

FOR LEASE

57489



NAI Vegas
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

6064 South Durango Drive,
Las Vegas, NV 89113
702.383.3383 | naivegas.com

918 E Sahara Ave | Las Vegas, NV 89104

Erik Sexton

LIC#S.0067183
702.768.9922
erik.sexton@naivegas.com

Camila Rosales

LIC# S.0183916
702.815.1986
crosales@naivegas.com



Property Summary

LEASE RATE	\$1.75 MG sf/mo
SUITE A SF	±1,702
SUITE B SF	±1,109
TOTAL SF	±2,811
YEAR BUILT	1963
ZONING	C1 (Neighborhood Commercial)

- Office building located in the heart of the Sahara corridor
- Suitable for a variety of tenants
- Eleven (11) surface parking spaces
- Located just east of the Las Vegas Strip in the East Sahara Corridor
- With direct access to the I-15 and in close proximity to the Las Vegas Strip, Harry Reid International Airport and Downtown Las Vegas

FOR MORE INFORMATION

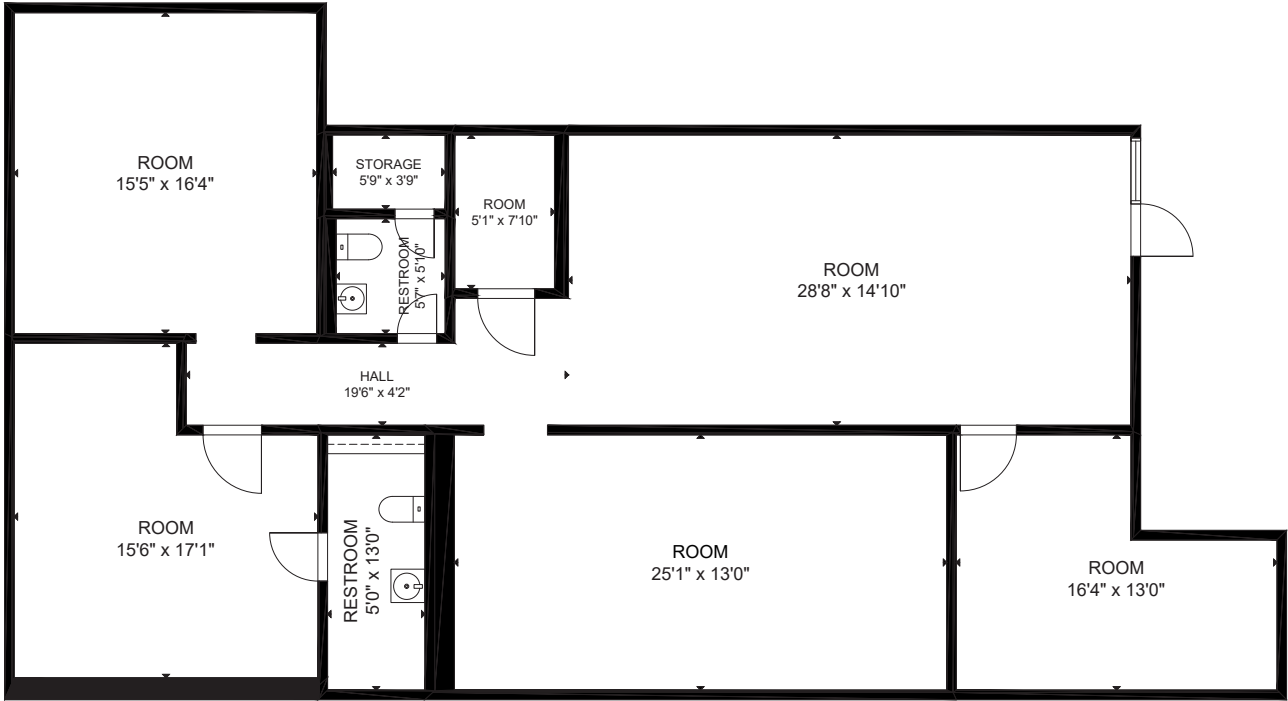


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OR TEXT 21120 TO 39200



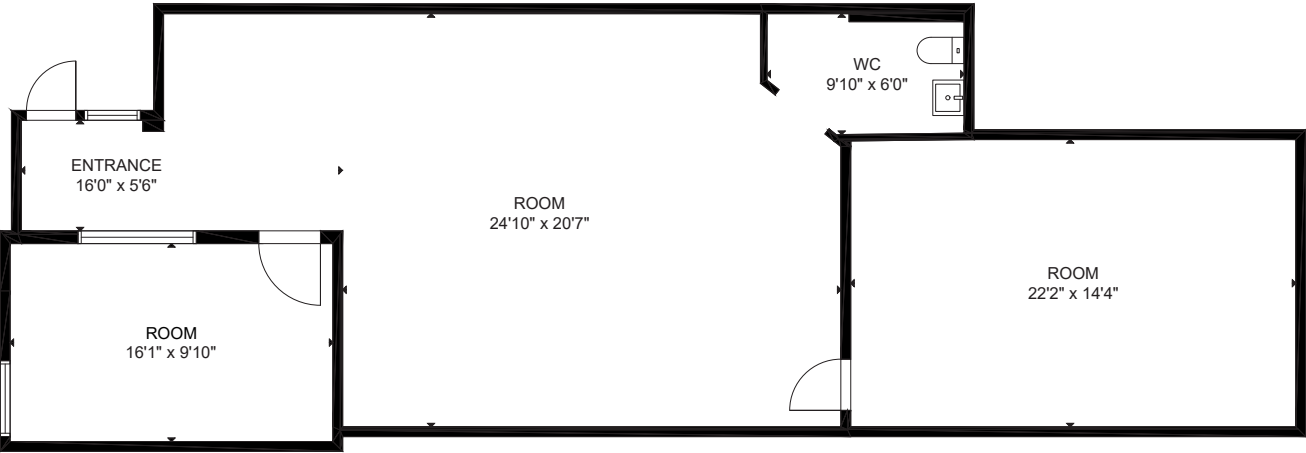
Floor Plan - Suite A



Property Details

Address	Suite A
Total SF	±1,702
Lease Rates	\$1.75/SF MG
Total Monthly	\$2,978.50

