

LAKES PACIFIC BUSINESS CENTER

8450 W. Sahara Avenue, Suite 102-103, Las Vegas, NV 89117

AVAILABLE
For Lease



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Las Vegas, Nevada 89118
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POINT OF CONTACT

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Property Highlights

- Prime location at Sahara Ave & Durango Dr
- Excellent visibility and high daily traffic counts
- Strong surrounding demographics and residential density
- Ample surface parking
- Monument signage available
- Versatile spaces suitable for retail, office, or medical use
- Easy access to Summerlin, the 215 Beltway, and I-15

Lease Details



\$1.80 PSF NNN

Lease Rate



\$0.51 PSF

CAM Charges



±4,017 SF

Space Available

Demographics

| | 1 mile | 3 miles | 5 miles |
|---------------------------------|----------|-----------|-----------|
| Population | | | |
| 2025 Population | 17,211 | 166,972 | 479,388 |
| Average Household Income | | | |
| 2025 Average Household Income | \$97,823 | \$110,943 | \$109,762 |



PROPERTY NAME

Lakes Pacific Business Center

| | |
|------------------|--|
| + Parcel ID | 163-04-406-004 |
| + Zoning | Limited Commercial (C-1) |
| + Year Built | 1998 |
| + Property Size | ±29,250 SF |
| + Cross Streets | W. Sahara Ave. & S. Durango Dr. |
| + Submarket | Northwest |
| + Traffic Counts | W. Sahara Ave. ±56,100 VPD S. Durango Dr. ±32,000 VPD |

