

**TURN-KEY END CAP SUITES - RESTAURANT | CATERING | BANQUET HALL - SAHARA AVE. FRONTAGE**

# FOR LEASE

## CANYON PLAZA

7905 W. SAHARA AVE., SUITES 103 & 106 | LAS VEGAS, NV 89117

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	13,549	168,686	438,394
EST. AVERAGE HH INCOME	\$98,406	\$78,393	\$80,223

**BOB HAWKINS**  
 +1 702-470-0785  
 bhawkins@rcadvs.com  
 NV-RE License S.0072999

**REALCOMM ADVISORS**  
 444 E. Warm Springs Road, Suite 120  
 Las Vegas, Nevada 89119  
 +702-515-1010  
 www.realcommadvisors.com





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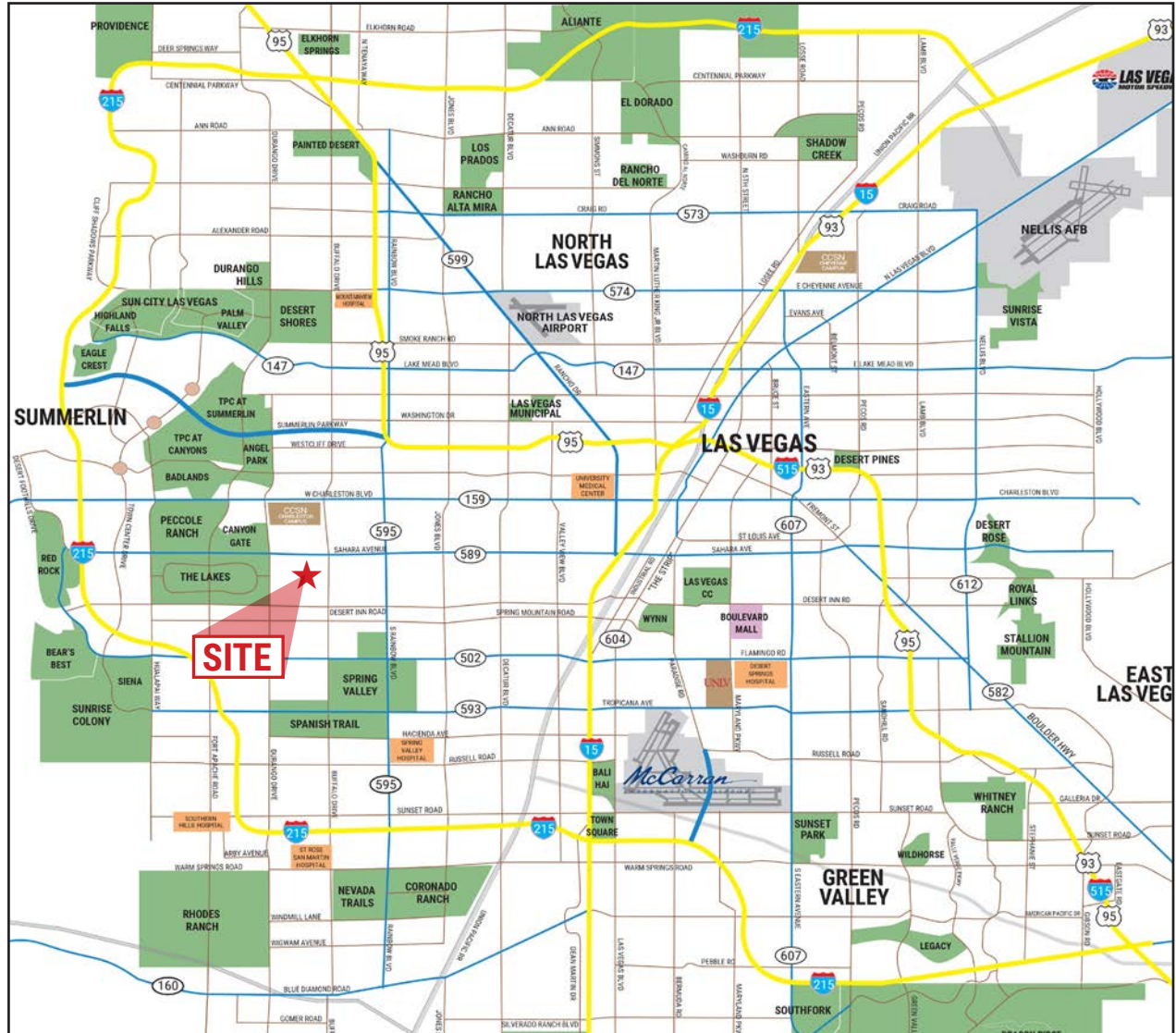
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## RESTAURANT SUITES

