

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
OFIR@MYDCOMPANIES.COM
B.1002540.LLC



Building Rendering

OFFERING SUMMARY

Available Space
±1,200 SF - ±3,503 SF



Lease Rate
Contact Broker



Brand-New Retail Space For Lease

Location
Central Las Vegas





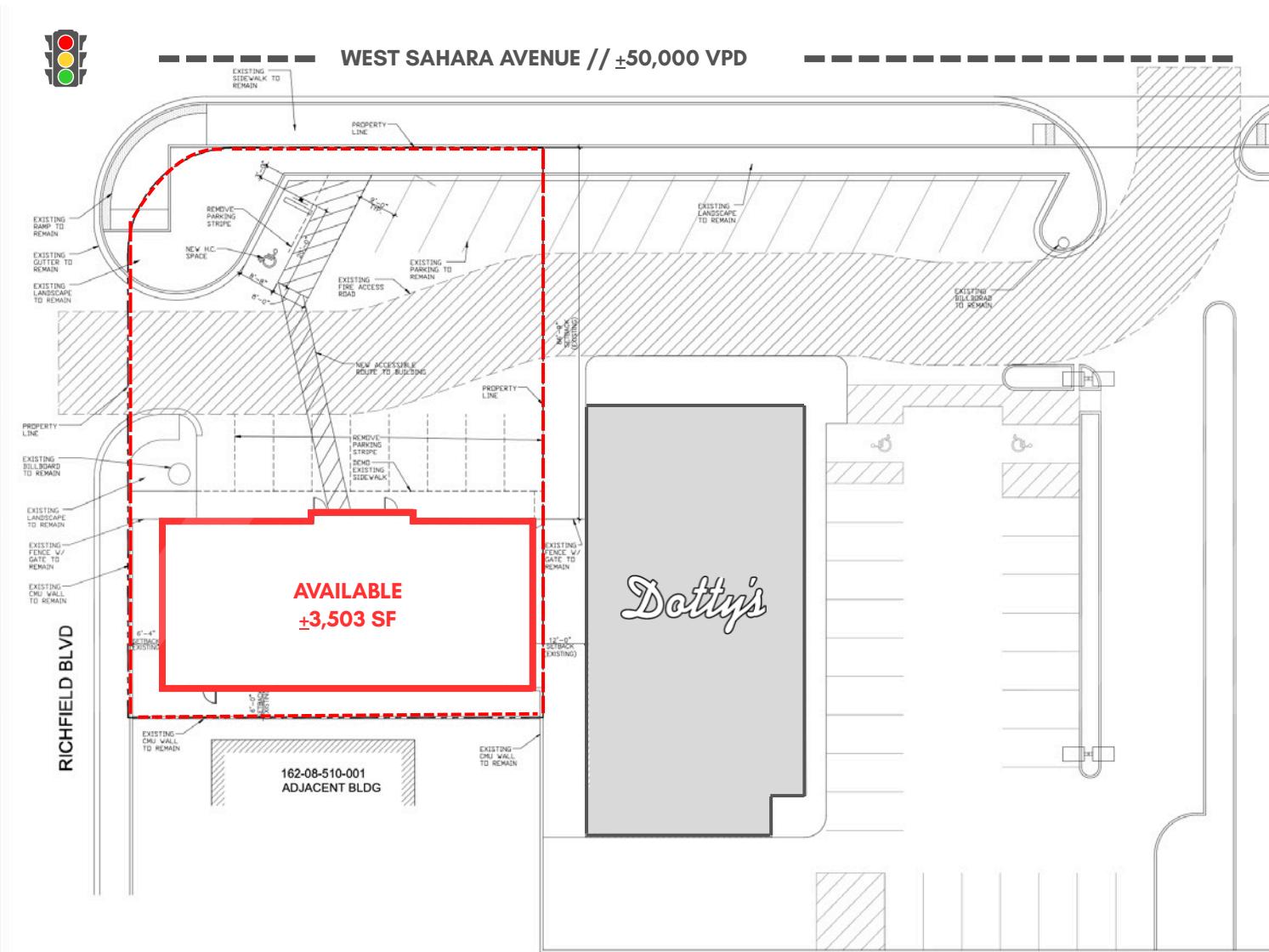
PROPERTY HIGHLIGHTS

- **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.

RETAIL DESIGN OPTION

Up to 3 Tenants



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.

MYD REAL
ESTATE

AUTOMOTIVE DESIGN OPTION

4-Bay Service



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.

MYD REAL
ESTATE

AREA MAP

RETAIL
 PROFESSIONAL/MEDICAL OFFICE
 HOSPITALITY
 CONVENTION CENTER



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.

MYD REAL
ESTATE

AERIAL PHOTOS



Brand-New Retail Space For Lease

2921 W. SAHARA AVE.

Las Vegas, NV 89102



NOW PRE-LEASING

OFIR BEN-MOSHE

+1 (702) 471-1118

OFIR@MYDCOMPANIES.COM

B.1002540.LLC

MYD REAL
ESTATE