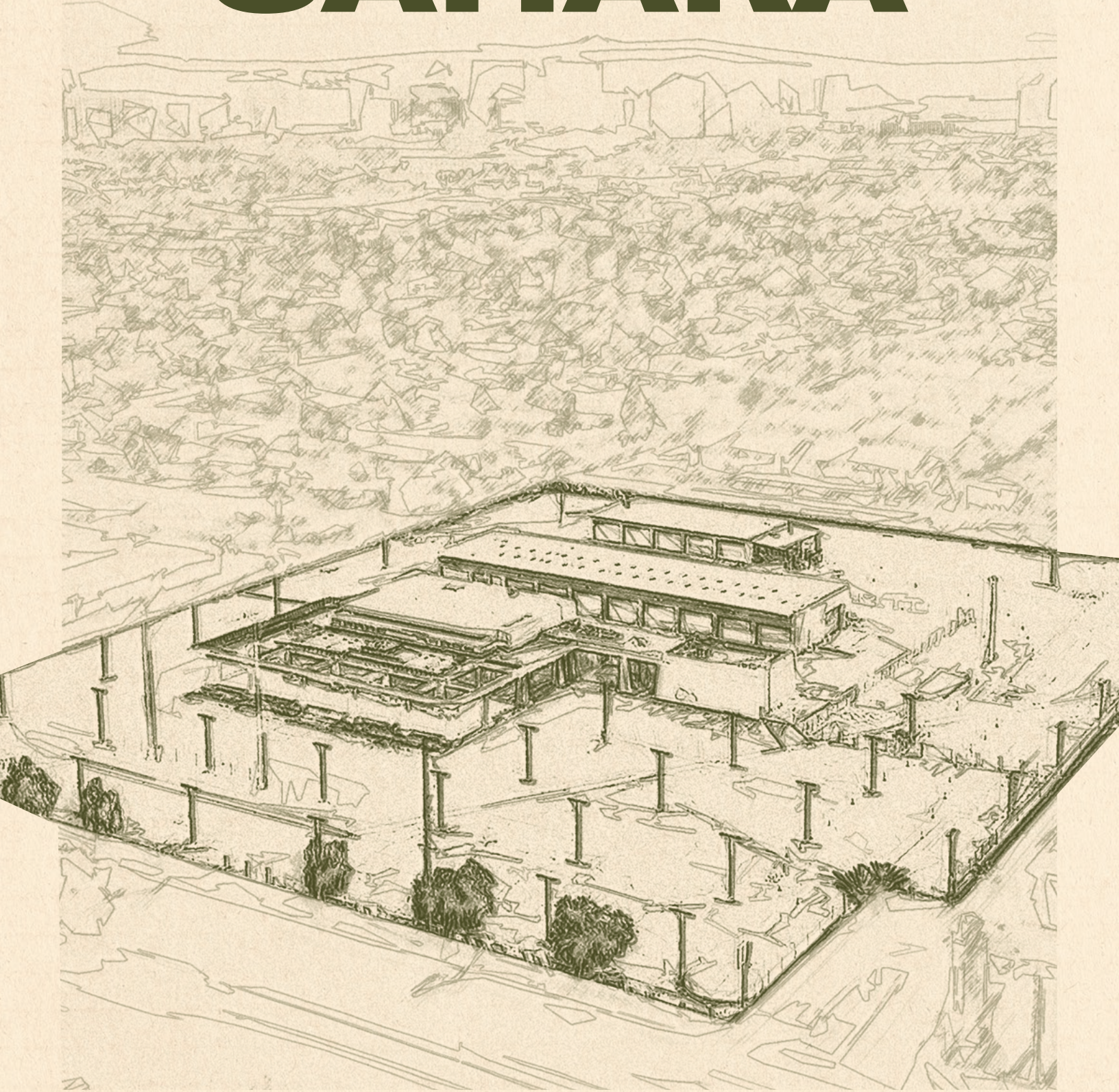


LAS VEGAS, NEVADA

47
01

SAHARA

WE
ST



CLAIM YOUR PLACE ON W SAHARA

An Established Corridor. BRAND NEW OPPORTUNITY.

10 MINS
LAS VEGAS
STRIP • 8 MINS
I-15



4701 W Sahara Avenue is a brand-new retail redevelopment along one of Las Vegas’s most-traveled thoroughfares—where the local professionals and residents connect to the world-famous Las Vegas Strip. The area is established, the rooftops are there, and the demand is real.

What’s been missing is
your brand.

