

Retail Pad For Lease

# 5950 W. SAHARA AVENUE

Las Vegas, NV 89146

Listed By:



**SUBJECT  
±0.73 AC**

W. Sahara Ave. // 41,500 VPD

S. Jones Blvd. // 32,500 VPD

POTENTIAL QSR PAD

Red Rock St.

## LISTING SNAPSHOT

Lease Rate

Contact Broker

Land Space

±0.73 AC

APN

163-01-410-002



## PROPERTY HIGHLIGHTS

- Rare ±0.73 acre ground lease or build-to-suit opportunity next to a brand new Blu Car Wash
- Located just 0.1 Mile from Jones Blvd. within Sahara Avenue's Auto Dealership corridor with nearby co-tenants including several auto dealerships, Burlington, Las Vegas Athletic Club, and more
- Traffic counts at the nearby intersection total ±74,000 VPD:
  - Sahara Ave: ±41,500 VPD
  - Jones Blvd: ±32,500 VPD
- Strategically located within a dense submarket servicing Summerlin, Spring Valley, Northwest, and Central Las Vegas
- ±187,553 Households within a 5 mile radius in 2024
- Over 100 ft of direct frontage on Sahara Ave., a major thoroughfare
- Within 3 Miles from the I-15 Fwy, US-95 Hwy, and College of Southern Nevada (CSN)

## Trade Area Demographics

	1-Mile	3-Mile	5-Mile
<b>2024 Population</b>	11,674	178,631	460,825
<b>2024 Average Household Income</b>	\$93,002	\$78,517	\$83,928
<b>2024 Households</b>	4,411	69,888	187,553

## Leasing Experts

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## VICINITY MAP

The trade area consists of ±460,825 residents with an average household income of ±\$83,928 within a 5-mile radius.



