

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  $\pm 72,000$  VPD

Available Space	$\pm 37,469$ SF
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Lease Rate	\$14.00 / SF / Year
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Minimum Lease Term	10-Years
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Dimensions	116'10" x 320'3"
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Clear Height	25' to the deck
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Loading	To Be Determined
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Parking Ratio	1.6:1,000 SF
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Source: CoStar 2025





# SITE PLAN



SOURCE: NDOT, 2025

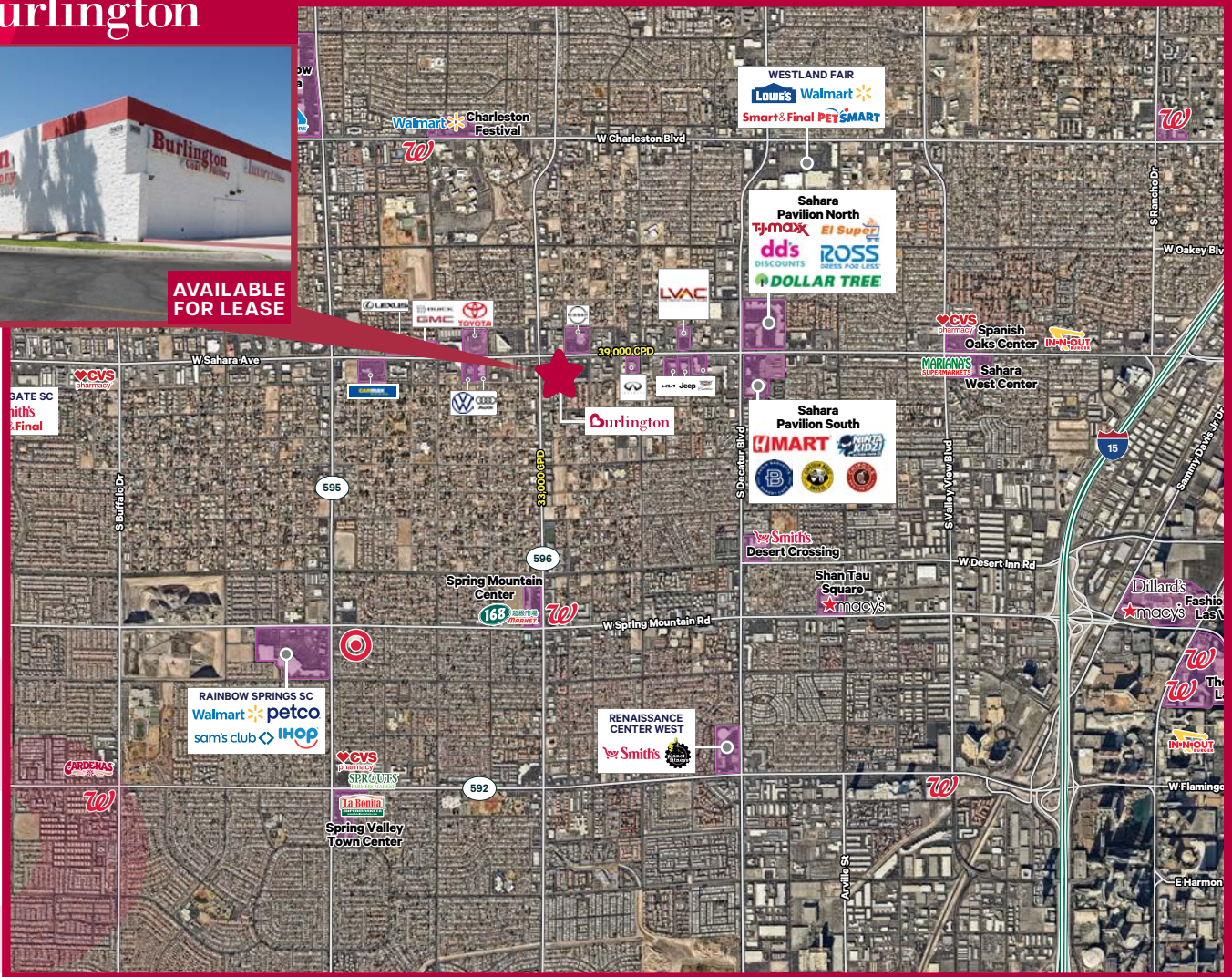
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# RETAIL TRADE AREA

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



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**For additional information, please contact:**

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