- Suites from 3,089 to 6,798 RSF±
- Most equipment still in place
- Excellent visibility with Sahara frontage
- Daily traffic count ±31k cars
- Ample parking
- Pylon and building signage available
- Modern design with high-end finishes
- Surrounded by retail amenities, a wide array of office parks, and single & multi-family residential communities
- C-P Zoning (Clark County)
- Lease Rate: **\$2.20/SF MG**



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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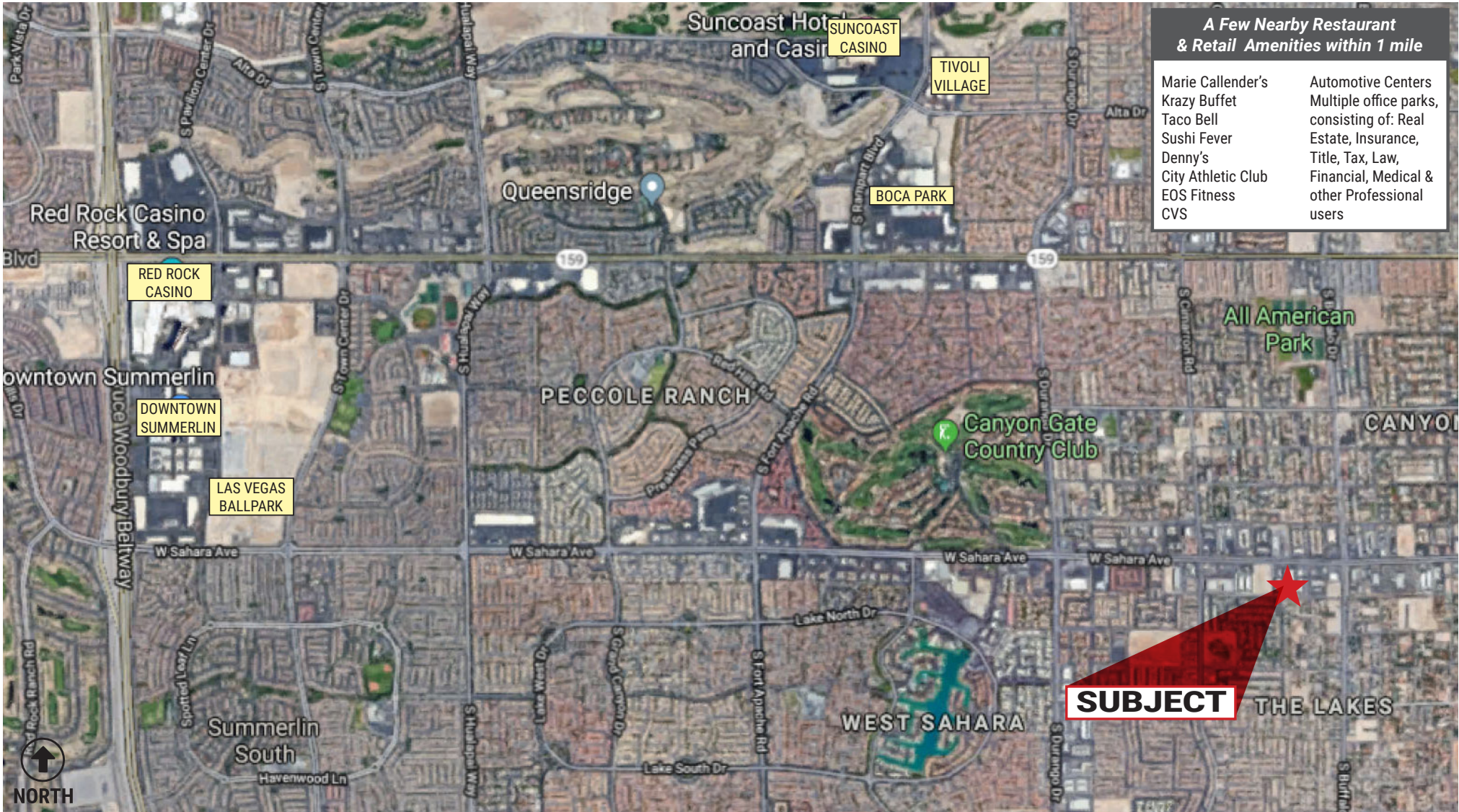


