

FOR LEASE

CANYON LAKES PLAZA

**AVISON
YOUNG**



9002 - 9232 WEST SAHARA AVENUE, LAS VEGAS, NV 89117

PROPERTY INFO

Co- Tenants	Ashley Furniture, CVS, Chipotle, Leslie Pool Supply, Cafe Rio
Space Available	±1,593 - 5,332 SF Available ±3,200 SF Restaurant Space with Drive-Thru
Shopping Center Size	±65,967 SF Neighborhood Center
Zoning	C-1 Zoning
Avg Household Inc	Over \$101,000 within 3 mile radius
Highlights	Excellent visibility Well established long term co-tenancy

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
Population 2019 Estimated	20,984	151,811	391,151
Population 2024 Projected	23,226	167,710	432,043
Households 2019 Estimated	9,621	65,048	162,216
Households 2024 Projected	10,187	68,836	171,656
Average HH Income 2019 Est.	\$90,680	\$100,906	\$89,452
Median HH Income 2019 Est.	\$66,025	\$43,250	\$37,128

TRAFFIC COUNTS

West Sahara Avenue	±33,000 Cars per Day
South Fort Apache Road	±35,000 Cars per Day

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10845 Griffith Peak Drive, Suite 100
Las Vegas, NV 89135
O 702.472.7979 F 702.475.7545



CONTACT INFO

LIZ CLARE, CCIM

702.637.7727

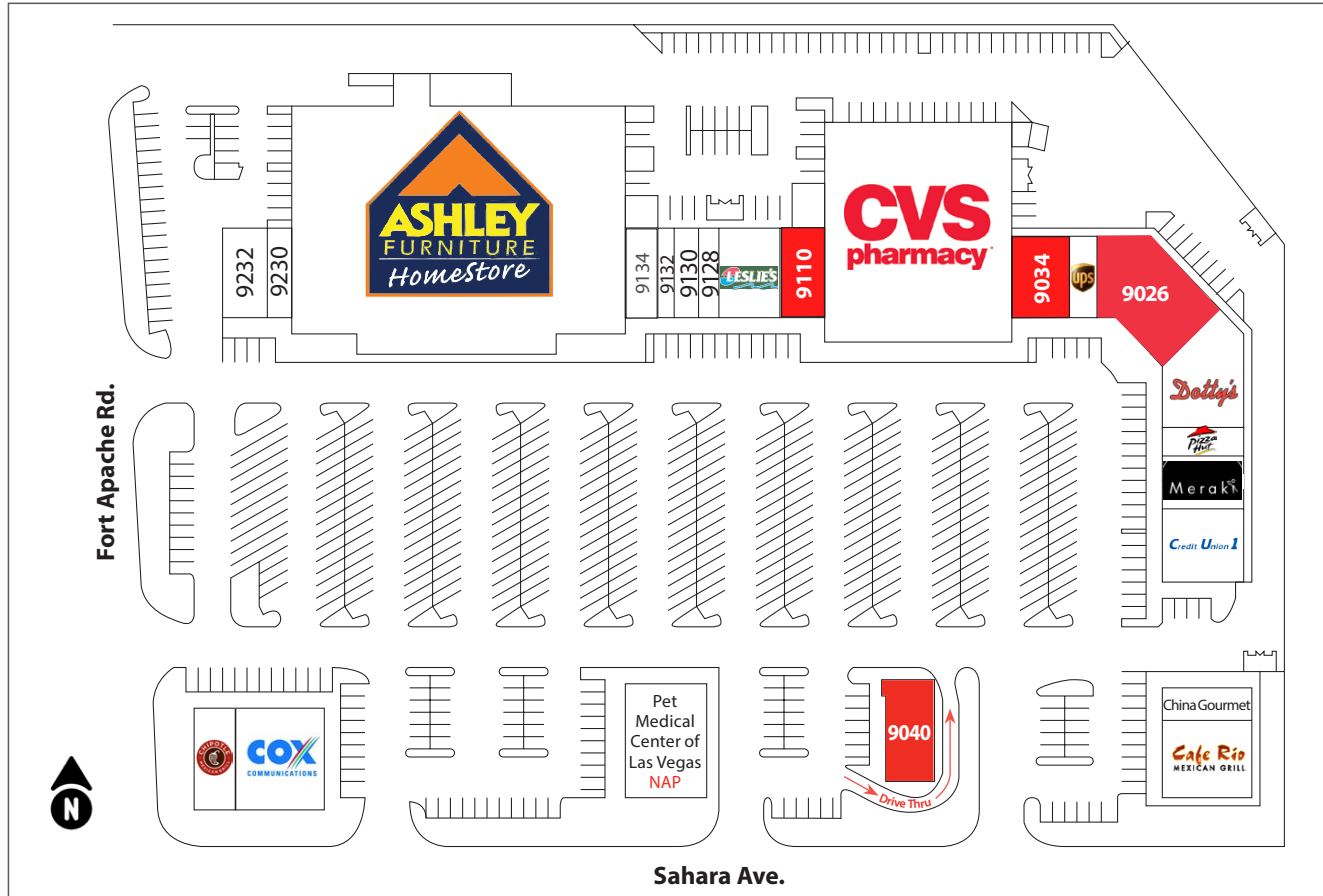
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License #5.0069029.LLC

