



OFFICE/RETAIL SUITES WITH HIGH VISIBILITY TO 35K± CARS PER DAY

FOR LEASE


WINNER PROPERTIES, LLC



SAHARA & BUFFALO BUSINESS PARK

7795 W. SAHARA AVE.
LAS VEGAS, NV 89117

Sahara & Buffalo Business Park is located at the busy, signalized intersection of Sahara Avenue and Buffalo Drive. 7795 W. Sahara Avenue is a single story office/retail building consisting of 5 units totaling 13,782 SF±. This well maintained building offers tenants a new construction feel with custom stonework columns, building & pylon signage and ample surface parking with covered spaces available.

BOB HAWKINS

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NV-RE License S.0072999

REALCOMM ADVISORS

444 E. Warm Springs Road, Suite 120

Las Vegas, Nevada 89119

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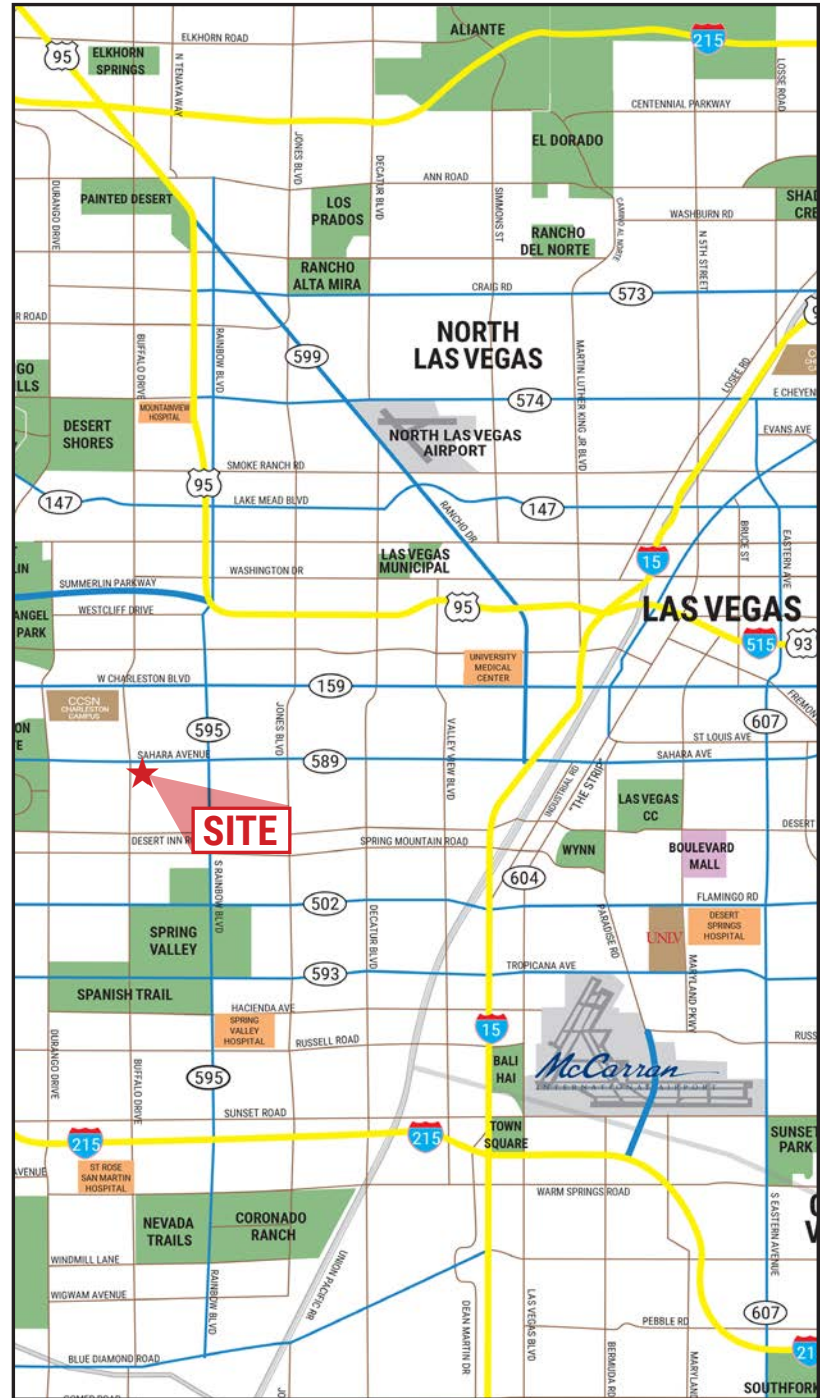
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PROPERTY DETAILS

- Very responsive ownership who are ready to make deals!
- Great location at highly traveled intersection of Sahara & Buffalo
- Move-in Ready Suites with Storefront Entries
- Building & Pylon Signage Available
- Ideal for office, medical office and retail users
- Ample Surface and some Covered Parking Available
- Suites ranging from 1,348 to 3,827 RSF±
- Surrounded by retail amenities, a wide array of restaurants, and single & multi-family residential communities
- C-1 Zoning (Clark County)
- Lease Rate: **\$1.60/SF NNN**
- NNN Fees: **\$0.35/SF**

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	20,817	194,692	418,963
EST. AVERAGE HH INCOME	\$61,727	\$70,196	\$75,900

Information is subject to change at any time. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



