

FOR LEASE

Burlington EXCESS

±37,469 SF
AVAILABLE

5959 W SAHARA AVE STE 130
LAS VEGAS, NV 89146



CBRE

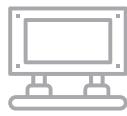
PROPERTY HIGHLIGHTS



Excellent visibility



Dense trade area



Pylon/Monument Signage available



Signalized intersection



Combined Traffic Count ±72,000 VPD

Available Space

±37,469 SF

Lease Rate

\$14.00 / SF / Year

Minimum Lease Term

10-Years

Dimensions

116'10" x 320'3"

Clear Height

25' to the deck

Loading

To Be Determined

Parking Ratio

1.6:1,000 SF

Source: CoStar 2025

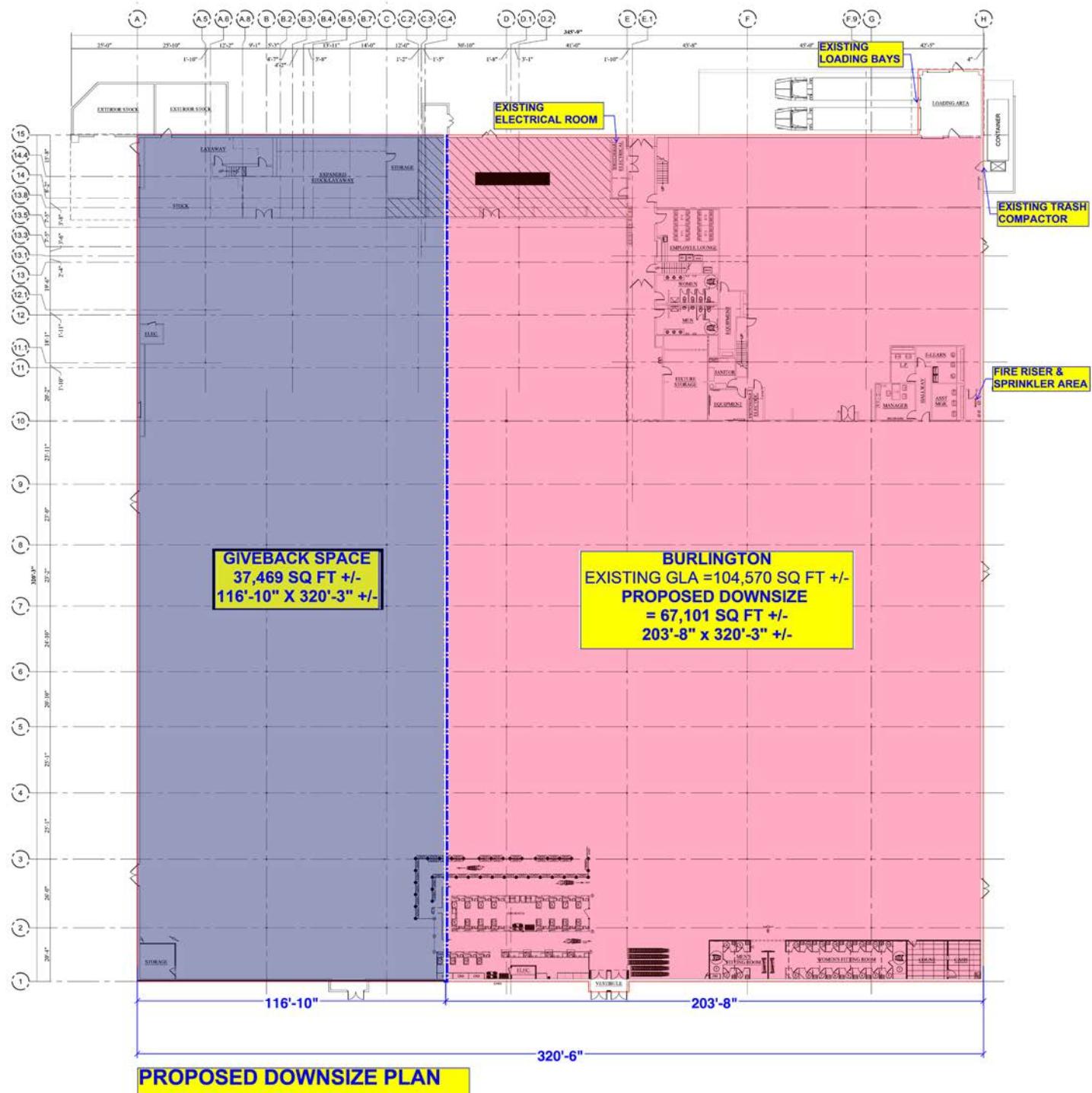