REDEVELOPMENT INCLUDES
COMPANY HQ, OFFERING
BUILT-IN DEMAND

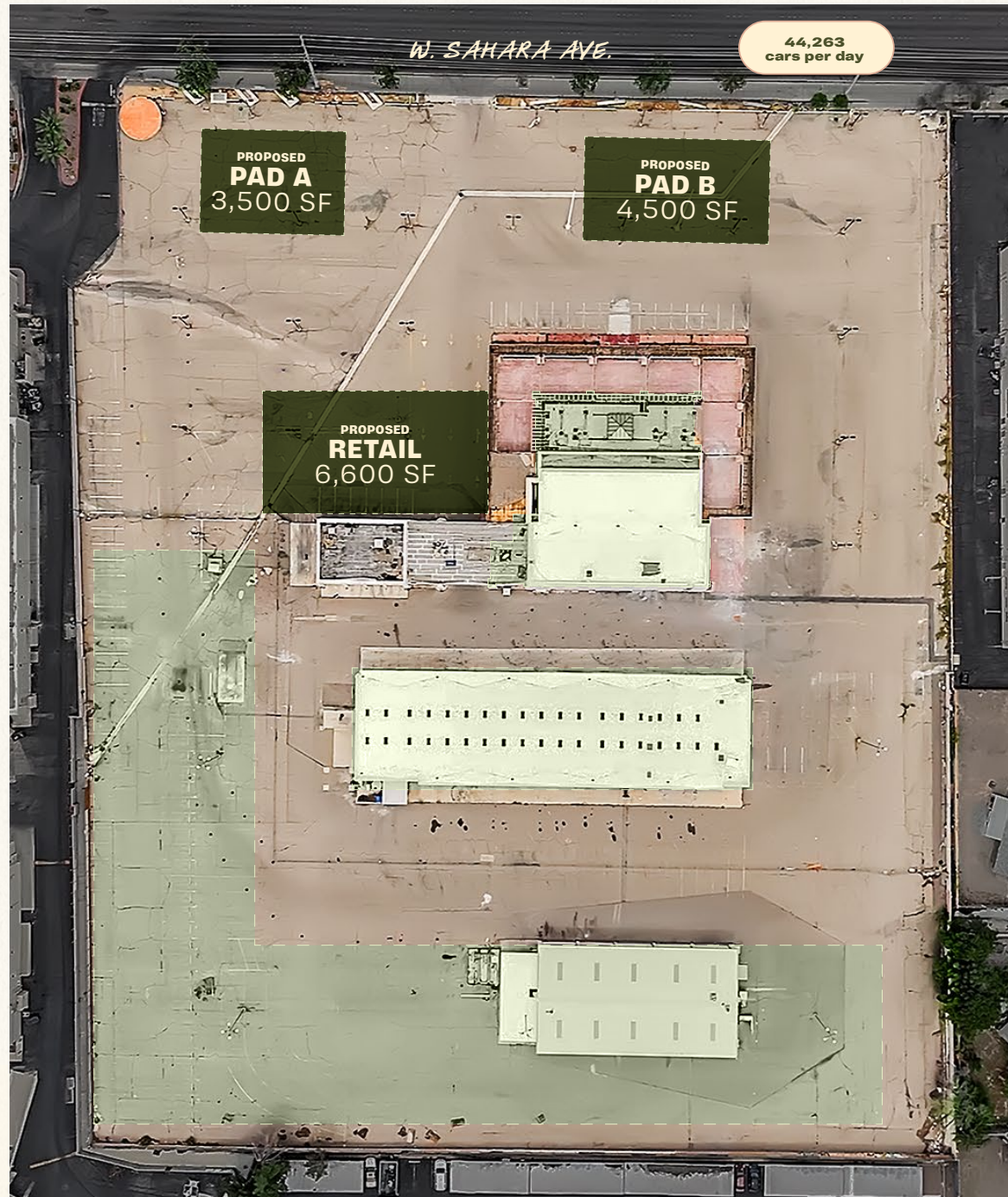
Two new restaurant pads with drive-thru capability and a row of retail suites are available for tenants ready to join this thriving destination. **This is your moment to plant a flag in a market that’s been waiting for you.**

