

Brand-New Retail Space For Lease

2921 W. SAHARA AVE.

Las Vegas, NV 89102



Listed By

MYD REAL ESTATE

OFIR BEN-MOSHE

+1 (702) 471-1118

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B.1002540.LLC

2921 W. SAHARA AVE.

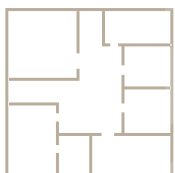


Building Rendering

OFFERING SUMMARY

Brand-New Retail Space For Lease

Available Space
 $\pm 1,200$ SF - $\pm 3,503$ SF



Lease Rate
Contact Broker



Location
Central Las Vegas





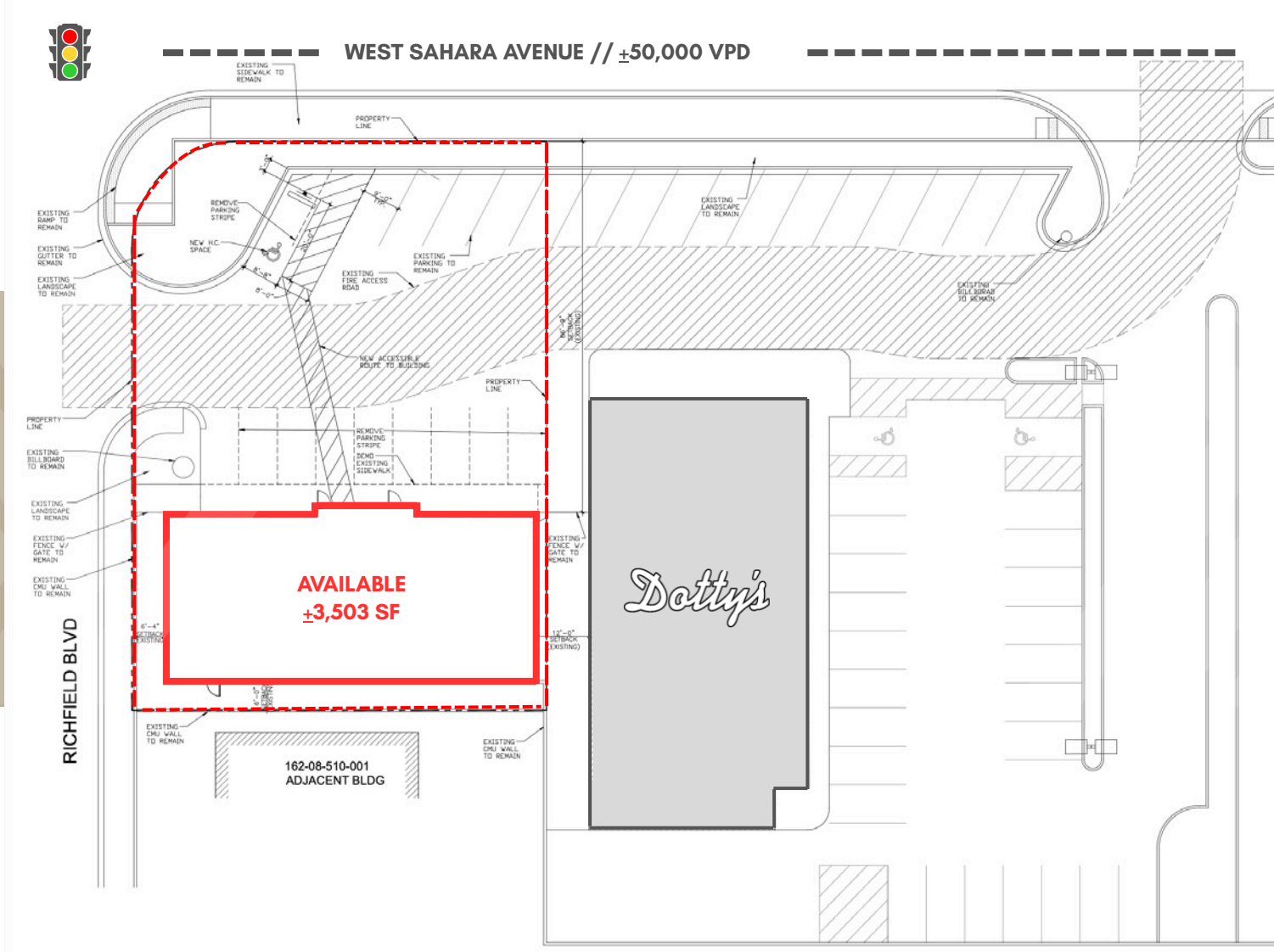
PROPERTY HIGHLIGHTS

- **Brand-new retail opportunity** completely reconstructed with upgraded infrastructure & enhanced curb-appeal.
- **Prime Location** with direct street frontage along W. Sahara Ave. offering exposure to over 50,000 VPD.
- **Pre-Leasing** opportunity with flexible floor plans and use accommodations. Possible configurations for retail use, restaurants, and/or automotive services.

KEY DEMOGRAPHICS

	1-mile	3-miles	5-miles
2024 Population	18,087	168,151	474,990
2024 AHHI (\$)	\$70,185	\$64,204	\$60,598
2024 Households	7,365	72,526	189,510

SITE PLAN



The information contained herein was obtained from sources deemed reliable; however, MYD Real Estate does not make any representation to the accuracy or correctness thereof. Prospective buyers or tenants are required to conduct their own due diligence and verification.

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RETAIL DESIGN OPTION

Up to 3 Tenants



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AUTOMOTIVE DESIGN OPTION

4-Bay Service



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AREA MAP

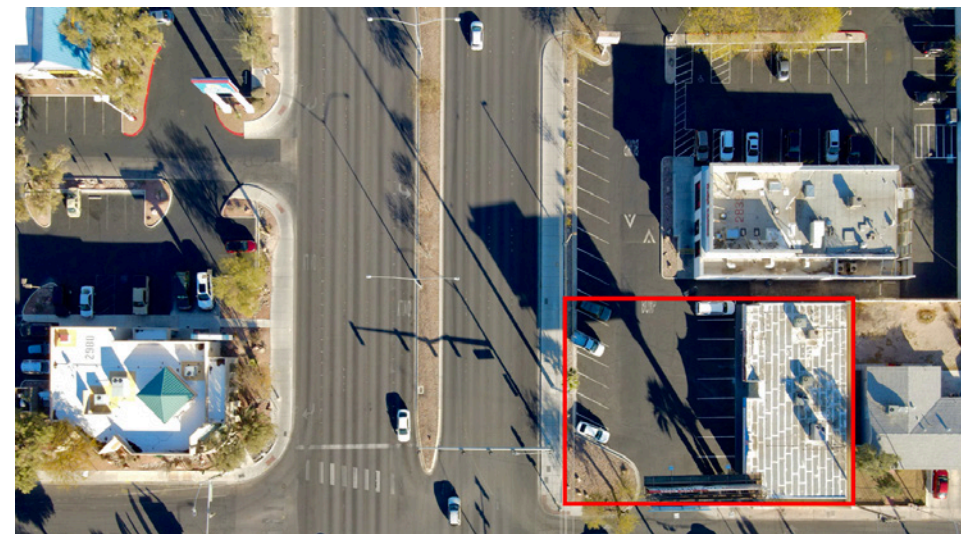
● RETAIL
 ● PROFESSIONAL/MEDICAL OFFICE
 ● HOSPITALITY
 ● CONVENTION CENTER



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AERIAL PHOTOS



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NOW PRE-LEASING

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