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SUITE	TENANT	SF
9100	CVS Pharmacy	22,278
9232	Al Phillips The Cleaner	2,100
9230	Wendell Waite, CPA	1,400
9134	Japanese Bento House	1,614
9132	Red Rock Water Store	856
9130	Envy Nails & Spa	1,056
9128	Smoke Shop	1,186
9120	Leslie's Pool Supplies	3,120
9110	Fones Gone Wild	1,593

SUITE	TENANT	SF
9034	Available	2,260
9030	The UPS Store	1,200
9026	Available	5,332
9020	Dotty's	4,252
9014	Pizza Hut	1,200
9010	Meraki Hair & Body	2,340
9004	Credit Union 1	3,300
9040	Available (former Carl's Jr)	3,200
9002A	China @ Gourmet	1,490
9002	Cafe Rio	3,470

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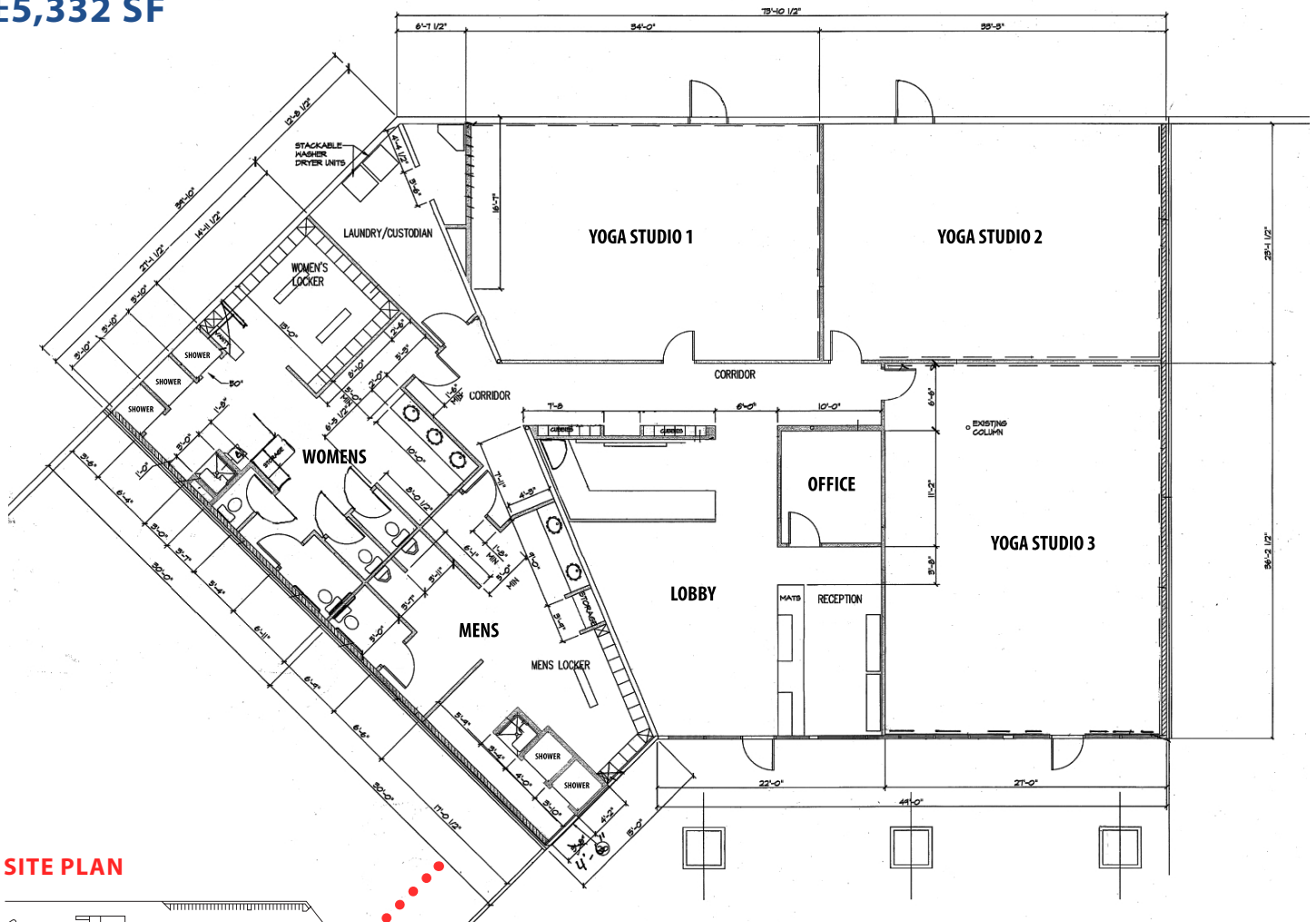
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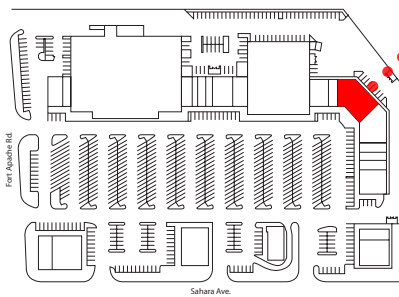
FLOOR PLAN