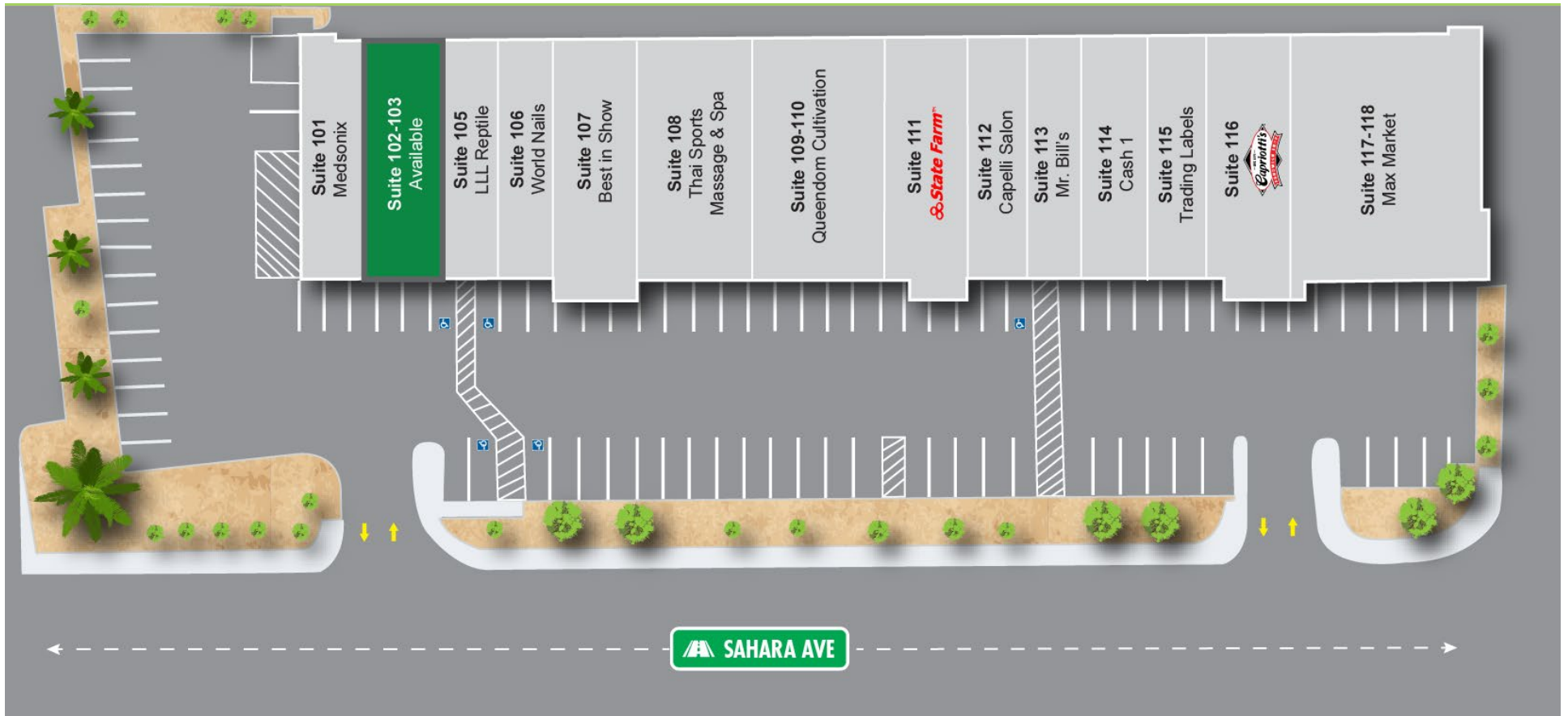
Property Overview

8450 W. Sahara Ave., offers a prime retail/office opportunity in one of Las Vegas' most established and high-traffic corridors. Strategically located at the signalized intersection of Sahara Ave and Durango Dr, this property benefits from exceptional visibility, strong demographics, and convenient access to the 215 Beltway.

This well-maintained center features ample parking, prominent monument signage, and a diverse tenant mix that drives consistent foot traffic throughout the week. With flexible suite configurations and competitive lease terms, 8450 W. Sahara Ave., is ideal for retailers, service providers, medical, and professional office users looking to establish or grow their presence in the heart of the West Las Vegas submarket.

Area Overview

The West Sahara & Durango Corridor is a prime retail location in Southwest Las Vegas, positioned on high-traffic West Sahara Avenue with signalized access at Durango Drive, drawing over 88,000 vehicles per day from nearby major roads. Surrounded by affluent neighborhoods like The Lakes and Canyon Gate, and communities such as Spring Valley and Summerlin, the area supports strong demand for essential services including dining, retail, healthcare, and personal care. Ongoing growth is fueled by mixed-use developments like UnCommons and the nearby Durango Casino & Resort, which enhance foot traffic, visibility, and commercial activity along the corridor, making it ideal for businesses seeking high exposure and long-term opportunity.