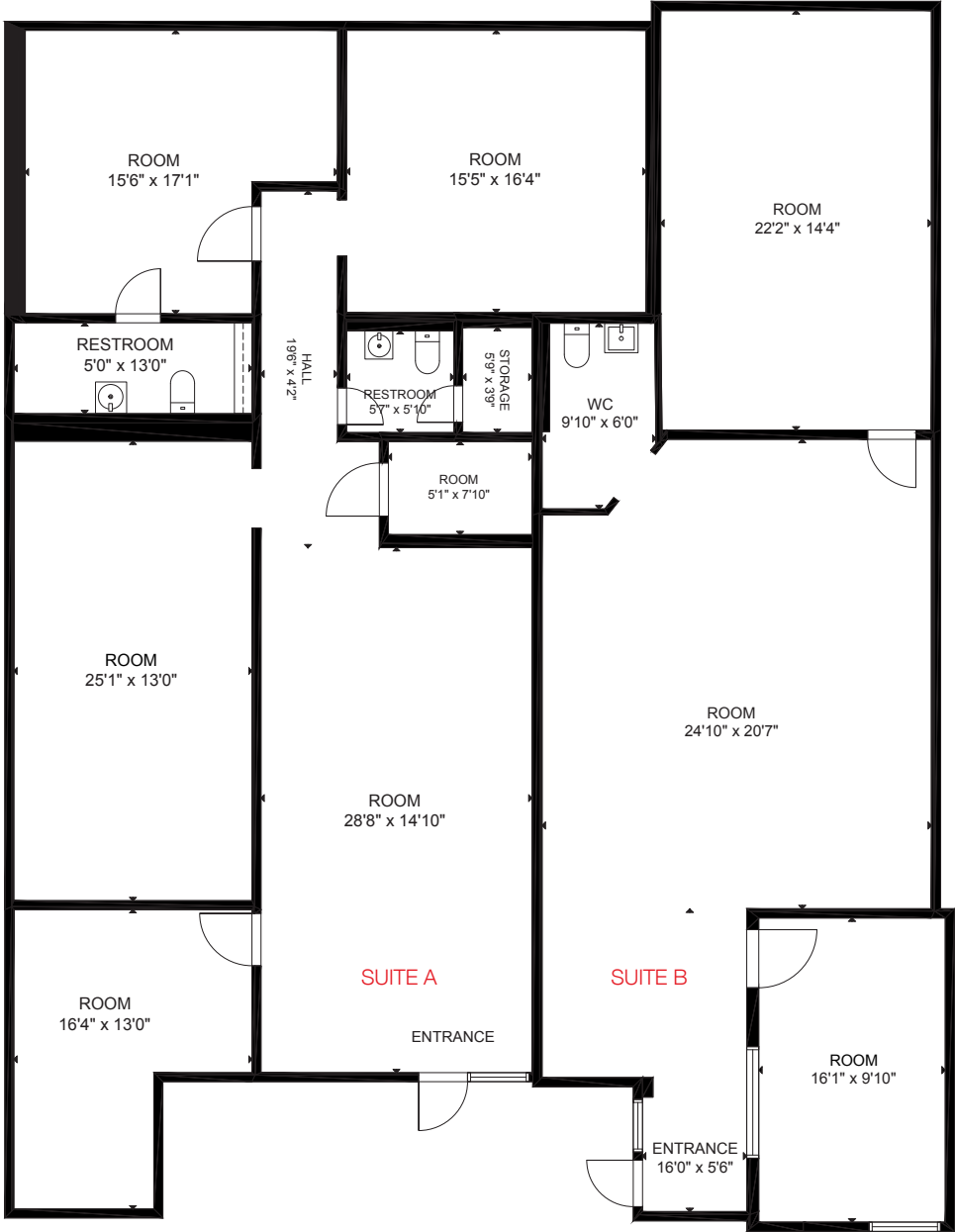
Floor Plan - Suite B



Property Details

Address	Suite B
Total SF	±1,109
Lease Rates	\$1.75/SF MG
Total Monthly	\$1,940.75

