

FOR LEASE

3775 E SAHARA AVE. LAS VEGAS NV 89102

19,141 SF | RENT \$1.10/PSF | CAMs \$.16/PSF



EXCLUSIVELY PRESENTED BY

Jodie Hoover | Managing Member

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REAL ESTATE GROUP
B.144845LLC

Property Details & Highlights

FOR LEASE

19,141 SF

Property Features

Address	3775 E SAHARA AVE. LAS VEGAS NV 89102
For Lease	19,141 SF
RENT	\$1.10/PSF
CAMs	\$.16/PSF
Zoning	GC
Land Use Plan Area	Sunrise Manor
Parking Spaces	30
Ceiling heights	13 Feet

Property Highlights

- ◆ **Massive Yard: Approx. 10,000 SF of outdoor yard**
- ◆ **Easy access to Interstate 11, 93 & 95**
- ◆ **Easy ingress and egress**
- ◆ **Full HVAC throughout the office section**
- ◆ **Automotive permitted**
- ◆ **Negotiable Landlord**

Summary

Dimopoulos Real Estate Group is pleased to offer for lease 3775 E Sahara Avenue. It sits within the thriving Sunrise Manor submarket of Las Vegas. This expansive 7.12-acre property offers exceptional versatility and visibility, situated on E Sahara Avenue, a high-traffic arterial corridor ensuring excellent exposure and easy logistical access.

Suite 102 consists of +/-19,136sf, made up of two separate areas. The first area is +/-12,349sf of warehouse with an evaporative cooler. The other area is +/-9087sf with +/-6,792 being warehouse and the other +/-2,295sf being office. The office is fully built out with 7 offices, 3 bathrooms, a breakroom, and a conference area, all with HVAC. Comes with 30 parking spaces and there is also approximately 10,000sf of yard space available.

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Property Photos

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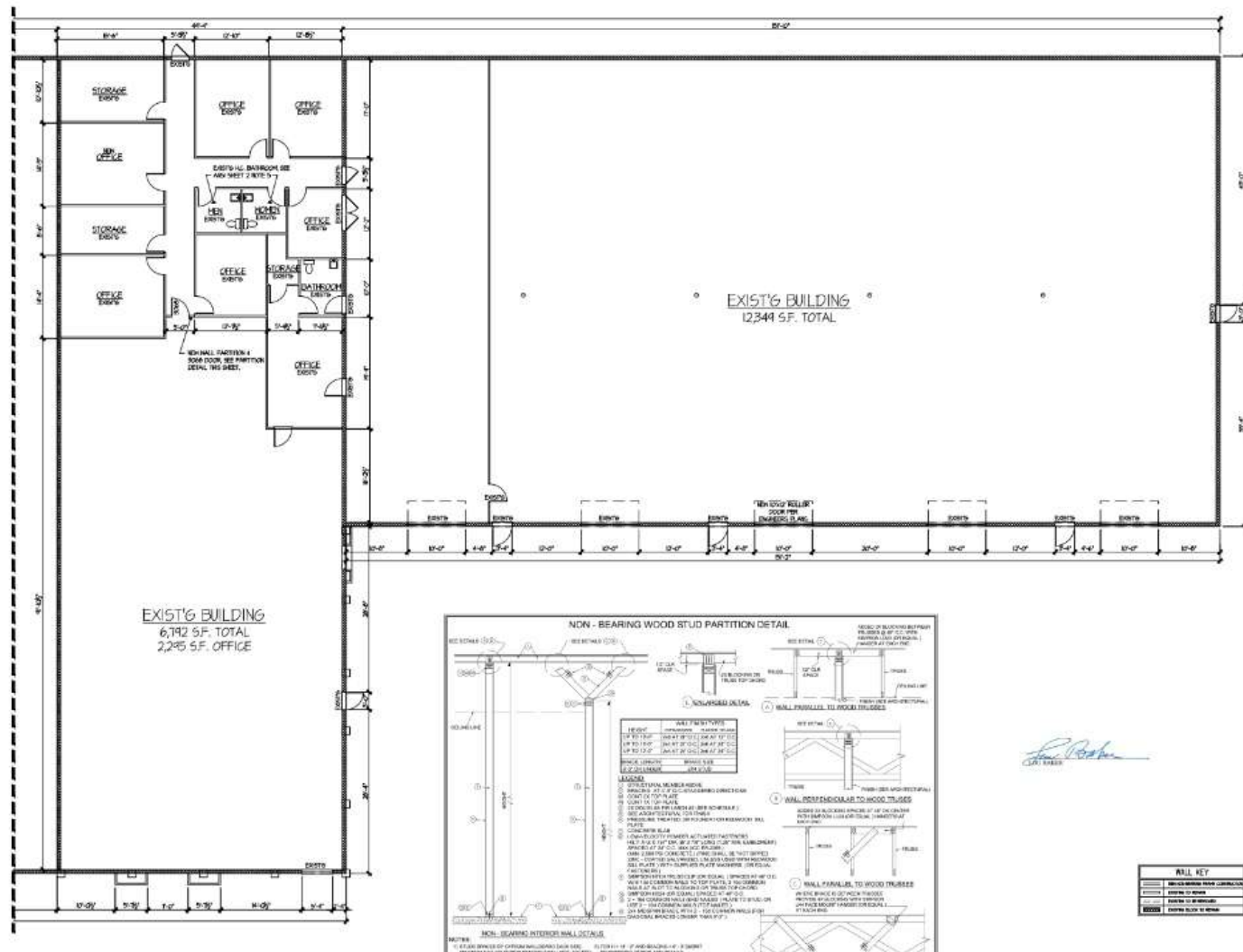
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Floor Plan

