

# WEST SAHARA PROMENADE

SEC Sahara Ave & Cimarron Road  
8125 W. Sahara Ave | Las Vegas, NV



# RETAIL

FOR LEASE

JOIN:



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LICENSE # BS.0146680.LLC

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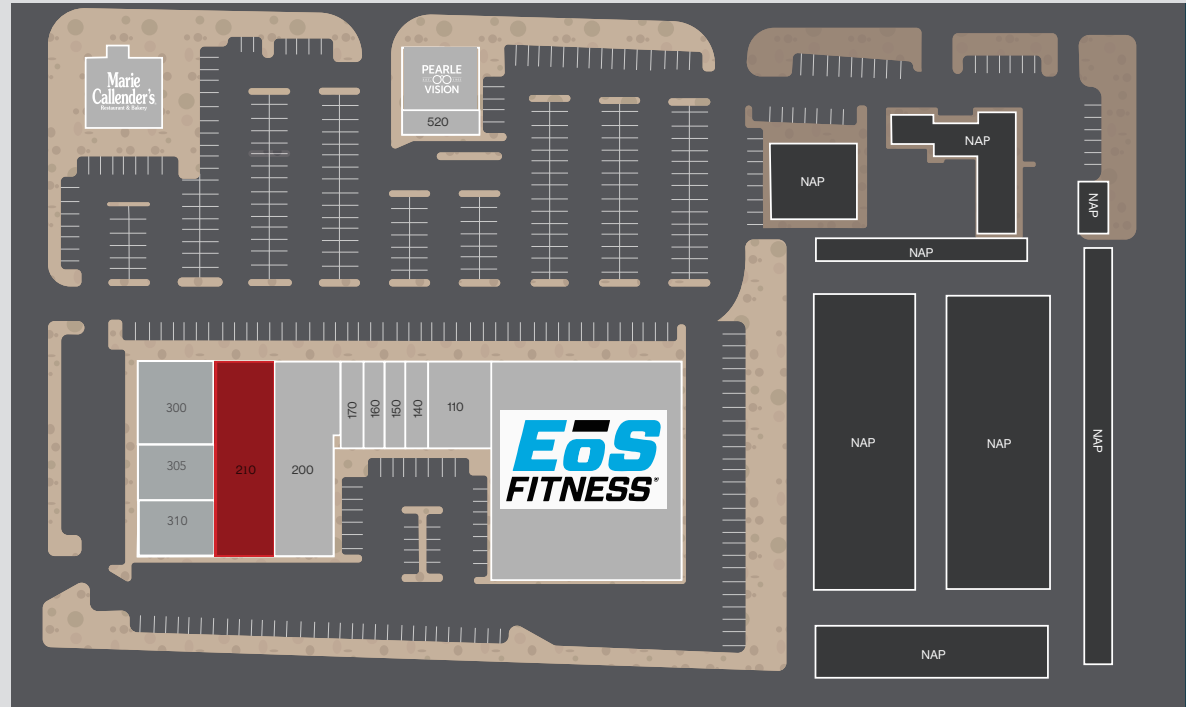


## ✓ SUMMARY

- ✓ Size: 10,800 SF (JR Anchor)
- ✓ Lease Rate: Contact Broker
- ✓ NNNs: Contact Broker
- ✓ Availability: Immediate

## 💬 FEATURES

- 💬 Join EOS Fitness
- 💬 Busy Corridor
- 💬 Sahara Ave Traffic 30,500 ADT
- 💬 Excellent Ingress/Egress
- 💬 Strong Demographics



Suite	Tenant	Size	Suite	Tenant	Size
8125-100	EOS Fitness	34,000 SF	8125-210	AVAILABLE	10,800 SF
8125-110	Salud Mexican Bistro	3,215 SF	8125-300	Big B's Barbeque	5,488 SF
8125-130	LG Gallery	3,200 SF	8125-305	Owners Space	3,048 SF
8125-150	Nail Salon	1,235 SF	8125-310	Family Music Center	2,946 SF
8125-160	Legacy Sports Cards	1,862 SF	8145-500	Pearl Vision	3,987 SF
8125-170	Pizzeria	1,650 SF	8145-520	Dry Cleaners	1,610 SF
8125-200	Battle Blast Lazer Tag	10,080 SF	8175	Marie Callendars	4,441SF

