

SWC W Sahara Ave & Monte Cristo Way

Las Vegas, NV 89117



COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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Las Vegas, NV 89148

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Property Summary

NAI is pleased to present the opportunity to acquire a retail development site, 1.71 acres of land, only one of a few parcels remaining on W Sahara Ave. The site is ideal for a drive-thru coffee or quick serve restaurant for the front portion, office/retail for the back portion of the parcel. The subject property is located at the corner of W Sahara Ave & S Monte Cristo Way (between S Buffalo Dr. and S Tenaya Way), across Fletcher Jones Imports and surrounded by dense retail and office trade areas.



Property Details

DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2018 Population	20,870	160,877	400,743
HOUSEHOLDS	1-mile	3-mile	5-mile
2018 Households	7,564	60,244	146,201
INCOME	1-mile	3-mile	5-mile
2018 Average HH Income	\$77,993	\$77,969	\$77,162

SALE DETAILS

List Price:
\$1,247,667

Land Available:
±1.71 ACRES



FOR MORE INFORMATION

<http://helloarti.com/view/31000>



Property Highlights

- Improved parcel
- Left turn Ingress & egress
- Property can accommodate two separate buildings
- Close to high-end auto dealerships
- Surrounded by high density residential & commercial properties
- Strong traffic counts
- Zoned C-1
- Ingress/Egress off both W Sahara & S Monte Cristo Way
- Property is perfect for quick/full service restaurant, office building, Adult daycare, auto spa, after market accessory shop

TRAFFIC COUNTS

STREET	CPD
W Sahara Ave / S Tenaya Way	44,863
W Sahara Ave / S Tioga Way	48,813
W Sahara Ave / S Rainbow Blvd	50,563



Aerial Map





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