



9325 W Sahara Ave, Las Vegas, NV 89117  
Soft Corner Drive Thru for Lease (+/- 3,489 SF)



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## Property Summary



± 3,489 SF  
AVAIL ABLE



LIMITED COMMERCIAL (C-1)  
ZONING



# 163-07-501-009  
APN

## Highlights

- Free standing building with drive thru
- Frontage on Sahara Ave with a 30,000 VPD
- Located on soft corner of Ft Apache & Sahara Ave
- Open to scraping existing building and executing BTS



maxx  
Linton  
etco

**Auto Zone**  
**CAP'T LOUI** SEAFOOD BOIL  
**Bank of America**  
**SETTEBELLO**  
**Jack in the box**  
**BURGUNDY**  
**TACO BELL**  
**Archi's**

**Budget**  
**Ashley HOMESTORE**  
**Pizza Hut**  
**CHICKEN HOT CHECK**  
**DOLLAR TREE**  
**CHIPOTLE MEXICAN GRILL**  
**WELLS FARGO**  
**Cafe Rio FRESH MODERN MEXICAN**  
**The UPS Store**

S Grand Canyon Drive

Preakness Pass

**Siena Italian**  
Chef • Authentic Traditions • Specialty Market • Bakery

S Fort Apache Road

**FedEx**  
**Walgreens**  
**rubio's**

W Sahara Avenue

30,000 VPD

**IN-N-OUT BURGER**

**Nacho Daddy**

**SUBJECT PROPERTY**  
  
9325 W Sahara Ave,  
Las Vegas, NV 89117

**76**

31,500 VPD

W Lake N Drive

**Albertsons**  
**CHASE**  
**BR BASKIN-ROBBINS**  
**FedEx**

W Sahara Avenue



S Fort Apache Road

A site plan for the property at 9325 W Sahara Ave. The building is a dark green, L-shaped structure. The address "9325 W Sahara Ave" is written in white on the building. The site includes a parking lot with several spaces, a wheelchair-accessible parking space, and a wheelchair-accessible entrance. There are several trees represented by blue circles around the building and parking lot.

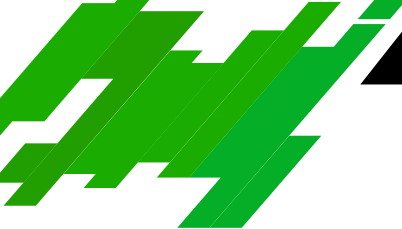
A site plan for a commercial property. It features a building with a "76" logo (a blue "76" in an orange circle) and a "SPEEDEE MART" sign. The building has a wheelchair-accessible entrance. The site includes a parking lot with several spaces and several trees represented by blue circles.



9325 W Sahara Ave

SPEEDEE  
MART

76

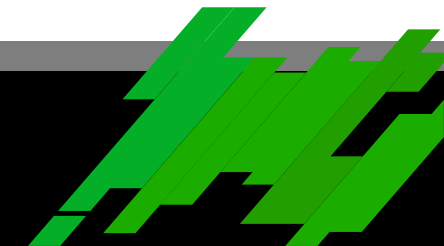


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