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Location Map

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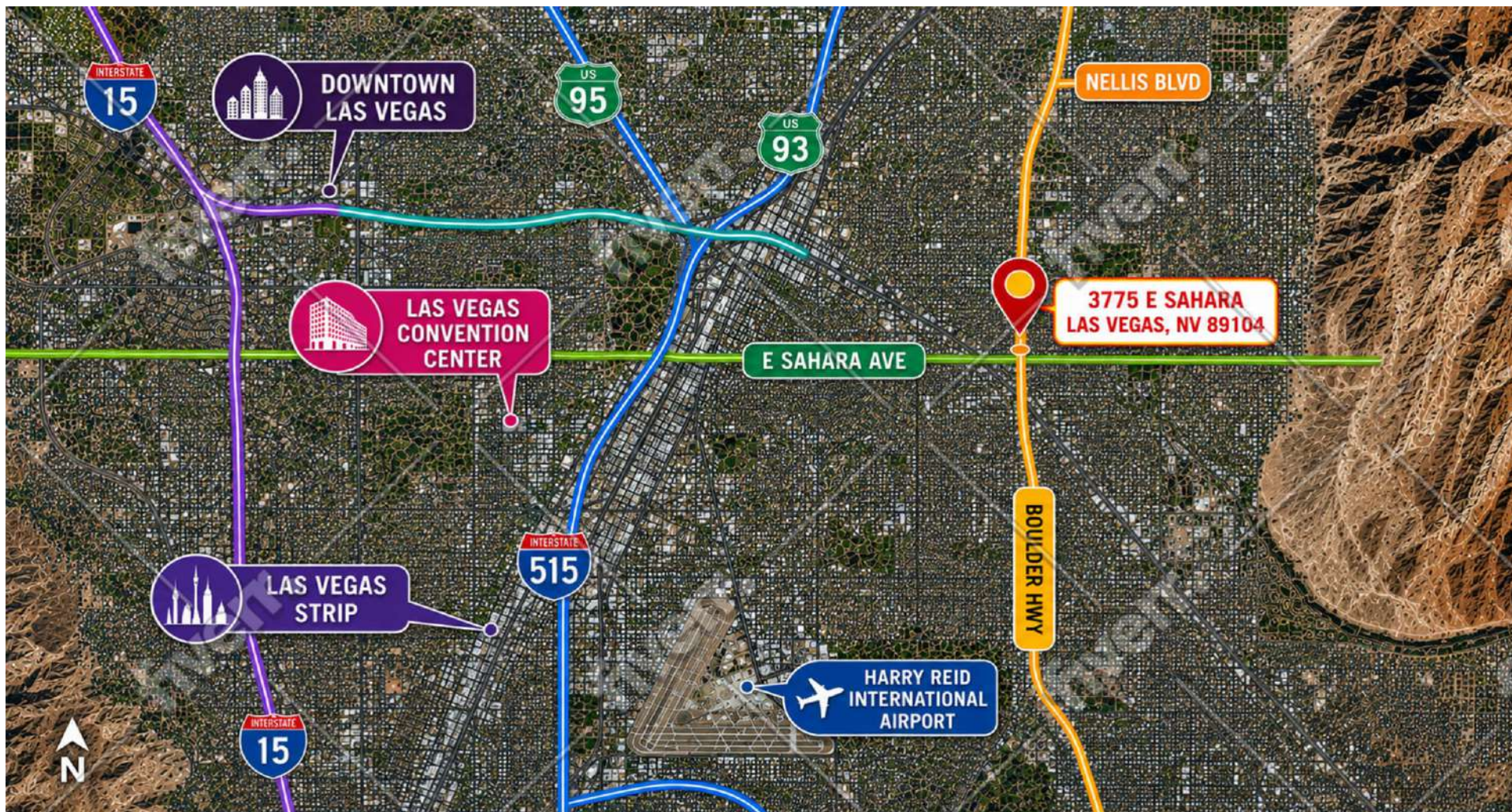
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Surrounding Map