LOCATED ON W SAHARA
AVENUE VISIBLE TO
44,263 CARS PER DAY

RETAIL PADS
HAVE DRIVE-THRU
AVAILABILITY

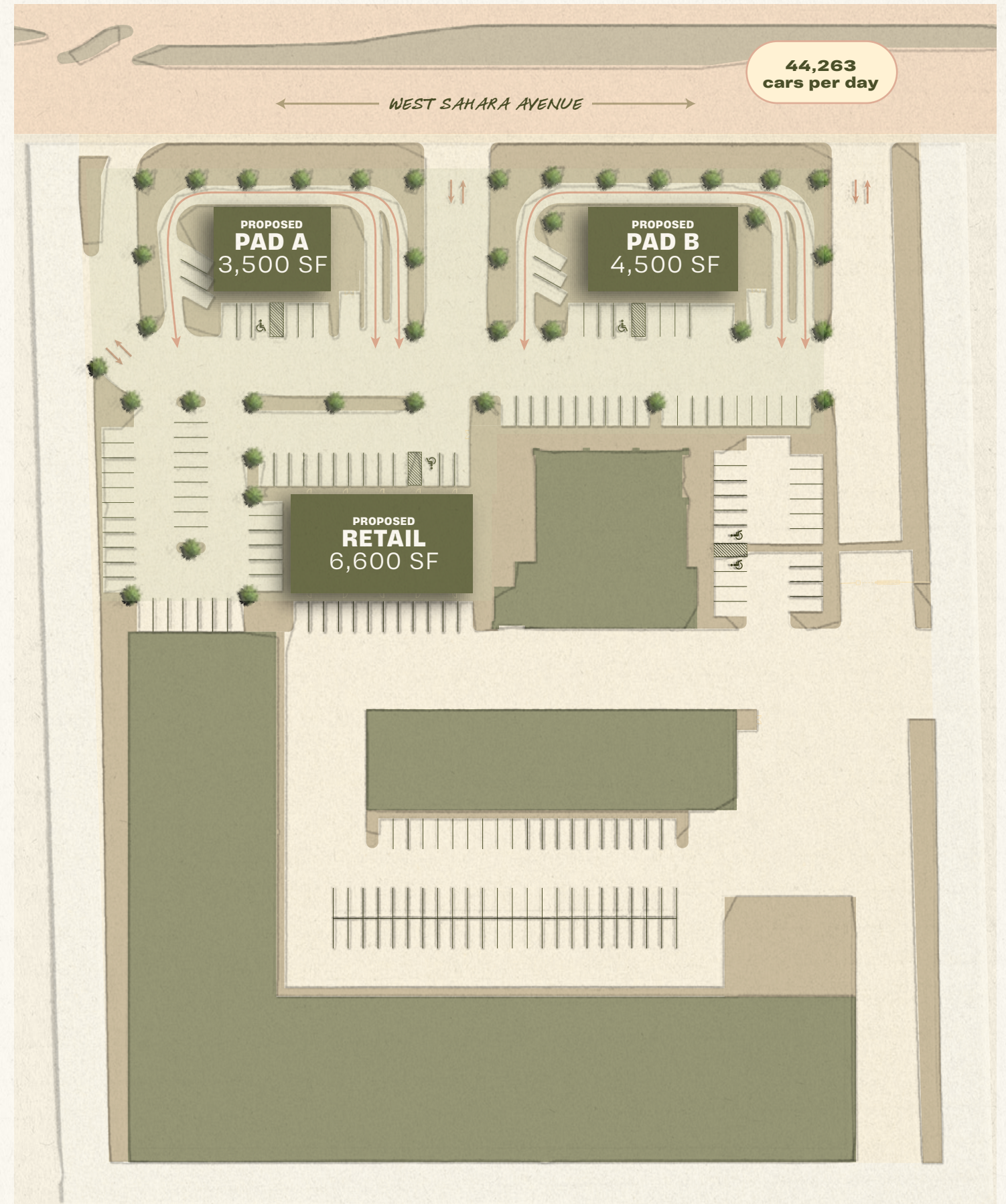
2 RETAIL PADS
+ RETAIL SUITES
AVAILABLE FOR LEASE

A Vibrant Retail DESTINATION



conceptual
Retail Site Plan
 OPPORTUNITIES
 PROPOSED*

3.5k SF PAD A | 4.5k SF PAD B | 6.6k SF RETAIL



The Stop Between HOME & THE STRIP



DINE



EAT



SHOP

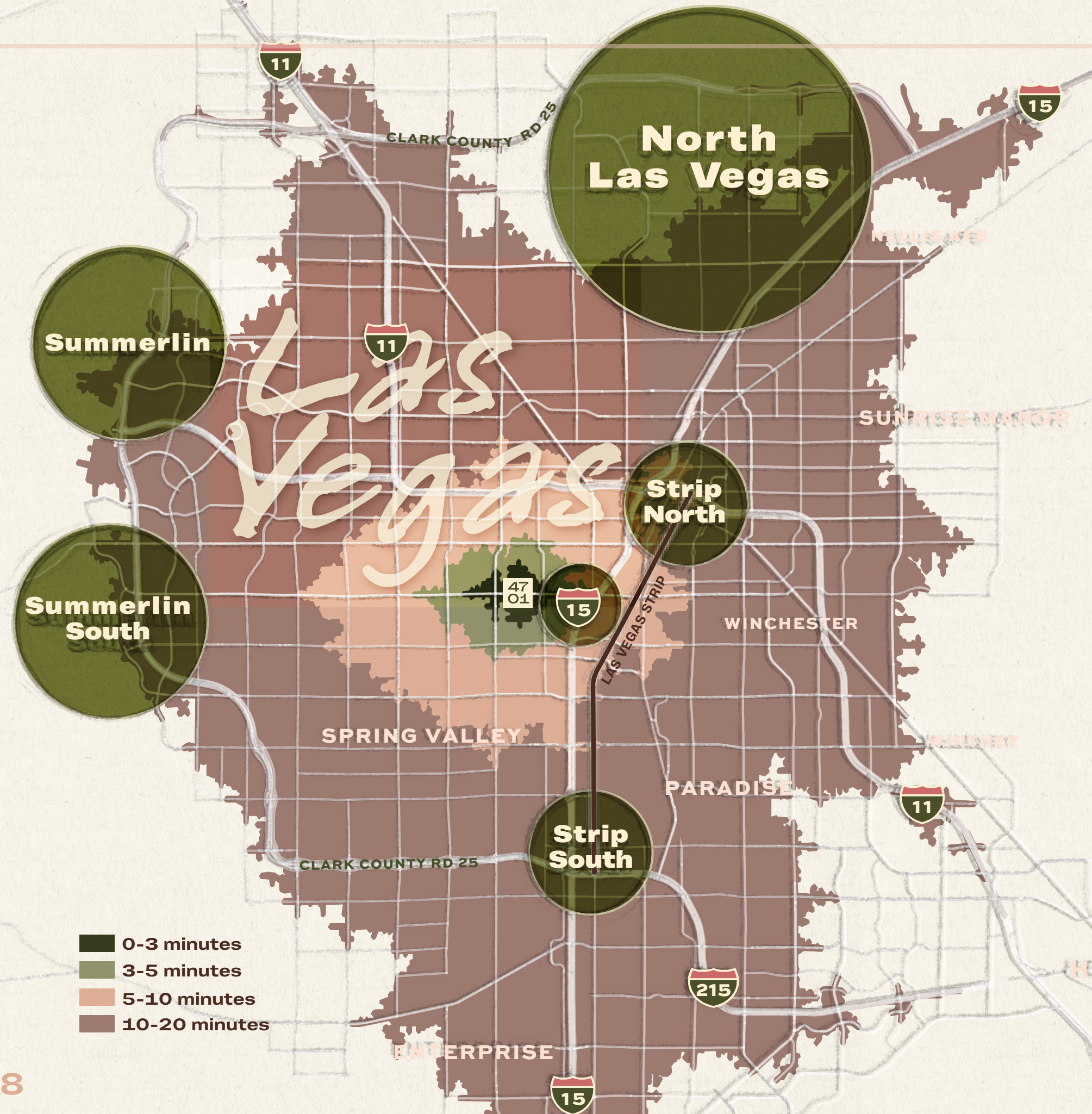


SIP



SWEAT





- 0-3 minutes
- 3-5 minutes
- 5-10 minutes
- 10-20 minutes

<u>7 mins</u>	<u>11 mins</u>
I-15	Las Vegas Strip North
<u>7 mins</u>	<u>12 mins</u>
I-215	Las Vegas Strip South
<u>11 mins</u>	<u>17 mins</u>
I-11	Summerlin

The Link Between
LAS VEGAS' STRONGEST MARKETS

BUILT INTO

the Routine of

LAS VEGAS



Las Vegas's residents don't just visit the Strip—they live, work, and move around it every day.

Along W Sahara Avenue, you'll find the professionals, the regulars, and the night-out planners who make this corridor one of the most active retail markets in the city. With a trade area anchored by Summerlin to the west and the Las Vegas Strip to the east, this market captures some of the strongest daytime and nighttime demand in the metro.

Whether it's a pre-shift protein bowl, a workout and smoothie, or drinks before the night begins—your brand fits naturally into the rhythms of this market.



