



Sahara Pavilion North

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

Building Type: Retail Power Center

Space Available: 1,263 to 17,068 SF

Lease Rate: \$1.15 to \$2.75/SF NNN

NNN: \$0.40/SF

Zoning: C-1 (City of Las Vegas)

Traffic Counts: ± 89,500 cars per day

Demographics

Population

1 Mile Radius	27,923
3 Mile Radius	169,217
5 Mile Radius	486,759

Annual Household Income

1 Mile Radius	\$59,209
3 Mile Radius	\$64,759
5 Mile Radius	\$61,749

2021 Estimated Demographics

Sahara Pavilion North is a large grocery anchored power center located at one of the busiest intersections in the Las Vegas valley. The center consists of a strong mix of national and regional tenants.

El Super, a Hispanic grocer, brings throngs of shoppers to the center daily. Other traffic generators include Ross, Dollar Tree, TJ Maxx, dd's Discount, Burke's Outlet, Domino's Pizza, Advance Auto Parts and many more. Numerous spaces available in all types and sizes.

- 334,000 SF grocery anchored power center
- Up to 3,526 SF endcap with direct street frontage on Decatur Blvd.
- 17,068 SF junior anchor available
- 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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Procuring broker shall be entitled to a commission calculated in accordance with the rates approved by our principal only if such procuring broker executed a brokerage agreement acceptable to us and our principle and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

DECATUR BOULEVARD (45,000 CARS PER DAY)



SAHARA AVENUE (44,500 CARS PER DAY)

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Notable Co-Tenants



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