

FOR LEASE | 5420 W Sahara Ave

Las Vegas, NV 89146



OFFERING SUMMARY

Building Size:	17,848 SF
Available SF:	3,800 - 7,600 SF
Number of Units:	2
Year Built:	1995
Renovated:	Under Renovation 2023
Zoning:	P-R Zoning

LOCATION OVERVIEW

5420 W Sahara Ave is a prime location ensuring excellent visibility and accessibility. This property is conveniently situated in a bustling neighborhood with a diverse mix of commercial establishments, restaurants, cafes, shops, and entertainment venues providing plenty of options for dining, shopping, and leisure activities. With close proximity to the 95 and 15 freeways, there is easy access to the entire Las Vegas valley including Summerlin, Henderson and Downtown.

PROPERTY HIGHLIGHTS

- Beautiful architecture
- Fully upgraded building
- Modern features

SPACES	LEASE RATE	SPACE SIZE
2nd floor	\$2.51 SF/month	3,800 - 7,600 SF

Dawn Stone

702.817.7906
dawn.stone@expcommercial.com
NV #S.0197289



FOR LEASE | 5420 W Sahara Ave

Las Vegas, NV 89146

Property Type	Office
Building Size	17,848 SF
Building Class	A
Year Built	1995
Year Last Renovated	Under Renovation 2023
Number of Floors	2
Average Floor Size	8,924 SF
Free Standing	Yes

With the buildings modern and appealing facade, the building stands out from the crowd and leaves a lasting impression on potential customers. The property's flexible layout and ample parking facilities make it suitable for a wide range of businesses. This grey shell space gives you the opportunity to tailor the space to perfectly align for your business needs. Design the layout, choose the materials, and create a unique atmosphere that reflects your brand and vision.



- Whole new HVAC system
- State-of-the-art security features with keyless entry system
- Updated roof and sprinkler system
- New electrical / Cat6 wiring
- Brand new elevator
- Contemporary flooring
- Modern restrooms in common area
- Freshly paved parking lot with ample parking spaces

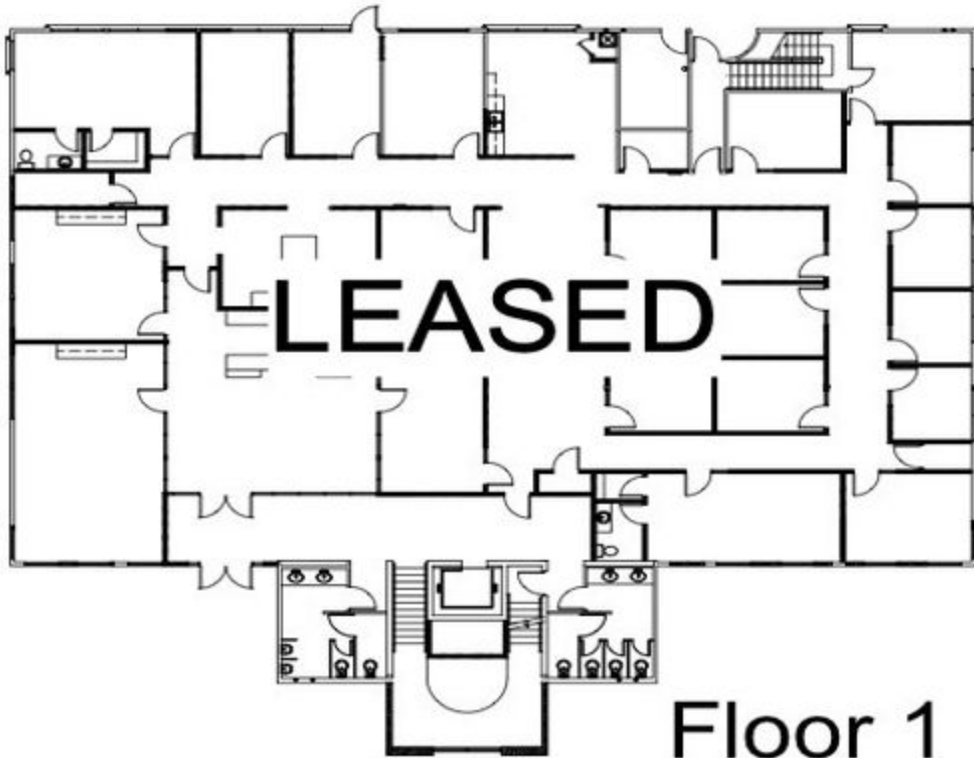
Dawn Stone

702.817.7906
dawn.stone@expcommercial.com
NV #S.0197289



FOR LEASE | 5420 W Sahara Ave

Las Vegas, NV 89146



Dawn Stone

702.817.7906
dawn.stone@expcommercial.com
NV #S.0197289



FOR LEASE | 5420 W Sahara Ave

Las Vegas, NV 89146

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	+/- 7600 SF	Lease Rate:	2.51/SF/MO

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
2nd floor	Available	3,800 - 7,600 SF	NNN	\$2.51 SF/month	-