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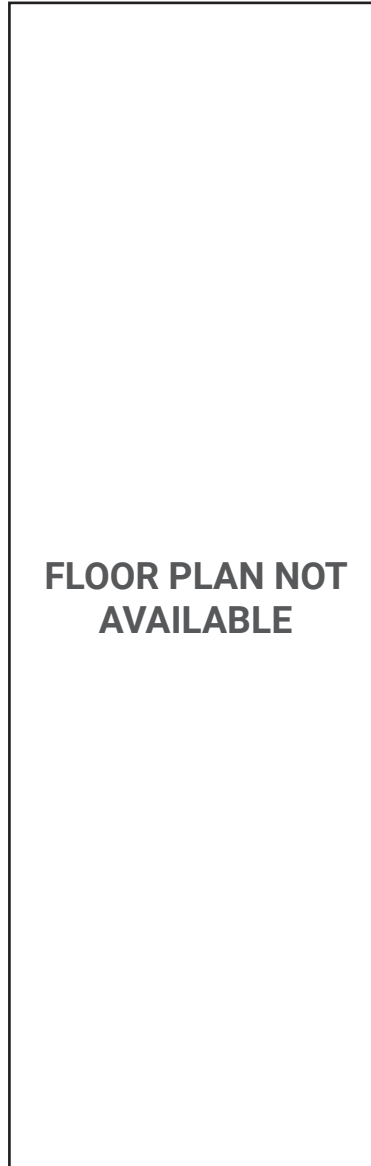
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SUITE 106
±1,348 RSF



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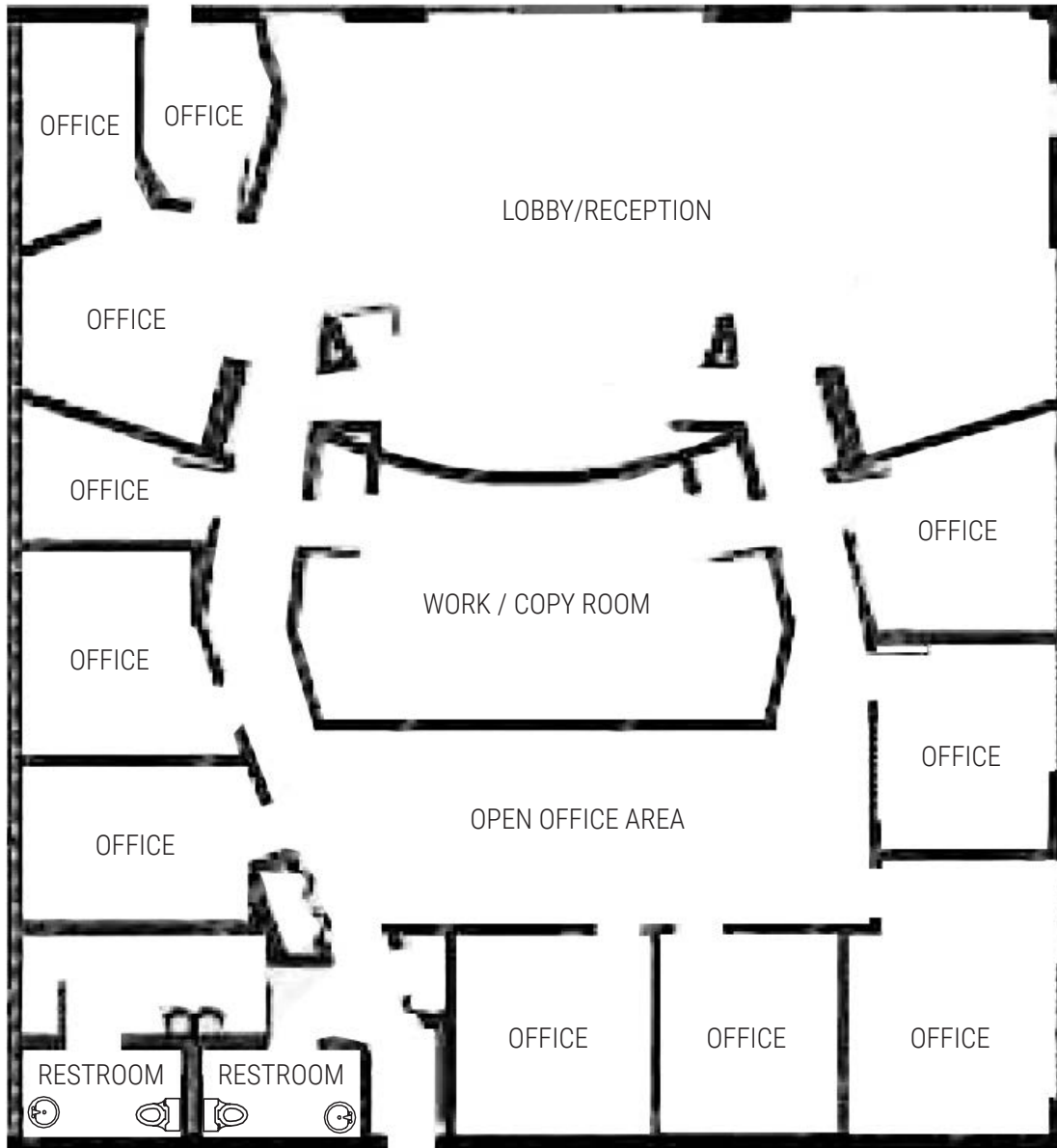
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SUITE 101 & 102
±3,827 RSF

End unit with Buffalo & Sahara frontage! Consists of reception, work/copy room, multiple offices, open office area, and restrooms.



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