

FOR LEASE

3540-3620 W. Sahara Ave. &
2439-2401 S. Valley View Blvd. Las Vegas, NV 89102



Craig Summers

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Spanish Oaks Shopping Center is anchored by CVS Pharmacy and Office Depot. Situated on the North East corner of West Sahara Avenue and Valley View Blvd. This established retail center has incredible visibility with Sahara and Valley View frontage and is surrounded by a fully developed neighborhood. The property is within minutes of the Las Vegas Strip. With Stable and Aggressive ownership willing to look at all deals. Flexible Lease Terms Available! Second generation and turn-key spaces are available for immediate move in.

PROPERTY FEATURES

+/-1,200 - 1,500 SF Available

Rates from \$0.75 - \$1.50 NNN

- Anchored Shopping Center
- Sahara Frontage
- Flexible Lease Rates and Terms
- 2nd Generation & Turn-Key Suites Available
- Jurisdiction - Las Vegas 89102
- Great Visibility

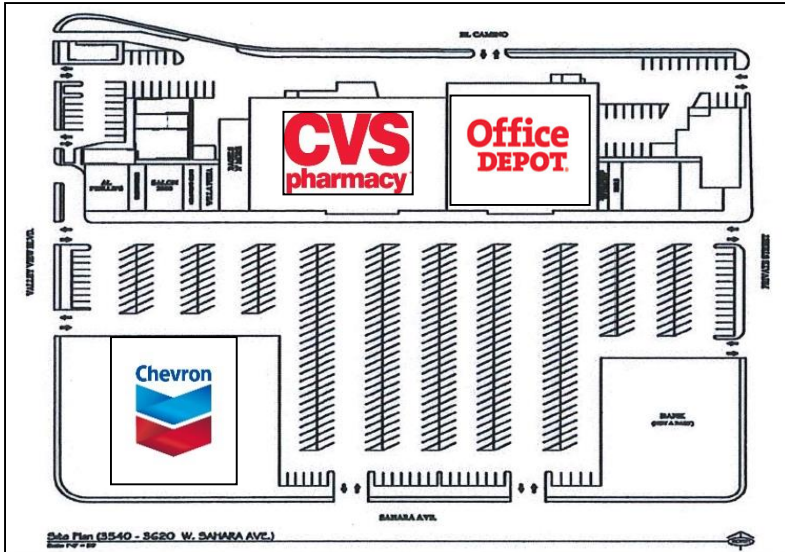
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CURRENT TENANTS

- Office Depot
- CVS
- Tuxedo Junction
- UPS
- Red Dragon
- Smoke Shop
- Access Insurance
- Eyebrows R Us
- Beauty Salon
- Safety Shoe
- Gianna's Pizza
- French Bakery

AVAILABLE SPACE

Suite	Square Feet	Rate PSF	CAM	Space Description
2439-110	1,200	\$1.50	\$0.53	Former pizza – existing hood & walk-in
2439-120	1,500	\$0.75	\$0.53	Fronts on Valley View
W-5	1,300	\$1.50	\$0.53	Former Insurance – Front Counter & Rear Storage

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population	27,054	75,022	171,525
Avg. Household Income	\$35,698	\$37,157	\$38,720
Total Housing Units	9,985	29,493	67,809

TRAFFIC COUNTS

S. Valley View Blvd.	W. Sahara Ave.	15,000 VPD
W. Sahara Ave.	S. Valley View Blvd.	44,963 VPD
W. Sahara Ave.	Spanish Oaks Dr.	51,063 VPD

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