Lease Details

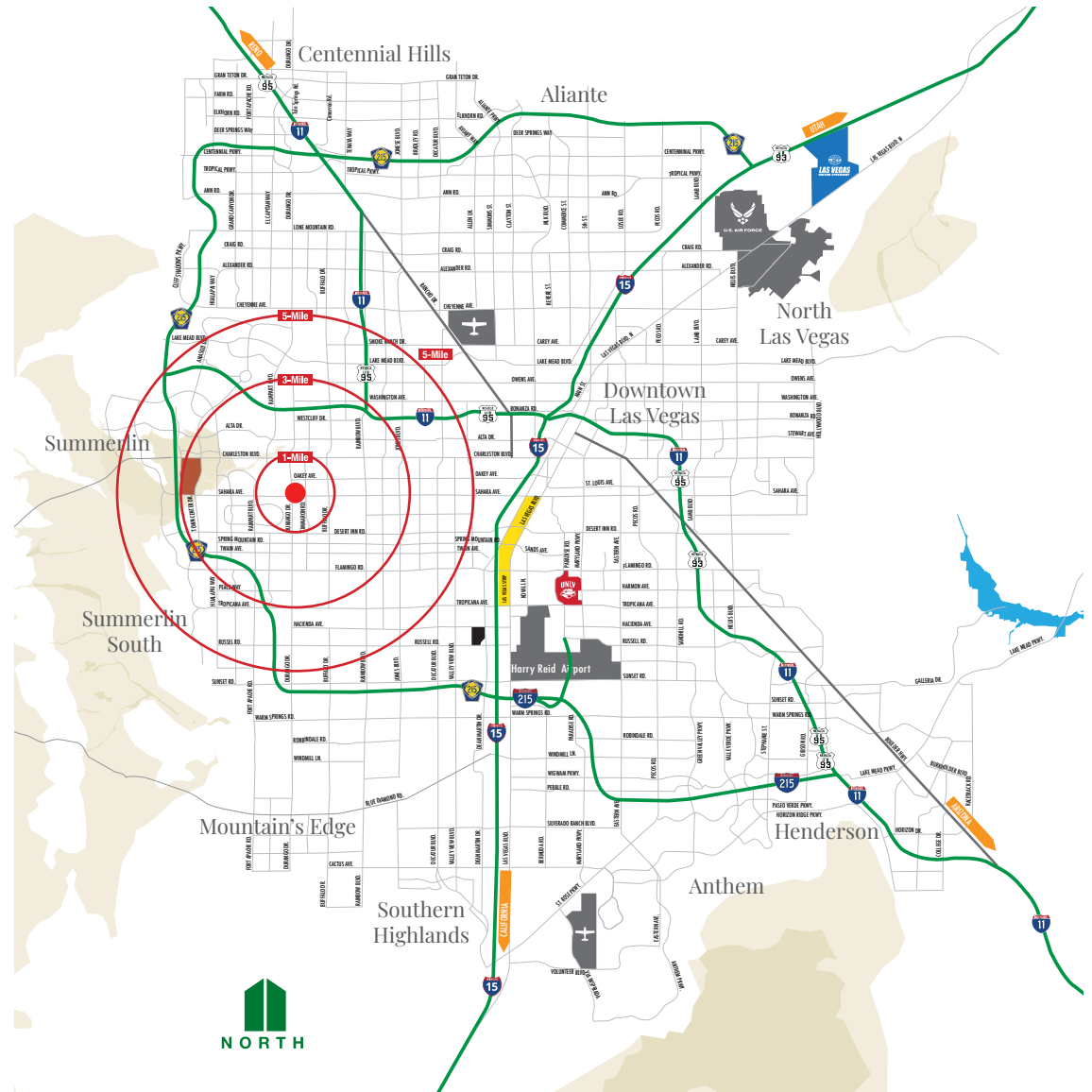
| Address | Suite | Space Available | Monthly Lease Rate | CAM Charges | Available |
|---------------------|---------|-----------------|--------------------|-------------|-------------|
| 8450 W. Sahara Ave. | 102-103 | ±4,017 SF | \$1.80 PSF NNN | \$0.51 PSF | Immediately |

| Population | 1 mile | 3 miles | 5 miles |
|------------------------|---------------|----------------|----------------|
| 2010 Population | 16,739 | 159,717 | 433,389 |
| 2020 Population | 17,417 | 167,626 | 469,803 |
| 2025 Population | 17,211 | 166,972 | 479,388 |
| 2030 Population | 17,070 | 168,647 | 491,035 |
| 2010-2020 Annual Rate | 0.40% | 0.48% | 0.81% |
| 2020-2025 Annual Rate | -0.23% | -0.07% | 0.39% |
| 2025-2030 Annual Rate | -0.16% | 0.20% | 0.48% |
| 2025 Median Age | 42.4 | 42.5 | 41.0 |