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WINNER PROPERTIES, LLC

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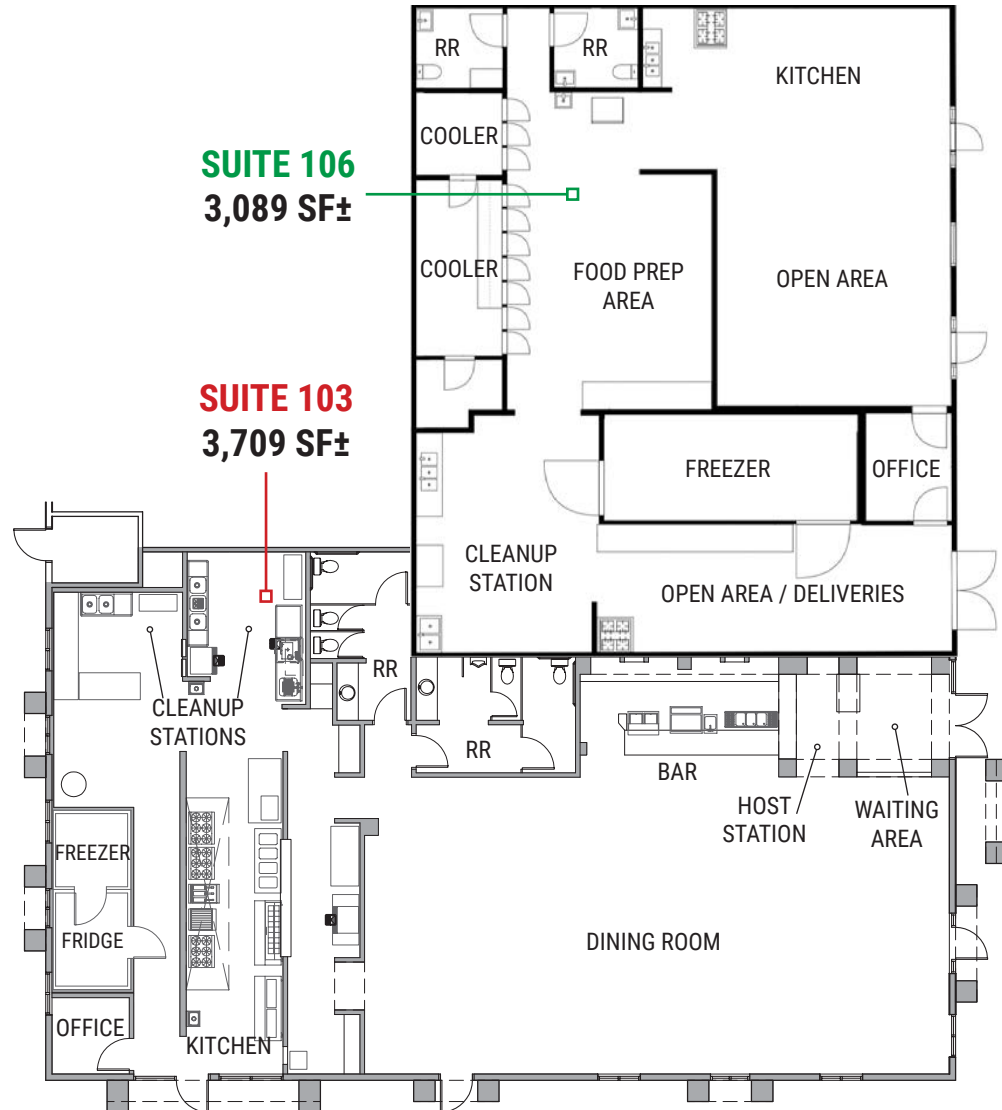
SUITE 106 - FOOD PREP AREA



SUITE 106 - KITCHEN



SUITE 106 - COOLER



\*SUITES 103 & 106  
(Combined) 6,798 SF±

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