Median Age

39.1



Homeowners

82,161

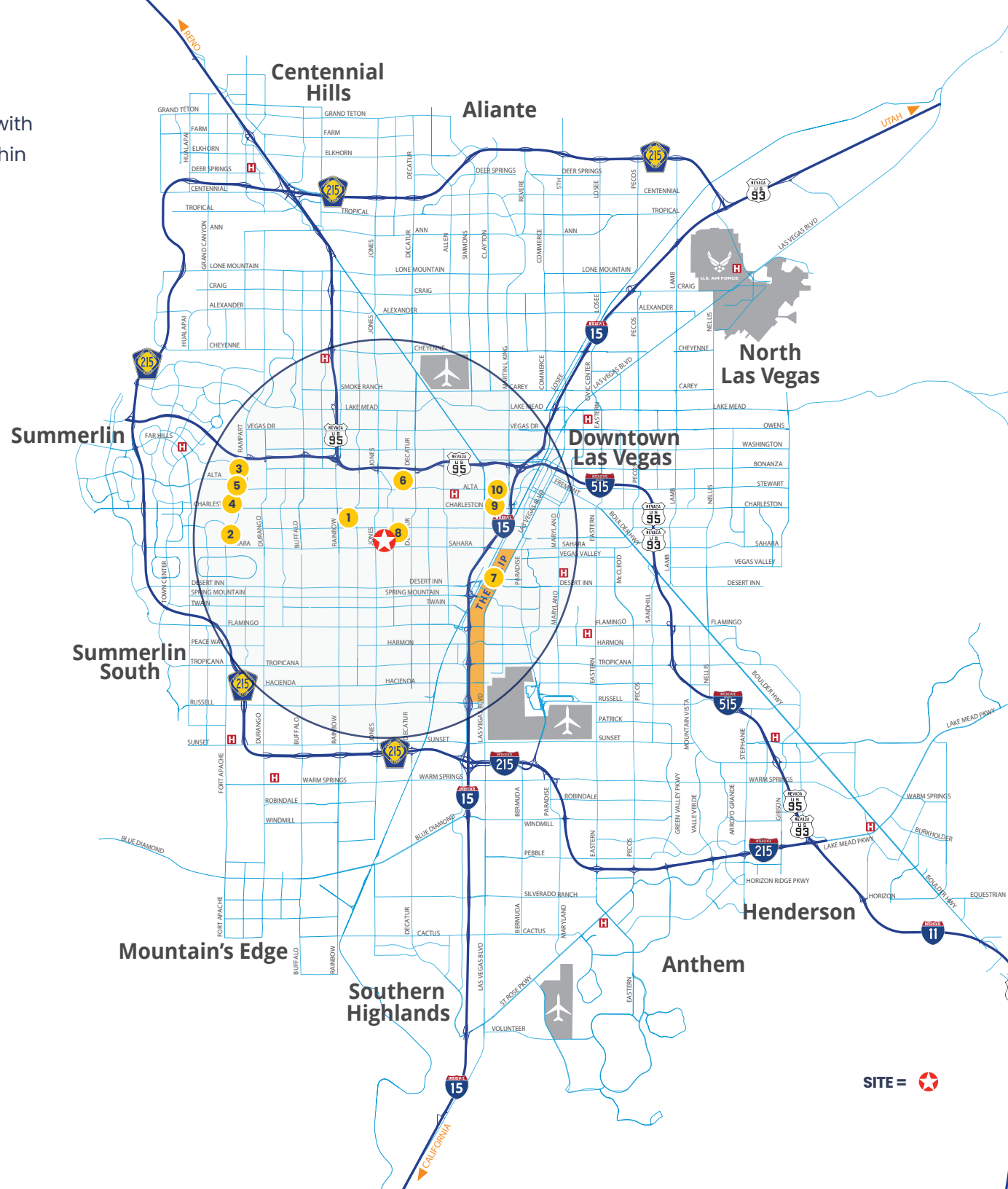


Married Households

40.5%

## Nearby Amenities ±5-Mile Radius

- 1 College of Southern Nevada (±33,942 Students)  
-1.2 miles
- 2 Canyon Gate Country Club (±143 AC)  
-3.7 miles
- 3 Angel Park Golf Club (±464 AC)  
-5.8 miles
- 4 Boca Park  
-4.8 miles
- 5 Tivoli Village  
-5.3 miles
- 6 Springs Preserve  
-3.7 miles
- 7 Las Vegas Strip  
-5.1 miles
- 8 Kindred Hospital (52 beds)  
-4.6 miles
- 9 UMC Hospital (564 beds)  
-4.6 miles
- 10 Valley Hospital (409 beds)  
-4.6 miles



SITE =

# 5950 W. SAHARA AVENUE

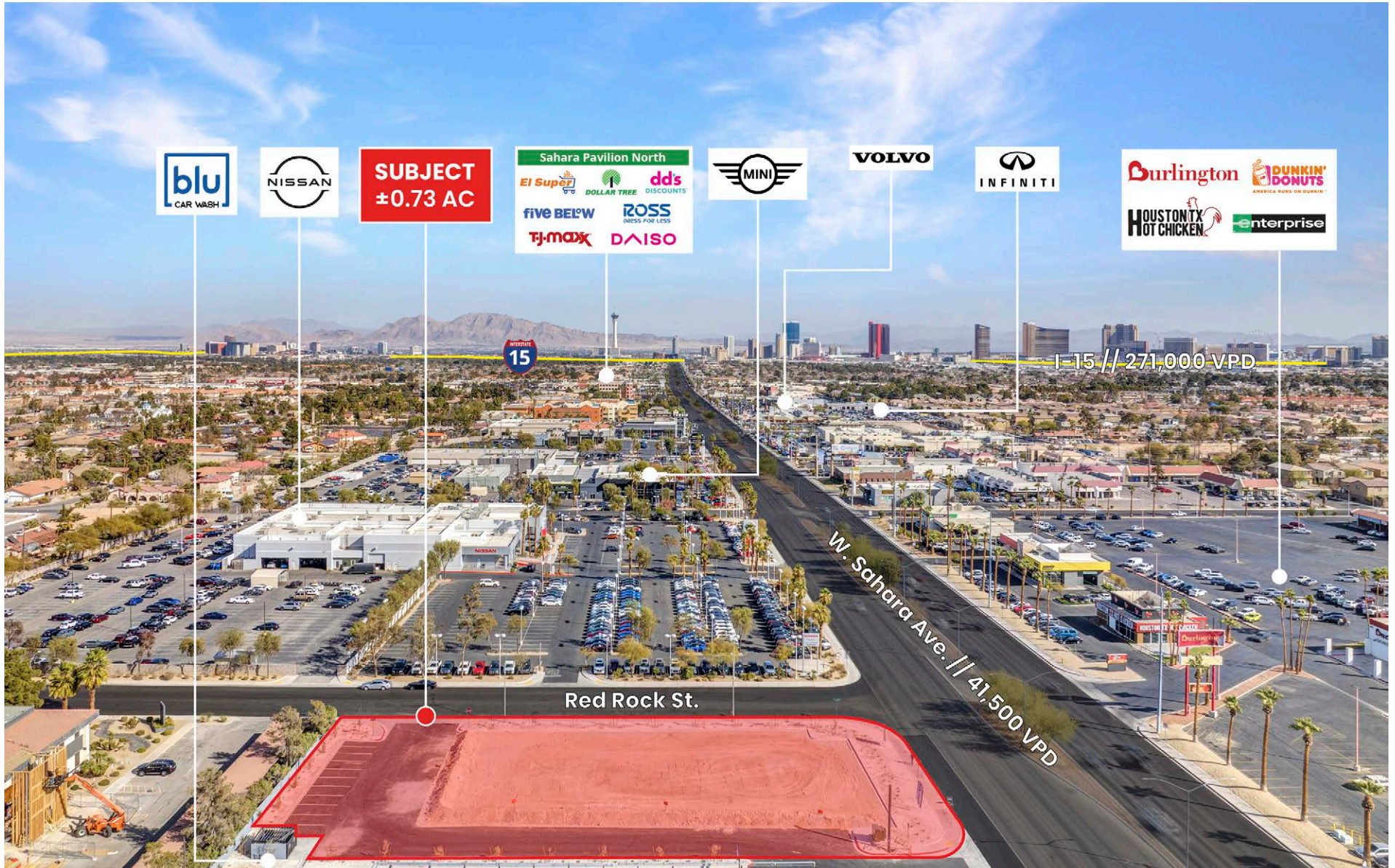
# TRADE AREA MAP



■ = Power Centers    ■ = Shopping Centers

# 5950 W. SAHARA AVENUE

# EAST FACING AERIAL



# 5950 W. SAHARA AVENUE

# WEST FACING AERIAL





RED ROCK ST.

W. SAHARA AVE. // 41,500 VPD

■ = Subject   ■ = NAP

# 5950 W. SAHARA AVENUE

# PROPERTY PHOTOS



Retail Pad For Lease

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Red Rock St.

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**Malan + Marcello Investment Team**

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