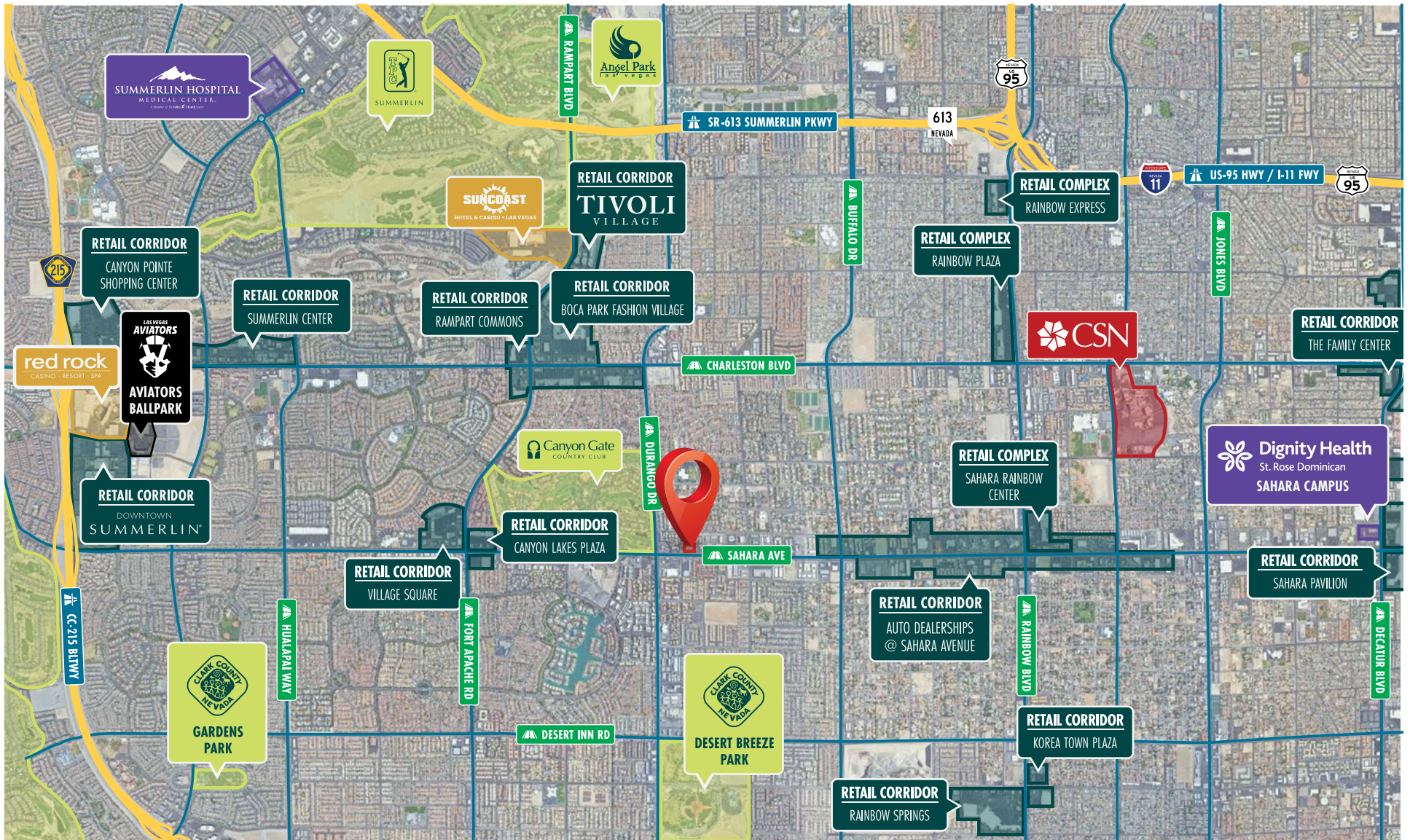
| Households | 1 mile | 3 miles | 5 miles |
|------------------------------|--------------|---------------|----------------|
| 2025 Wealth Index | 75 | 90 | 89 |
| 2010 Households | 7,024 | 63,955 | 170,986 |
| 2020 Households | 7,381 | 67,679 | 188,460 |
| 2025 Total Households | 7,384 | 68,554 | 195,198 |
| 2030 Total Households | 7,394 | 69,894 | 201,798 |
| 2010-2020 Annual Rate | 0.50% | 0.57% | 0.98% |
| 2020-2025 Annual Rate | 0.01% | 0.24% | 0.67% |
| 2025-2030 Annual Rate | 0.03% | 0.39% | 0.67% |