2025 AVERAGE CONSUMER SPENDING

*WITHIN 3 MILES

\$3,177
DINING OUT

\$1,889
APPAREL & SERVICES

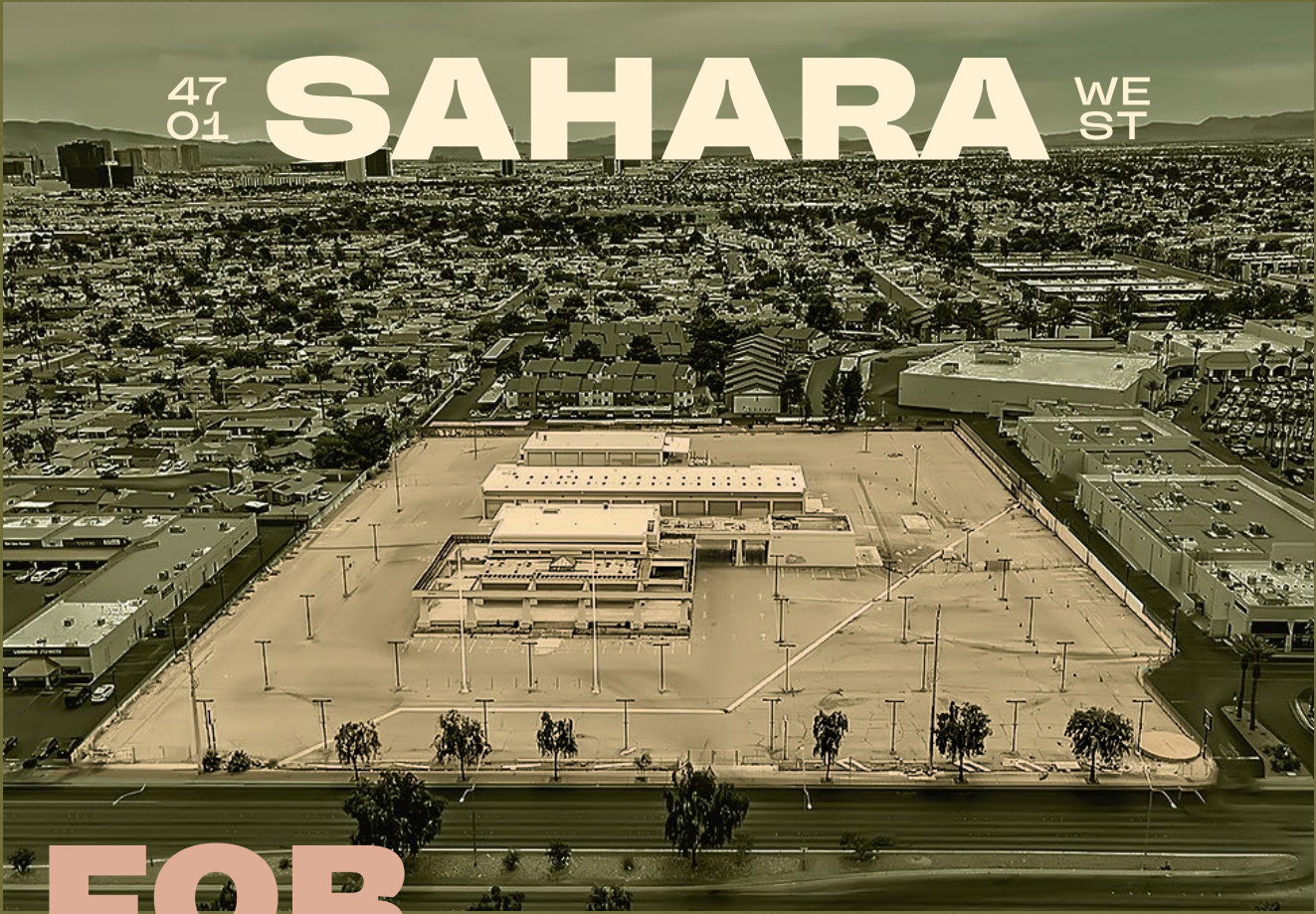
\$2,947
ENTERTAINMENT

\$805
PERSONAL CARE

	<i>1 mile</i>	<i>3 miles</i>	<i>5 miles</i>
TOTAL POPULATION	27,985	154,101	472,580
PROJECTED POPULATION (2030)	28,740	157,595	487,049
DAYTIME POPULATION	26,401	279,798	713,437
MEDIAN AGE	34.8	39.3	38.7
TOTAL HOUSING UNITS	10,543	62,210	193,927
AVERAGE HHI	\$70,474	\$84,890	\$81,177
AVERAGE HOME VALUE	\$546,960	\$469,255	\$458,116

47
01

SAHARA WEST



**FOR
MORE
INFO,**

*Please
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