

SAHARA PAVILION NORTH

FOR LEASE

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**FULL SERVICE
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241 W. Charleston Blvd., Ste 103

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PROPERTY DETAILS

4604-4760 W SAHARA AVE, LAS VEGAS, NV 89102

- One of the Busiest Intersections in Las Vegas With Over 94,000 Cars Per Day
- Adjacent to New H-Mart Korean Market in Las Vegas (Coming Soon)
- Space Available: 996 - 7,591 SF
- Lease Rate: \$2.00 to \$4.00/SF NNN
- NNN: \$0.52/SF
- Zoning: C-1 (City of Las Vegas)
- Join El Super, Five Below, DAISO, Domino's Pizza, Advanced Auto Parts, TJ Maxx, Ross, and More

TENANTS INCLUDE:



2024 DEMOS

EST. POPULATION

1 MILE » 26,775
3 MILE » 161,676
5 MILE » 480,477

EST. HOUSEHOLDS

1 MILE » 9,763
3 MILE » 65,221
5 MILE » 199,686

EST. AVERAGE HH INCOME

1 MILE » \$65,793
3 MILE » \$81,410
5 MILE » \$75,302

AVAILABLE SPACES	
#	SF
4724 2	3,240
4760 25	3,210
4750 6-9	4,024
4750 16	958
4750 17-19	2,525
4750 23-24	4,258
4750 25	3,333
4750 38	6,541

- AVAILABLE
- LEASED
- POTENTIAL RESTAURANT

DECATUR BLVD - 39,500 ADT



W SAHARA AVE - 55,000 ADT



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