| Average Household Income | 1 mile | 3 miles | 5 miles |
|--------------------------------------|-----------------|------------------|------------------|
| 2025 Average Household Income | \$97,823 | \$110,943 | \$109,762 |
| 2030 Average Household Income | \$109,785 | \$124,097 | \$122,366 |
| 2025-2030 Annual Rate | 2.33% | 2.27% | 2.20% |

| Housing | 1 mile | 3 miles | 5 miles |
|------------------------------------|--------------|---------------|----------------|
| 2010 Total Housing Units | 8,124 | 72,387 | 195,927 |
| 2020 Total Housing Units | 7,820 | 72,043 | 202,558 |
| 2025 Total Housing Units | 7,696 | 72,114 | 207,596 |
| 2025 Owner Occupied Housing Units | 3,598 | 37,455 | 101,361 |
| 2025 Renter Occupied Housing Units | 3,786 | 31,099 | 93,837 |
| 2025 Vacant Housing Units | 312 | 3,560 | 12,398 |
| 2030 Total Housing Units | 7,762 | 74,108 | 215,135 |
| 2030 Owner Occupied Housing Units | 3,702 | 38,992 | 106,427 |
| 2030 Renter Occupied Housing Units | 3,692 | 30,902 | 95,370 |
| 2030 Vacant Housing Units | 368 | 4,214 | 13,337 |



● Power Retail ● Hotel & Casino ● Hospital ● Parks & Recreation ● Sports ● Academia





Clark County Nevada


Synopsis


As of the 2020 census, the population was 2,265,461, with an estimated population of 2,350,611 in 2024. Most of the county population resides in the Las Vegas Census County Divisions across 435 square miles. It is by far the most populous county in Nevada, and the 14th most populous county in the United States. It covers 7% of the state's land area but holds 73% of the state's population, making Nevada one of the most centralized states in the United States.

With jurisdiction over the world-famous Las Vegas Strip and covering an area the size of New Jersey, Clark County is the nation's 14th-largest county. The County is a mix of urban and rural locales that offers the convenience of city living with access to some of the nation's best outdoor recreational areas just a short drive away.

Clark County employs more than 10,000 people over 38 departments. The County has an annual budget of \$11.4 billion, which surpasses that of the state government.

Quick Facts

 **±7,892**
Land Area
(Square Miles)

 **2,265,461**
Population

 **298**
Pop. Density
(Per Square Mile)

Sources: clarkcountynv.gov, data.census.gov, lvgea.org, wikipedia.com

Professional Sports

Synopsis

The Las Vegas Valley is home to many sports, most of which take place in the unincorporated communities around Las Vegas rather than in the city itself. It has rapidly established itself as a premier sports city, hosting a lineup of major professional teams that have brought home championships. These successful teams not only foster fan interest and growth but also play a significant role in strengthening the local economy.

The Vegas Golden Knights, the city's first major league franchise, wasted no time making their mark by winning the Stanley Cup in 2023. The Las Vegas Aces have dominated the WNBA, securing back-to-back championships in 2022 and 2023. The Las Vegas Raiders, while having their championship triumphs tied to their time in Oakland and Los Angeles, have a storied history that includes three world championship victories (XI, XV, and XVIII). The Las Vegas Athletics brings a legacy of 9 world championships and are looking to add more at their new home. These teams have not only captivated local fans but have also helped solidify reputation of the city as a major player in the world of professional sports.

Las Vegas is also a great place for minor league sports, with the Las Vegas Aviators (Minor League Baseball, Triple-A affiliate of the Las Vegas Athletics), the Henderson Silver Knights (American Hockey League, affiliate of the Vegas Golden Knights), and the Las Vegas Lights FC (USL Championship soccer) all calling the area home. The city also has indoor football and box lacrosse teams, the Vegas Knight Hawks and the Las Vegas Desert Dogs, respectively, who share a venue in Henderson.