9026 WEST SAHARA AVENUE

±5,332 SF



SITE PLAN



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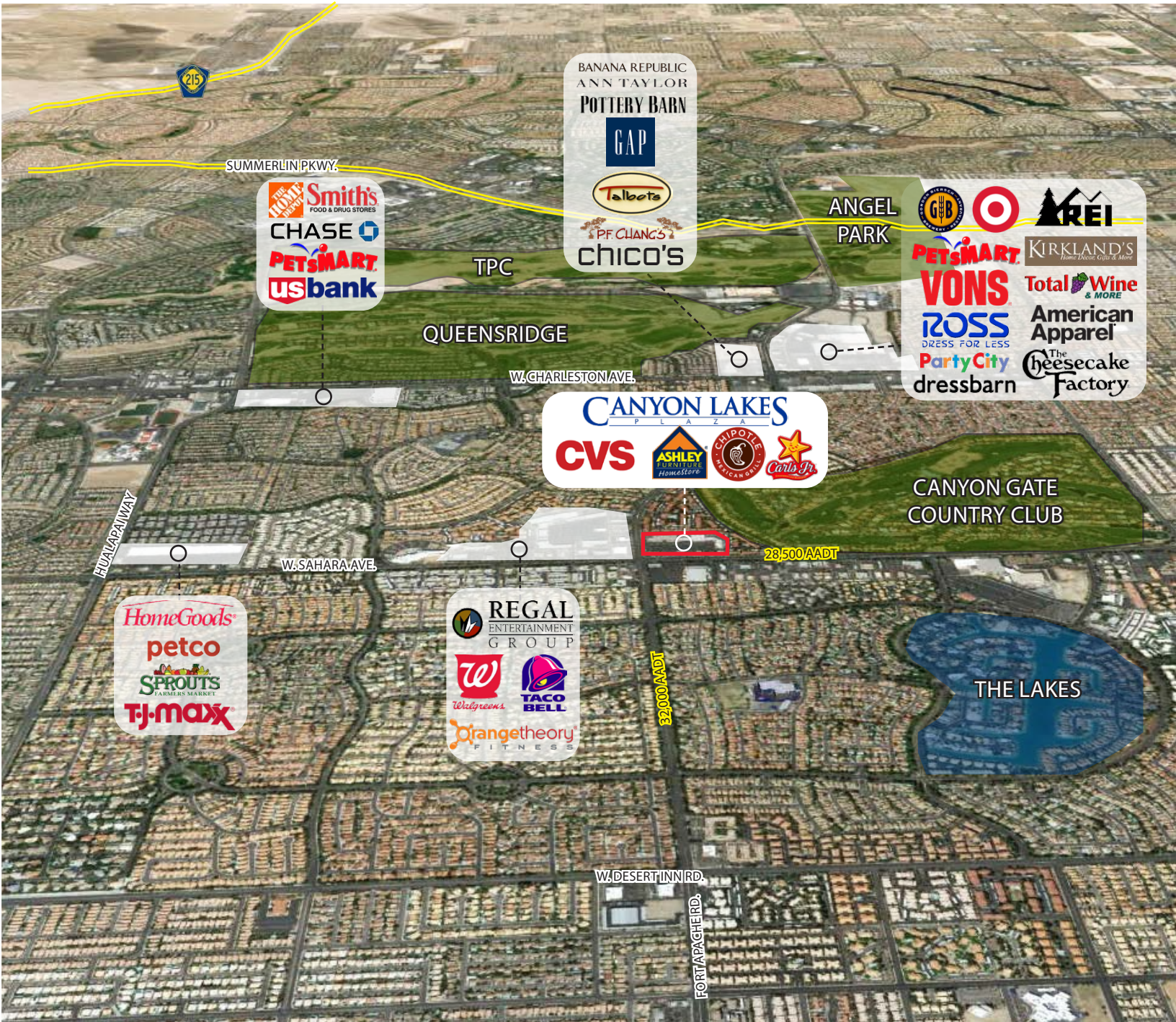
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Platinum member

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