

WEST SAHARA PROMENADE

FOR LEASE

SITE

MW

MOUNTAIN WEST
COMMERCIAL REAL ESTATE

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PROPERTY DETAILS

8125 W SAHARA AVENUE, LAS VEGAS, NV 89117

- Inline Space: \$2.00 PSF NNN
- Jr. Box Space Available: 10,800 SF
- Busy EOS Fitness Anchored Center
- Excellent West Sahara Avenue Visibility
- Busy Retail East-West Corridor
- Strong Demographics Surrounding
- Proactive Ownership Ready to Make Deals!
- Lease Incentives Available for Qualified Tenants

2023 DEMOS

EST. POPULATION

1 MILE » 19,262
3 MILE » 167,851
5 MILE » 481,973

EST. HOUSEHOLDS

1 MILE » 8,509
3 MILE » 69,382
5 MILE » 195,470

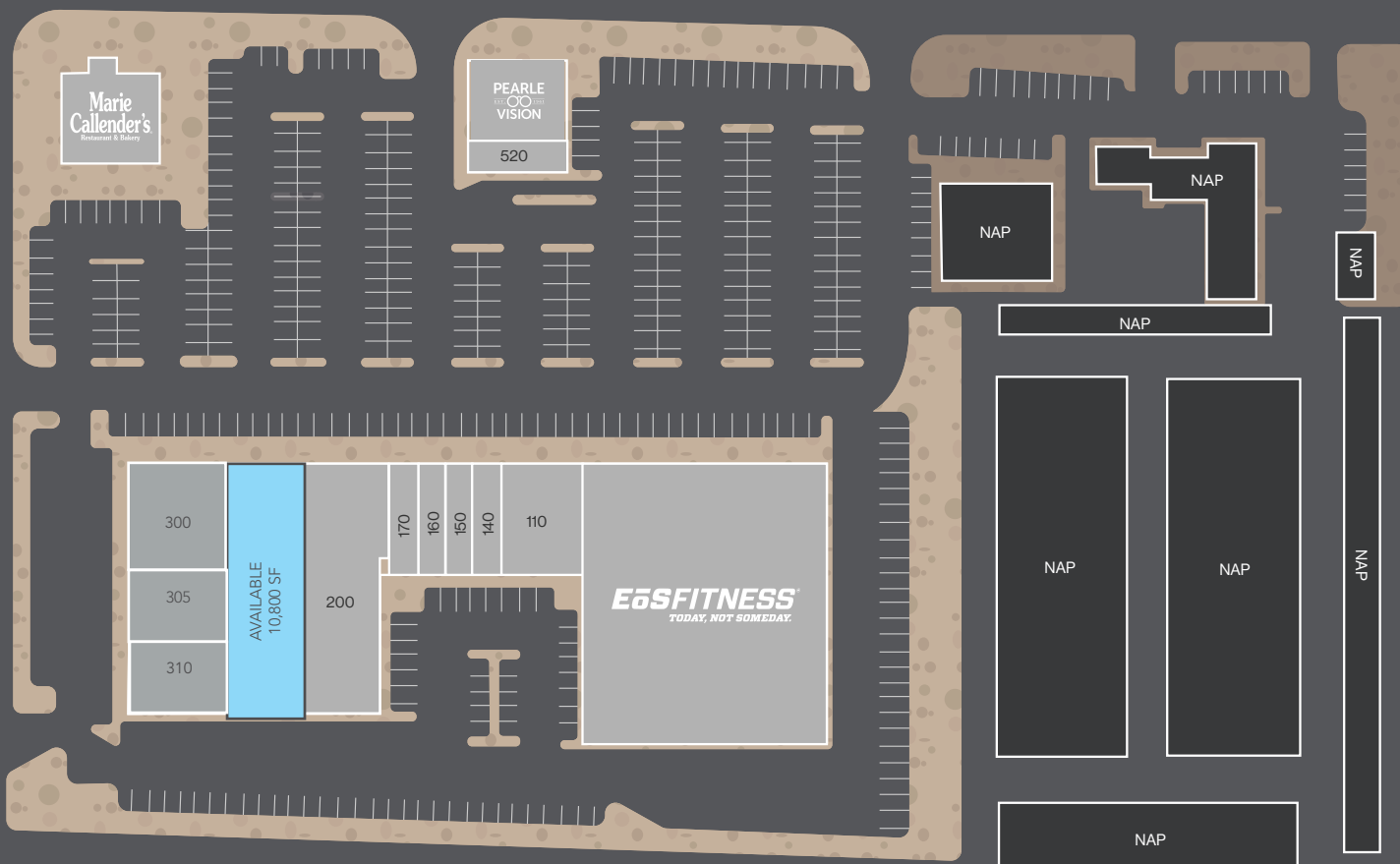
EST. AVERAGE HH INCOME

1 MILE » \$95,321
3 MILE » \$107,237
5 MILE » \$103,054

**FULL SERVICE
COMMERCIAL REAL ESTATE**
312 East South Temple
Salt Lake City, Utah 84111
Office 801.456.8800
www.mwcre.com

WEST SAHARA PROMENADE

SITE PLAN



SUITE	SF	TENANT
8125-100	34,000 SF	EOS Fitness
8125-110	3,215 SF	Salud Mexican Bistro
8125-130/140	3,200 SF	LG Gallery
8125 -150	1,235 SF	Nail Salon
8125-160	1,862 SF	Legacy Sports Cards
8125-170	1,650 SF	Pizzeria
8125-200	10,080 SF	Battle Blast Laser Tag
8125-210	10,800 SF	AVAILABLE
8125-310	2,946 SF	Family Music Center
8125-300	5,488 SF	Big B's Barbeque
8125-305	3,048 SF	Owner's Space
8145-500/510	3,987SF	Pearle Vision
8145-520	1,610 SF	Dry Cleaners
8175	4,441 SF	Marie Callendars



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