WORLD CHAMPIONS



WORLD CHAMPIONS



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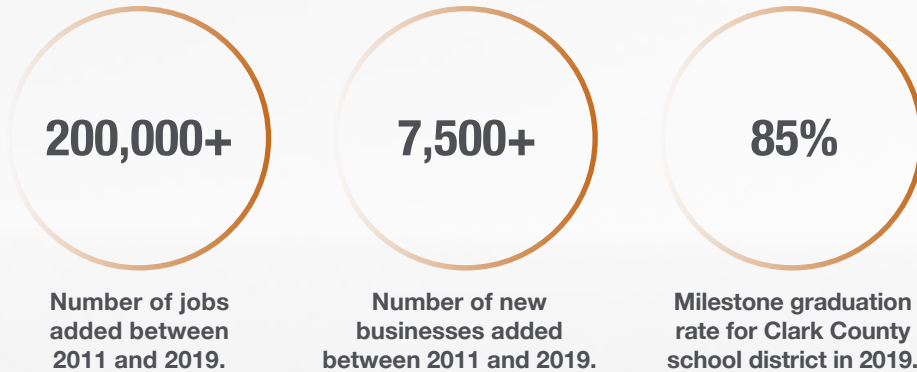
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Southern Nevada Growth



Education & Workforce Development

Southern Nevada's post-secondary education and training institutions have significantly increased their offerings.

Notably, the **University of Nevada, Las Vegas (UNLV)** doubled its research and development (R&D) performance over the last decade and reached R1 status in 2018, the highest classification for research universities. Additionally, the newly formed UNLV School of Medicine started class in 2017.

Nevada State College (NSC) more than double its degree awards since 2011, with especially strong growth in awards to racial and ethnic minorities, and in health professions that support a key regional target industry.

The College of Southern Nevada (CSN) was named as a Leader College of Distinction by national non-profit network Achieving the Dream in 2019 for its work on improving student outcomes and reducing student achievement gaps.

Innovation Ecosystem

In 2016, Las Vegas established an Innovation District to spur smart-city technology infrastructure and launched the International Innovation Center @ Vegas (IIC@V) incubator to support development of high priority emerging technologies.

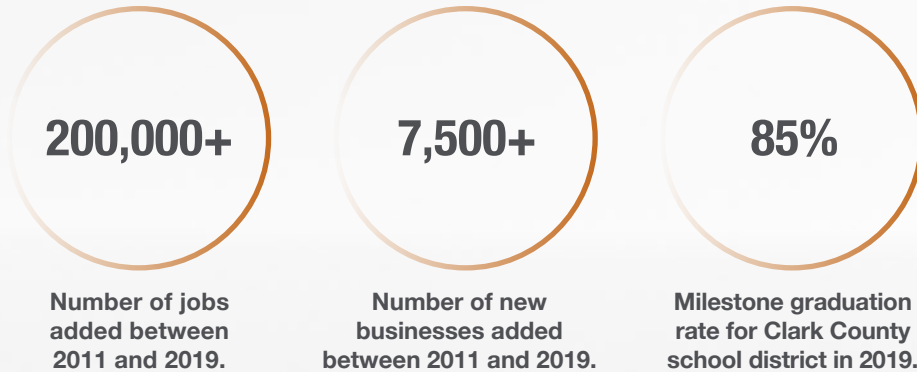
The Las Vegas-based Nevada Institute for Autonomous Systems was designated in 2013 as one of six official unmanned aircraft systems (UAS) test sites in the United States, and the UNLV Tech Park has quickly emerged as a hub for regional innovation.

In July 2019, Google broke ground on a \$600 million data center, and in October 2019 Switch announced a partnership with UNLV to support sports science R&D. Switch also expanded its footprint in Southern Nevada to 4.6M SF of data center space.

The Las Vegas Convention and Visitors Authority (LVCVA) partnered with the Boring Company to build a high-speed electric autonomous people mover for the Las Vegas Convention Center.

Source: Las Vegas Global Economic Alliance (LVGEA)

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