

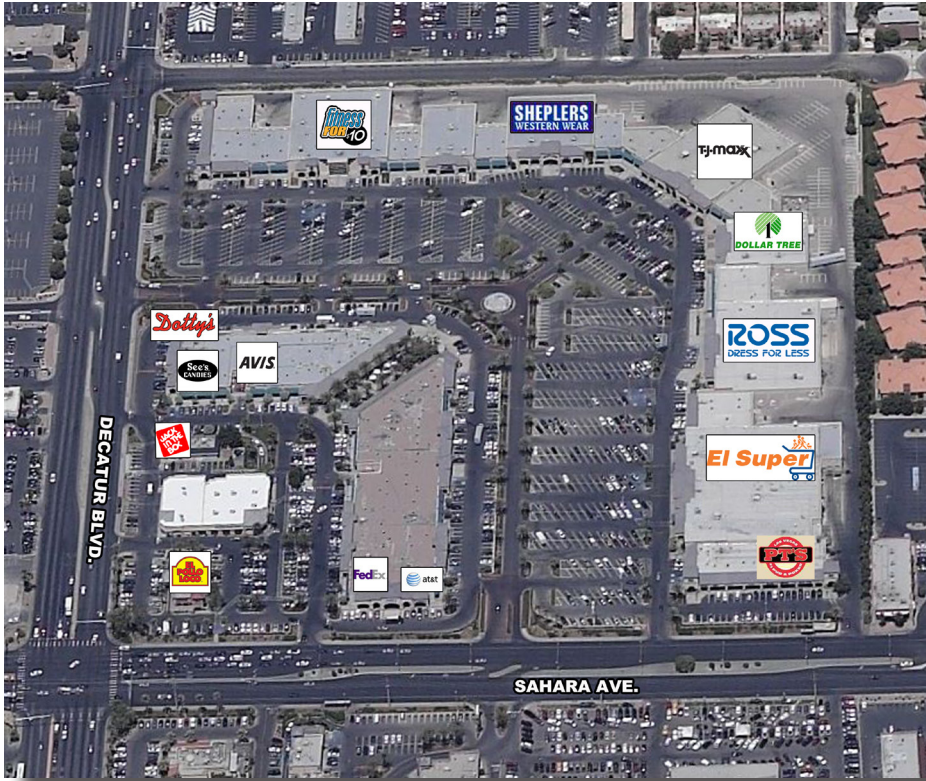
# FOR LEASE | RETAIL

# Sahara Pavilion North

# Voit

REAL ESTATE SERVICES

NEC Sahara & Decatur Blvd., Las Vegas, NV, 89102



## PRIME CENTRAL LAS VEGAS LOCATION

### Property Description

Sahara Pavilion North is a ± 333,234 square foot shopping center just minutes away from the Las Vegas Strip. It is located in a prime retail location at the highly trafficked intersection of Sahara Avenue and Decatur Blvd.

Don't miss the chance to join our power line-up of recognized tenants such as:

- El Super (Coming soon!)
- ROSS Dress for Less
- TJ Maxx
- FedEx Office
- Jack in the Box
- See's Candies
- Dollar Tree Stores
- Shepler's Western Wear
- AT&T Wireless
- Dotty's
- PT's Pub
- The UPS Store

### Demographics

#### Population

1 Mile - 26,508  
 3 Mile - 155,843  
 5 Mile - 453,013

#### Average Household Income

1 Mile - \$50,967  
 3 Mile - \$53,415  
 5 Mile - \$52,467

#### Traffic Counts

Sahara Avenue - 39,500 Cars per Day  
 Decatur Boulevard - 40,000 Cars per Day

#### Zoning

Limited Commercial District (C-1)

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Scan this QR Code with your smartphone for more information.

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Available Available Restaurant Spaces

**CAMs, Taxes & Insurance Estimate - \$0.35 sf/mo**

2121-1-2	4,080 sf.	\$1.50 sf/mo	4648	7,499 sf.	\$1.50 sf/mo	4750 6-10	5,374 sf.	\$1.15 sf/mo	4750-29	943 sf.	\$1.15 sf/mo	4760 13-18	4,945 sf	\$1.50 sf/mo
2131-2	2,800 sf.	\$1.75 sf/mo	4704-1	1,300 sf.	\$1.25 sf/mo	4750-11	1,366 sf.	\$1.25 sf/mo	4750-30	1,782 sf.	\$1.00 sf/mo	4760 20-21	3,163 sf.	\$1.50 sf/mo
4616 3-5	4,015 sf.	\$1.50 sf/mo	4704-2	2,758 sf.	\$1.25 sf/mo	4750-12	1,035 sf.	\$1.50 sf/mo	4750 32-33	2,022 sf.	\$1.00 sf/mo	4760-25	3,210 sf.	\$1.00 sf/mo
4620-3	4,292 sf.	\$1.50 sf/mo	4708	10,125	\$1.00 sf/mo	4750-13	1,035 sf.	\$1.50 sf/mo	4750 34-35	2,500 sf.	\$1.25 sf/mo	4760-27	1,126 sf.	\$1.00 sf/mo
4624-1	2,674 sf.	\$1.50 sf/mo	4712-1	2,025 sf.	\$1.25 sf/mo	4750-15	996 sf.	\$1.50 sf/mo	4760-5	1,438 sf.	\$1.25 sf/mo	Pad 2	15,200 sf.	\$0.85 sf/mo
4624-2	1,471 sf.	\$1.50 sf/mo	4724-2	3,240 sf.	\$1.25 sf/mo	4750 17-18	2,025 sf.	\$1.25 sf/mo	4760-6	1,006 sf.	\$1.25 sf/mo			
4624-3	2,430 sf.	\$1.50 sf/mo	4750-1	981 sf.	\$1.50 sf/mo	4750 23-24	4,258 sf.	\$1.50 sf/mo	4760-7	1,050 sf.	\$1.50 sf/mo			
4636-1	2,700 sf.	\$1.25 sf/mo	4750-3	1,353 sf.	\$1.35 sf/mo	4750 25-27	3,333 sf.	\$1.50 sf/mo	4760-8	1,149 sf.	\$1.50 sf/mo			
4636-2	2,779 sf.	\$1.25 sf/mo	4750-5	1,150 sf.	\$1.35 sf/mo	4750-28	1,433 sf.	\$1.50 sf/mo	4760-9	1,561 sf.	\$1.25 sf/mo			