



334,000 SF Grocery and National Big Box Anchored Power Center

Project Info & Availabilities

Building Type: Retail Power Center

Space Available:

- Inline Retail: 500 to 17,068 SF
- Restaurants: 3,163 to 4,945 SF
- Future Pad: 0.70 acres available for Ground Lease or BTS

Lease Rates: \$0.95 to \$2.00/SF NNN

NNN: \$0.29/SF

Zoning: C-1 (City of Las Vegas)

Traffic Counts: ± 85,000 cars per day

Sahara Pavilion North is a large grocery anchored power center located at one of the busiest intersections in the Las Vegas valley. Approximately 85,000 cars pass each day, and more than 162,000 residents live within a three mile radius. The center consists of a strong mix of national and regional tenants.

El Super, a Hispanic grocer just opened, bringing throngs of shoppers to the center daily. Other traffic generators include Ross, Dollar Tree, TJ Maxx, Fitness for \$10 and many more. Numerous spaces available in all types and sizes including a 0.70 buildable pad with direct Decatur frontage.

Demographics

Population

1 mile radius	27,238 people
3 mile radius	169,713 people
5 mile radius	490,194 people

Annual HH Income

1 mile radius	\$42,895
3 mile radius	\$56,735
5 mile radius	\$57,242

**2015 Estimated Demographics*

- ◆ ± 334,000 SF grocery anchored power center
- ◆ Multiple spaces available including built-out restaurants with equipment in place, street-front endcaps, inline and big box, and a buildable pad for ground lease or build-to-suit
- ◆ Agressive new ownership offering great incentives to qualified tenants
- ◆ Dense surrounding population and daytime employment
- ◆ Centrally located- both the I-15 and US-95 are less than two miles from the center to east and north, respectively

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▶ sahara pavilion ▶

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Notable Co-Tenants



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