

FOR LEASE

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PROPERTY DETAILS

4604-4760 West Sahara Ave, Las Vegas, Nevada 89102

- One of the Busiest Intersections in Las Vegas With Over 94,000 Cars Per Day
- Adjacent to New H-Mart Korean Market in Las Vegas
- Space Available: 981 SF up to 8,674 SF
- Lease Rate: \$3.00 to \$4.50/SF NNN
- NNN: \$0.60/SF
- Zoning: C-1 (City of Las Vegas)
- Join El Super, Five Below, DAISO, Domino's Pizza, FedEx Office, Dollar Tree, TJ Maxx, Ross, and More
 - » Newly Signed Umi Buffett

TENANTS INCLUDE:



2025 DEMOS



EST. POPULATION

1 MILE » **26,164**
 3 MILE » **157,206**
 5 MILE » **476,151**



EST. HOUSEHOLDS

1 MILE » **9,560**
 3 MILE » **63,544**
 5 MILE » **198,354**

EST. AVERAGE
HH INCOME

1 MILE » **\$70,088**
 3 MILE » **\$93,117**
 5 MILE » **\$86,163**

NEWMARK



MOUNTAIN WEST

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AVAILABLE SPACES

#	SF
4616-3	4,015
4724-1	1,580
4750-1	981
4750-14	1,495
4750-6-9	4,024
4750-23-24	5,160
4750-25	3,514
4750-37	1,836
4750-38	4,644
4750-46	1,948
4760-25	3,130

- AVAILABLE
- POTENTIAL RESTAURANT
- LEASED

DECATUR BOULEVARD - 39,500 ADT



SAHARA AVENUE - 55,000 ADT

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SAHARA PAVILLION NORTH

PLACER.AI DATA



Sahara Pavilion North saw an 8% growth in foot traffic from 2024 to 2025 with 4.3 million visits in 2025



Out of 62 Dollar Tree stores, Sahara Pavilion North has the third busiest store



Most visited number one Domino's Pizza in the state out of 61 with 100,000 visits



Number 1 Salad and Go out of four with over 160,000 visits



Top DD's out of seven with 350,000 visits last year



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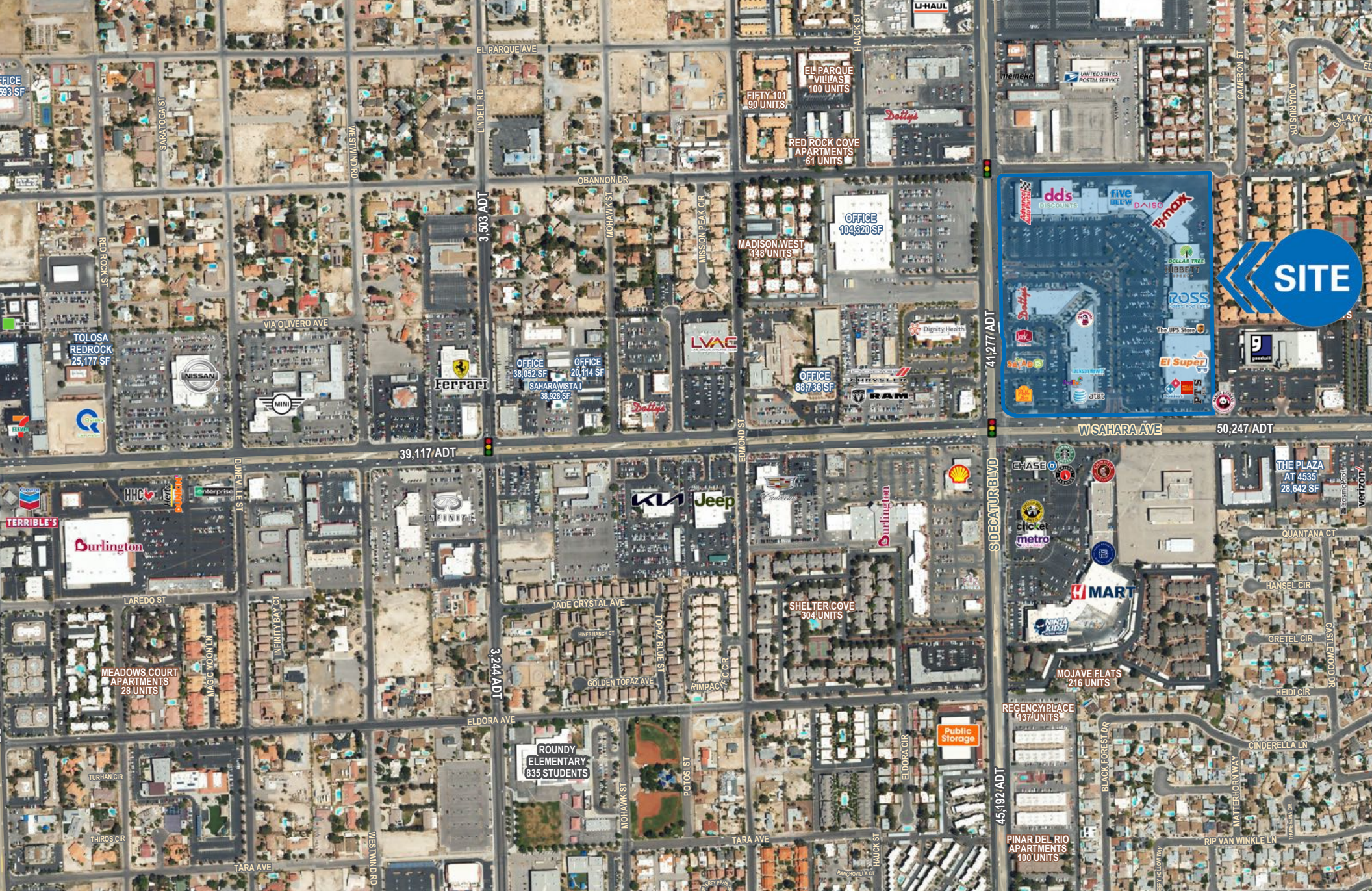
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