

FOR LEASE

7750 W. SAHARA AVE.
Las Vegas, NV 89117


GATSKI COMMERCIAL
REAL ESTATE SERVICES



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Existing tenants include: Dry cleaner, Coffee Roasters, Allstate Insurance, dog grooming, hair salon, home care and wedding planners.

Suite	Square Feet	Rate PSF	CAM	Space Description
7758	900	\$1.35	\$0.40	Highly desirable 2 nd generation space w/ 2 offices & reception area. New paint, wood flooring & tile restroom
7768	1,000	\$1.35	\$0.40	Highly desirable 2 nd generation space w/ open floor plan. Perfect for small dance studio

PROPERTY FEATURES

- +/- 900-1,000 SF Available
- Rates from \$1.35 NNN / CAM \$0.40
- Perfect Retail Showroom / Dance Studio
- Wood Floors
- Fresh Paint
- Tile Restroom
- Zoned: C-1 Las Vegas City

TRAFFIC COUNTS

W. Sahara Ave.	S. Tioga Way	48,813 VPD
W. Sahara Ave.	S. Buffalo Dr.	31,202 VPD
W. Sahara Ave.	S. Tenaya Way	35,838 VPD

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population	9,544	67,846	187,003
Avg. Household Income	\$66,685	\$54,339	\$51,994
Total Housing Units	3,817	26,452	72,637