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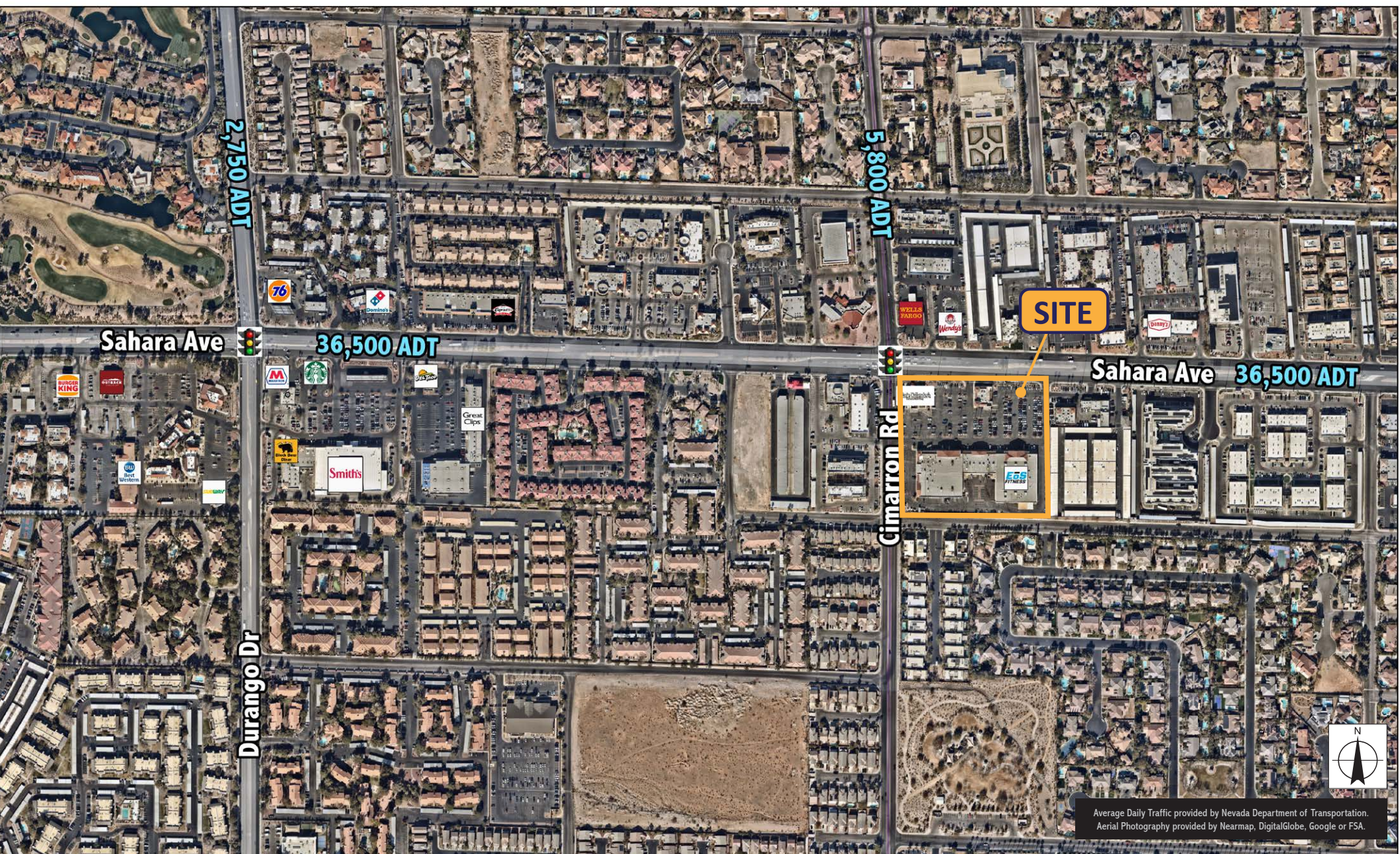
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Average Daily Traffic provided by Nevada Department of Transportation.  
Aerial Photography provided by Nearmap, DigitalGlobe, Google or FSA.

