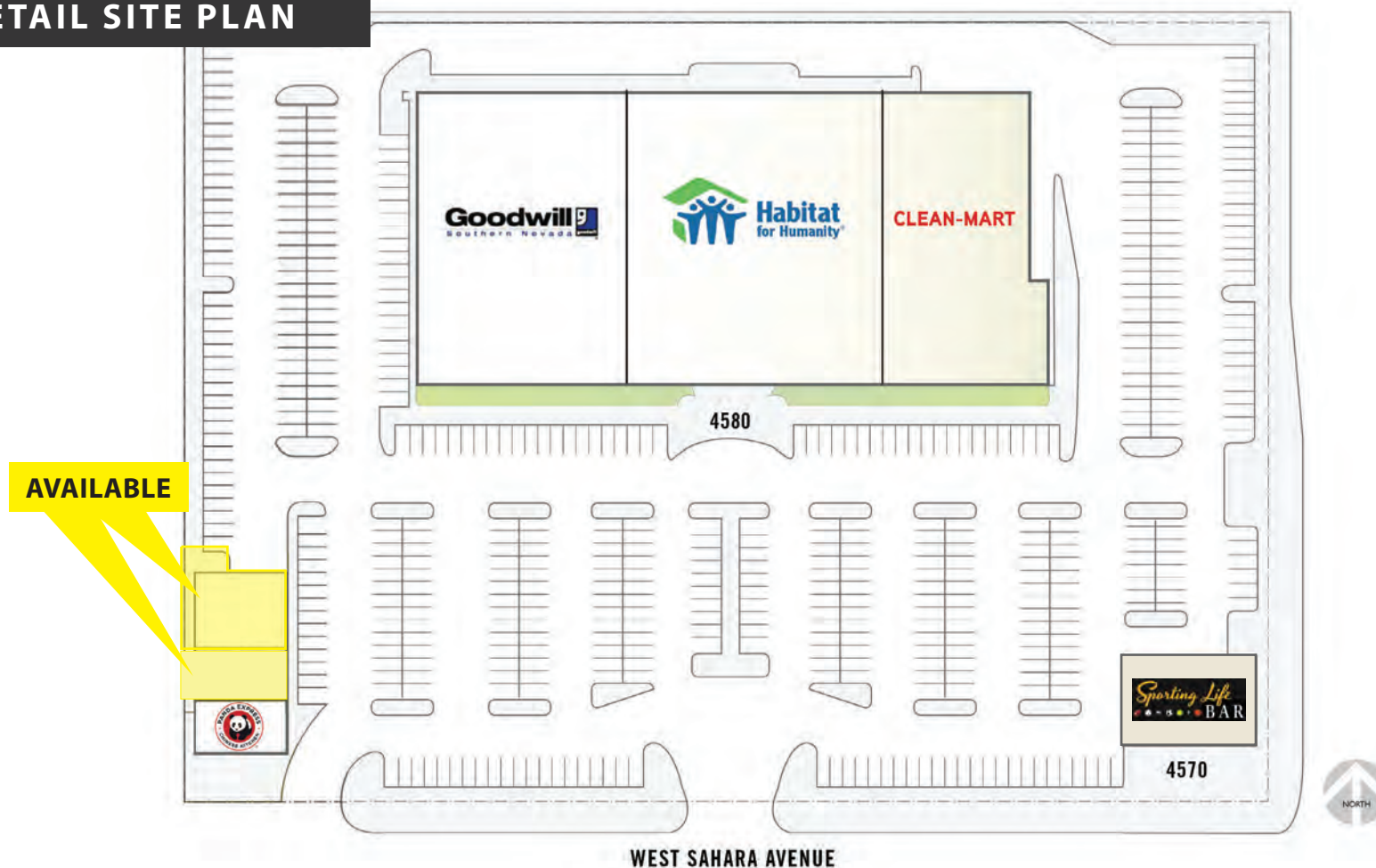
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RETAIL SITE PLAN



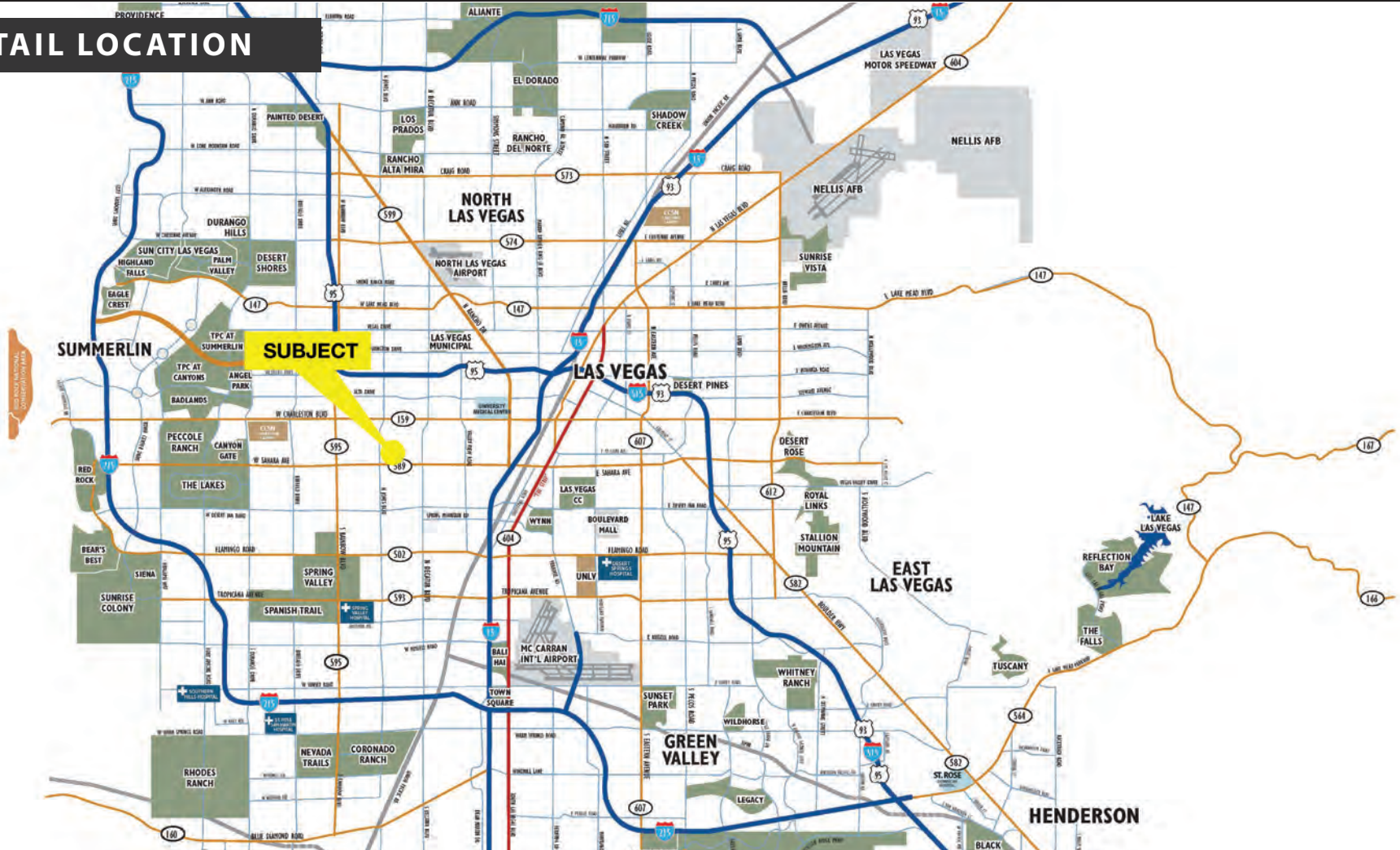
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RETAIL LOCATION



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