Floor Plan - Full Building



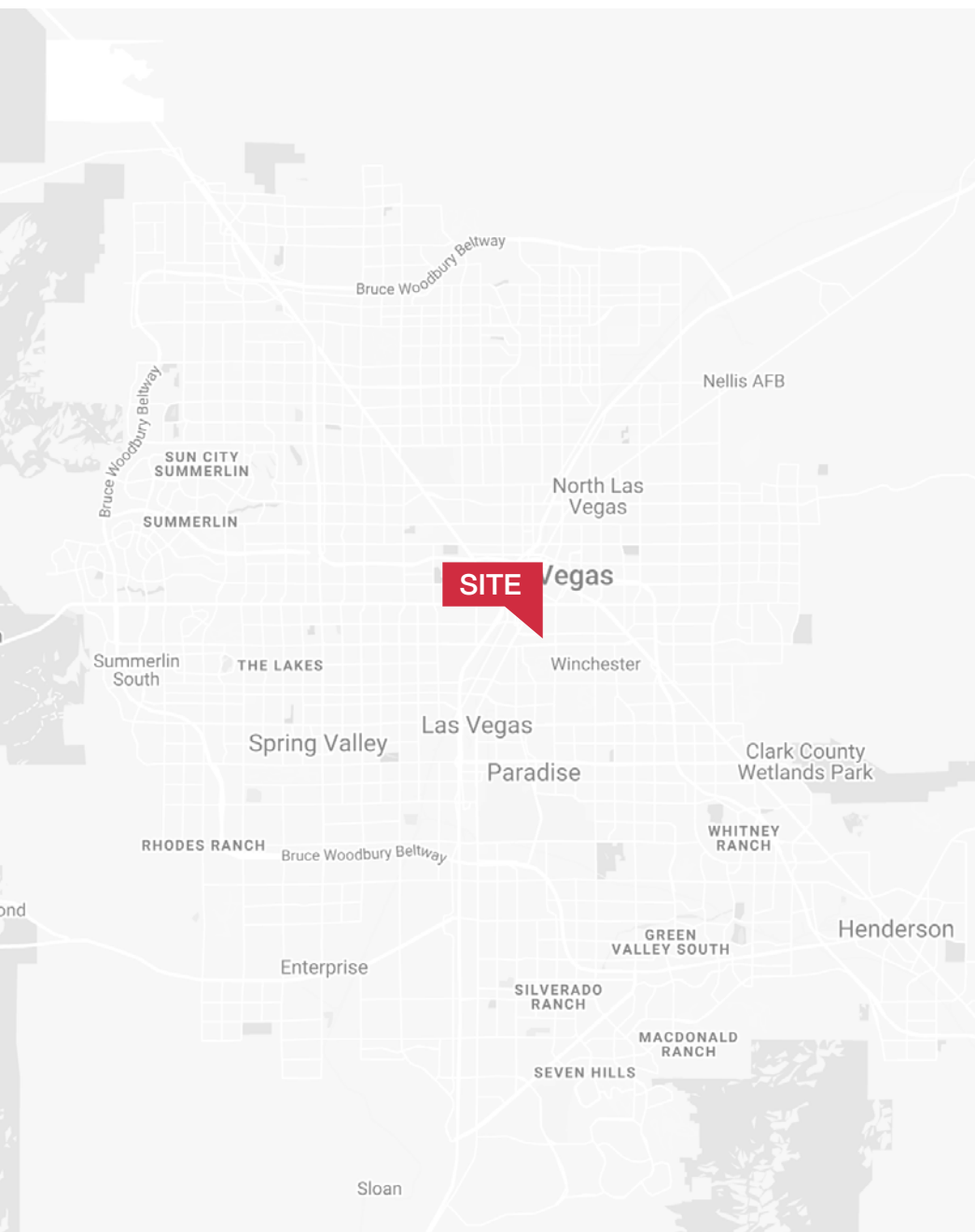
Property Details

Suite	Full Building
Total SF	±2,811
Lease Rates	\$1.75/SF MG
Total Monthly	\$4,919.25

Area Map



Area Map









Demographics

POPULATION	1-mile	3-mile	5-mile
2021 Population	23,218	173,343	519,930
HOUSEHOLDS	1-mile	3-mile	5-mile
2021 Households	9,648	68,342	184,281
INCOME	1-mile	3-mile	5-mile
2021 Average HH Income	\$65,213	\$52,393	\$54,918

Traffic Counts

STREET	CPD
E Sahara Ave / Kendale St	59,156
E Sahara Ave / Market St	42,500
S 6th St / E Sahara Ave	44,838





Distance to Major Cities

Salt Lake City, Utah	420 miles
Reno, Nevada	438 miles
Los Angeles, California	270 miles
San Diego, California	332 miles
Denver, Colorado	748 miles
Phoenix, Arizona	305 miles

Market Research

Our offices publish commercial and residential market research across Utah and Nevada. NAI Excel and NAI Vegas are known for their deep and rich data. Lending institutions, appraisers, and business consultants look to our market reports as the authority on commercial real estate market trends. We have built and maintained a comprehensive database comprised of data collected from some of the largest appraisal firms in the region, NAI transaction, and other data. NAI publishes statistics for the office, retail, industrial, and multifamily markets. Additionally, single family housing reports are published for every major market from Las Vegas to Salt Lake City, through our affiliate.

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**VIEW MARKET STATISTICS
FOR OFFICE, RETAIL,
INDUSTRIAL & MULTIFAMILY**

<https://excelcres.com/market-research>



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