SITE PLAN



SOURCE: NDOT, 2025

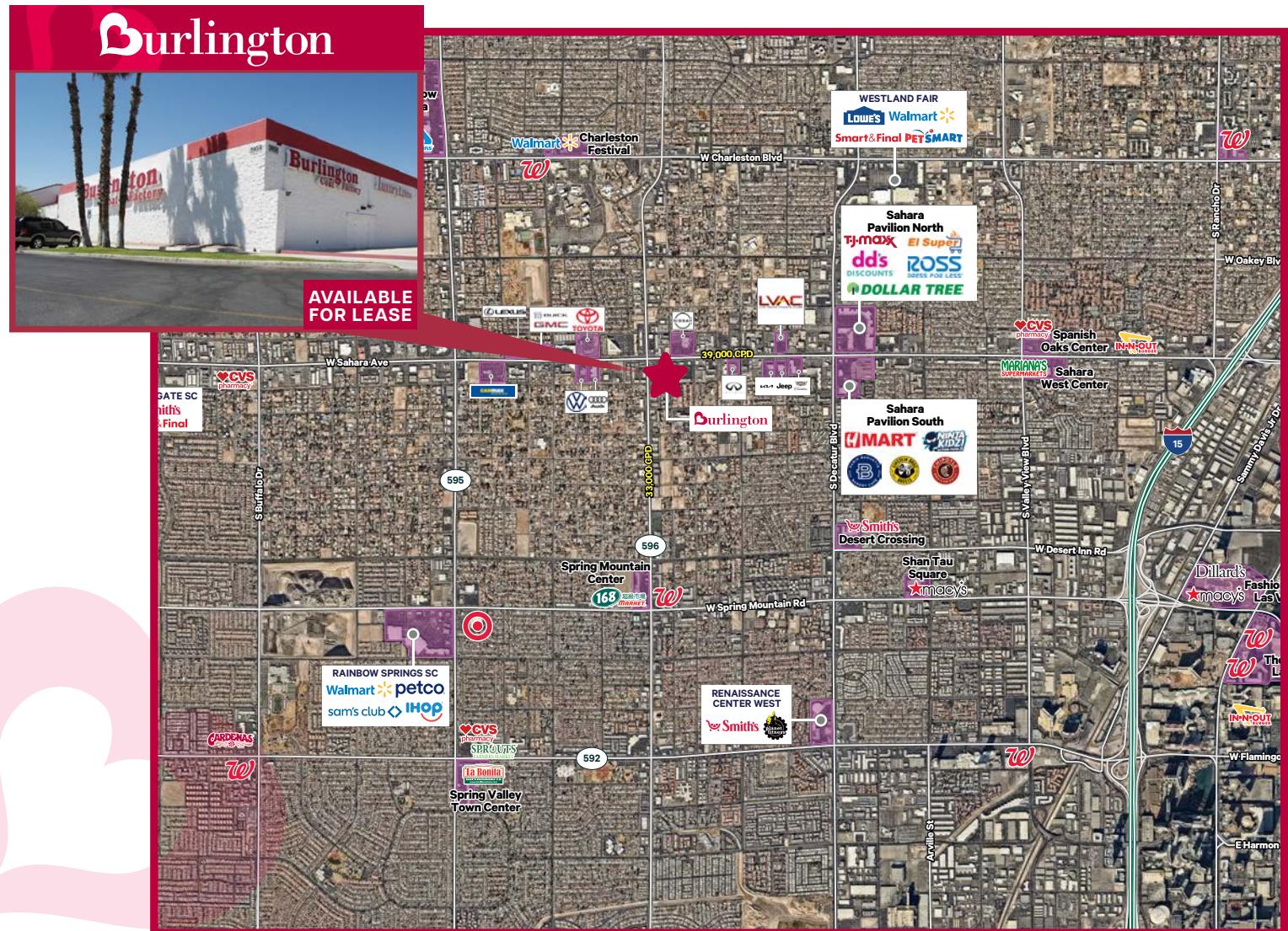
PROPOSED DEMISING PLAN



RETAIL TRADE AREA

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2024 Population	11,708	178,560	462,926
2024 Average Household Income	\$99,645	\$82,895	\$89,398
2024 Daytime Population	20,434	210,595	698,659

Source: ESRI, 2025



ADDITIONAL PHOTOS



Burlington

5959 W SAHARA AVE STE 130
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**±37,469 SF
AVAILABLE**



Burlington Coat Factory

For additional information, please contact:

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