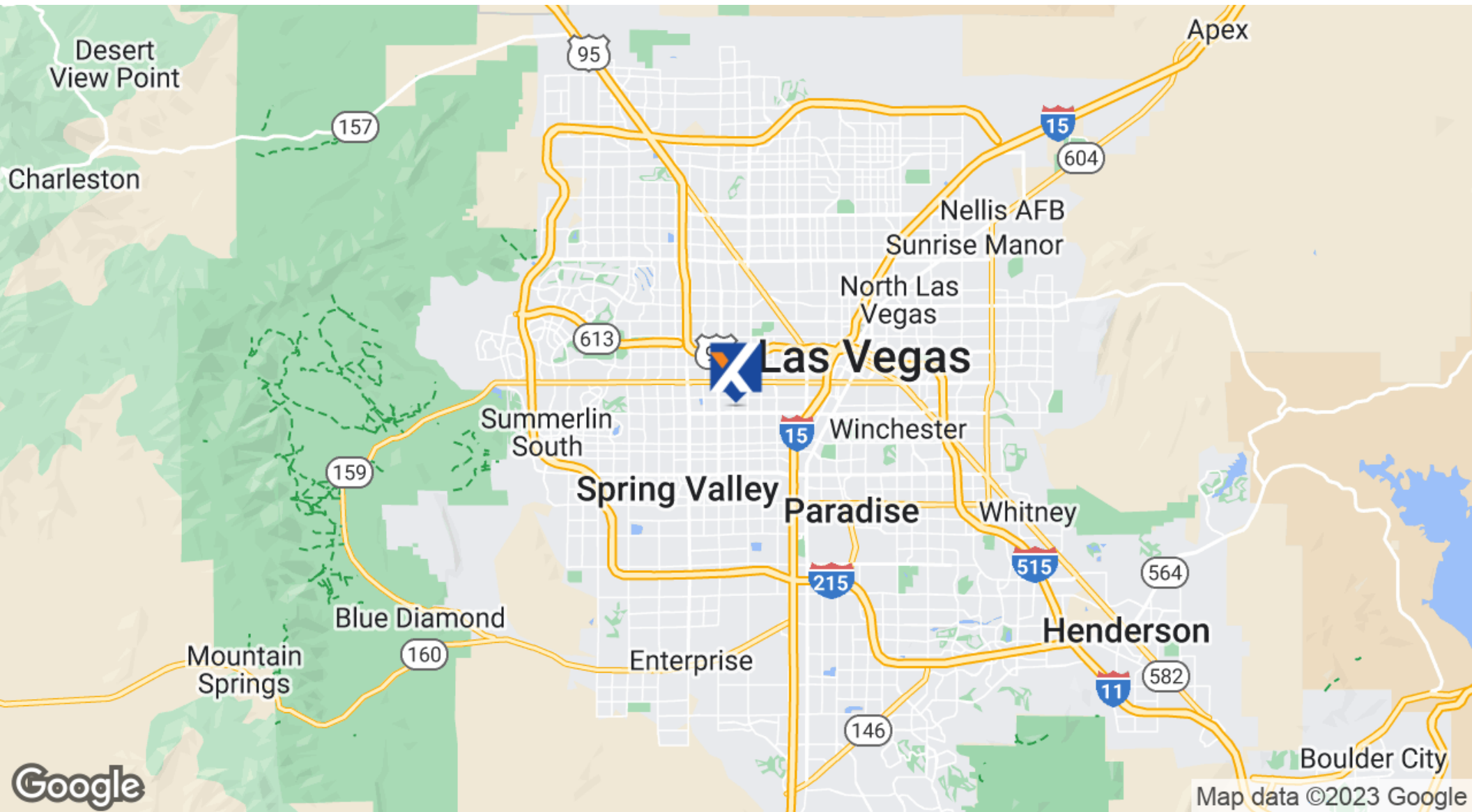
Dawn Stone

702.817.7906
dawn.stone@expcommercial.com
NV #S.0197289



FOR LEASE | 5420 W Sahara Ave

Las Vegas, NV 89146



Dawn Stone

702.817.7906

dawn.stone@expcommercial.com

NV #S.0197289

expTM
COMMERCIAL

eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

FOR LEASE | 5420 W Sahara Ave

Las Vegas, NV 89146



Dawn Stone

702.817.7906
dawn.stone@expcommercial.com
NV #S.0197289

expTM
COMMERCIAL

eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

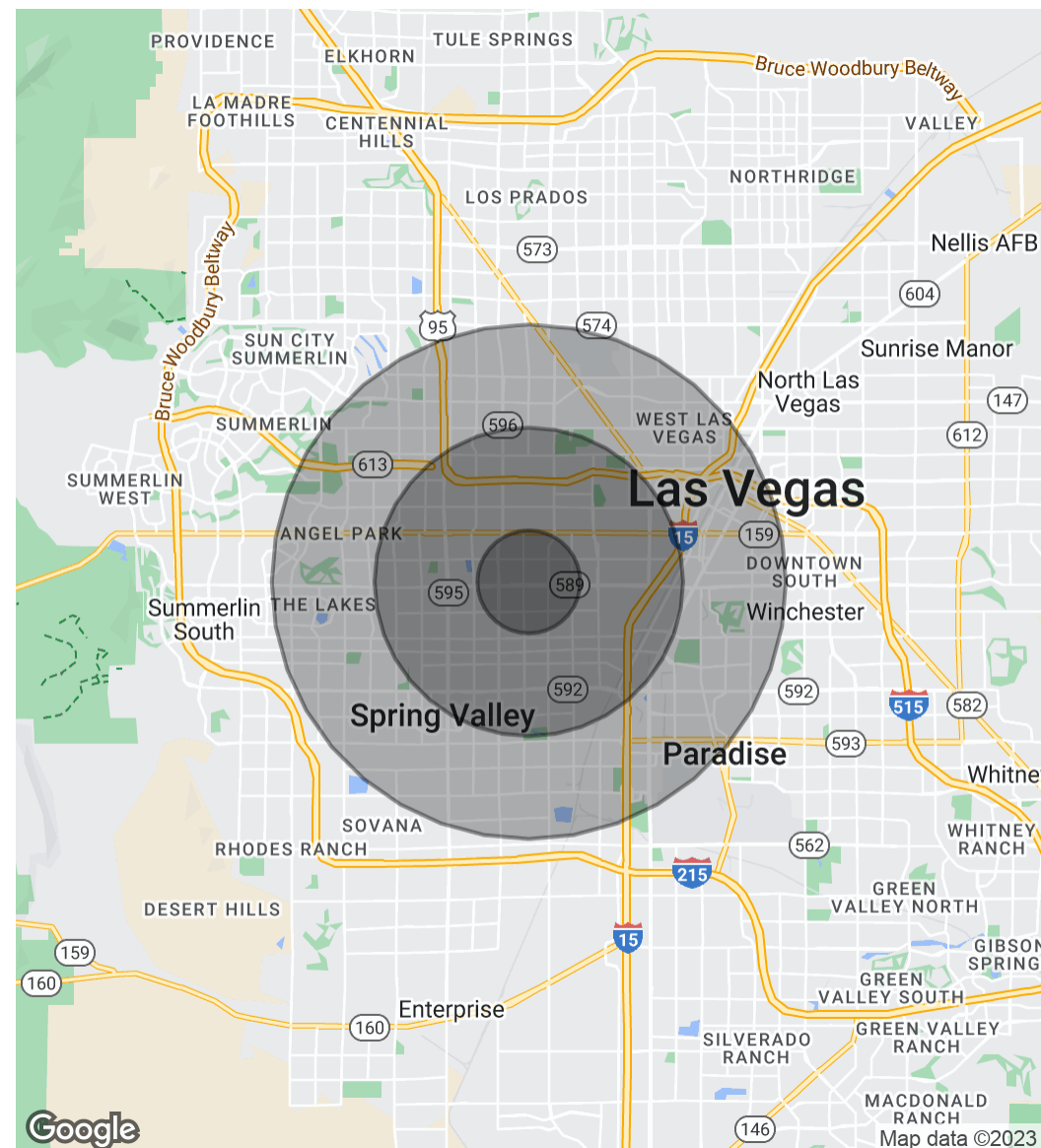
FOR LEASE | 5420 W Sahara Ave

Las Vegas, NV 89146

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	19,906	173,332	460,793
Average Age	35.6	38.6	38.7
Average Age (Male)	34.9	37.8	37.7
Average Age (Female)	34.5	39.2	39.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,656	74,600	215,795
# of Persons per HH	2.6	2.3	2.1
Average HH Income	\$56,067	\$57,150	\$55,573
Average House Value	\$231,865	\$204,874	\$222,257

* Demographic data derived from 2020 ACS - US Census



Dawn Stone

702.817.7906
dawn.stone@expcommercial.com
NV #S.0197289



FOR LEASE | 5420 W Sahara Ave

Las Vegas, NV 89146

Why Las Vegas, NV?



Population

3.18M

2022



Employment

1.50M

MAY-2023



Spending

\$7.71B

MAR-2023

EXCELLENT TAX ADVANTAGES:

NO Personal Income Tax

NO Corporate Income Tax

NO Unitary Tax

NO Franchise Tax

NO Inventory Tax

NO Estate Tax

NO Inheritance Tax

NEVADA IS A ONE-OF-A-KIND STATE.

It is a **business-friendly state** with a very **low-regulation environment**, a streamlined licensing and approval processes, and a **favorable tax environment** for business and industry. A state with the **workforce development, education and infrastructure** in place to support our economic development.

Nevada is a **state to visit and an astonishing place to live**. It captivates visitors and residents with all the adventures and entertainment Las Vegas has to offer as the capital of tourism, conventions, meetings and special events has to offer, but it also offers natural beauty and year-round recreational opportunities like skiing, golfing, hiking, fishing and swimming at Lake Tahoe.

Nevada Governor's Office of **ECONOMIC DEVELOPMENT**

Dawn Stone

702.817.7906

dawn.stone@expcommercial.com

NV #S.0197289

expTM
COMMERCIAL