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# 3 MILE DEMOGRAPHICS

2025  
Population



168,997

2025 Average  
Household Income



\$101,654

2025  
Households

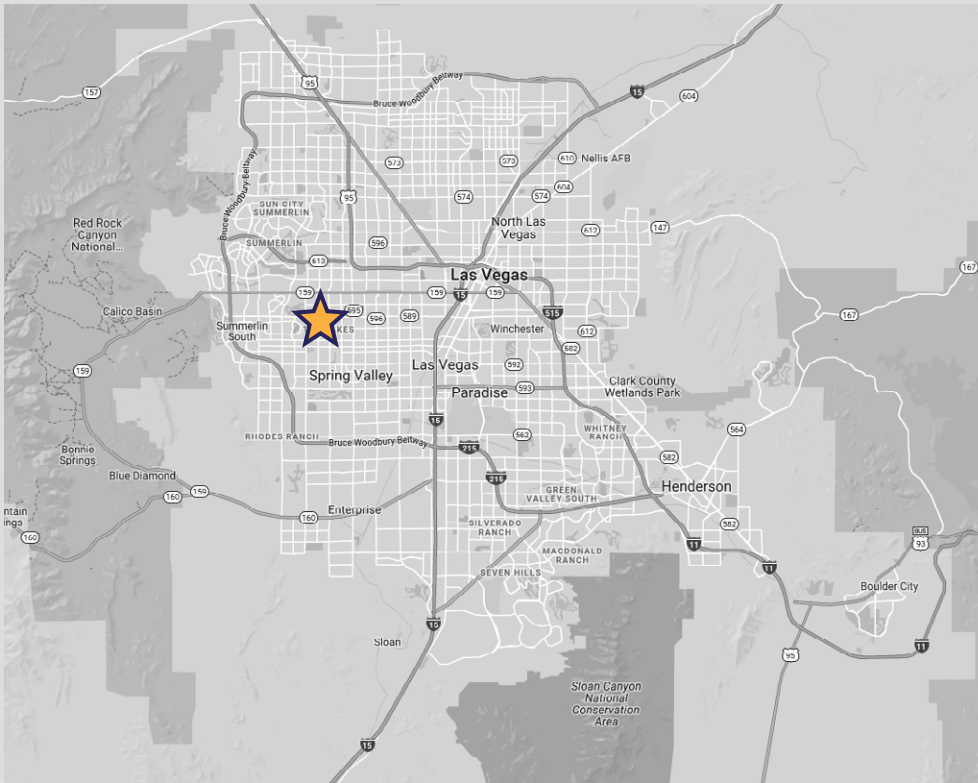


68,370

5-Year Projected  
Population Growth



0.85%



## DEMOGRAPHIC REPORT

Census 2020 Summary	1 mile	3 miles	5 miles
Population	15,344	169,542	474,076
Households	6,246	67,455	189,823
Average Household Size	2.45	2.50	2.49
<b>2025 Summary</b>			
Population	15,147	168,997	484,375
Households	6,240	68,370	197,159
Families	3,671	40,624	116,144
Average Household Size	2.42	2.46	2.45
Owner Occupied Housing Units	3,146	38,071	99,891
Renter Occupied Housing Units	3,094	30,299	97,268
Median Age	43.0	42.4	40.6
Median Household Income	\$70,006	\$76,428	\$75,060
Average Household Income	\$101,654	\$107,925	\$107,877
<b>2030 Summary</b>			
Population	15,004	170,461	496,667
Households	6,241	69,578	204,052
Families	3,659	41,158	119,568
Average Household Size	2.40	2.44	2.43

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