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Demographics

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POPULATION

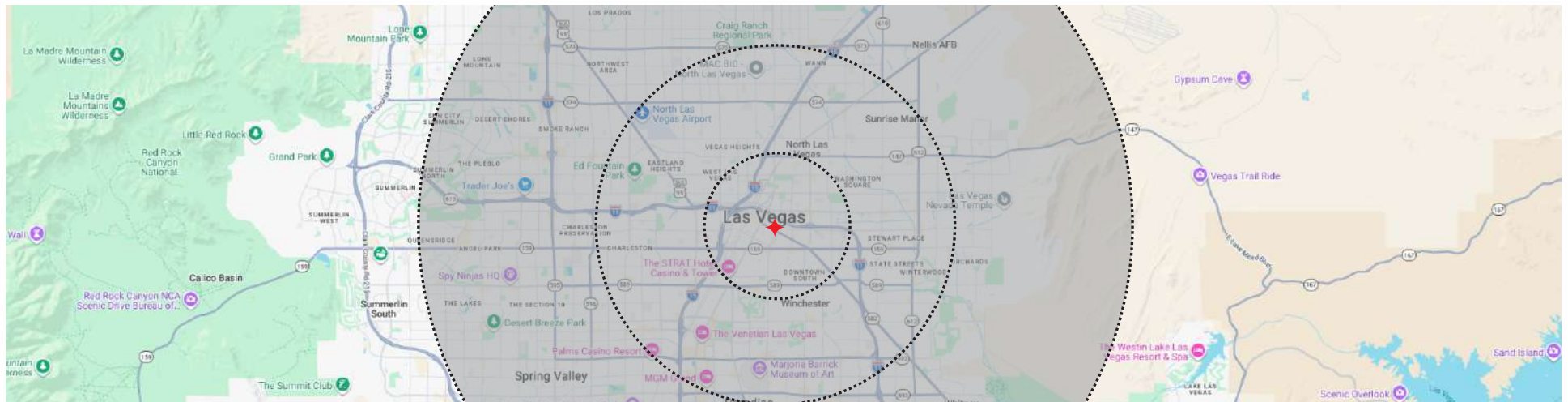
	1 mile	3 miles	5 miles
2020 Population	23,574	234,239	517,600
2025 Population	24,574	241,146	536,486

HOUSEHOLDS

	1 mile	3 miles	5 miles
2020 Households	9,297	91,478	188,805
2025 Households	9,732	94,597	197,673
2030 Household Projection	10,215	99,055	207,388

INCOME

	1 mile	3 miles	5 miles
Avg Household Income	\$62,161	\$66,951	\$72,198
Median Household Income	\$47,896	\$47,575	\$52,883



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