

FOR LEASE - PRICING ON SITE PLAN

SAHARA CROSSINGS



2440, 2312, 2300 SOUTH MARYLAND PARKWAY & 1120, 1140 EAST SAHARA AVENUE, LAS VEGAS, NEVADA 89104



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SITE PLAN #1

ANCHOR SPACE

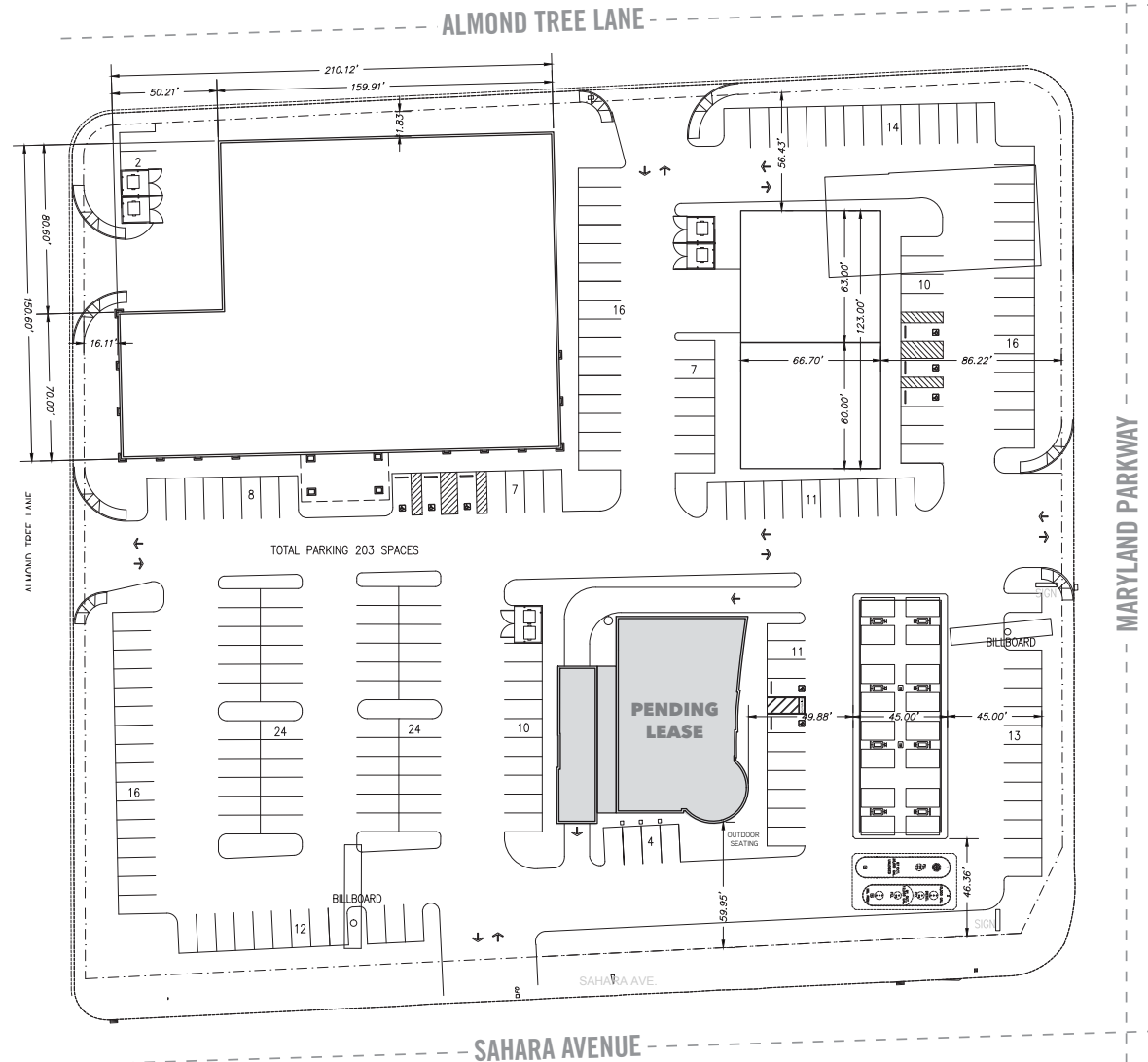
±27,600 SF

\$1.25 PSF NNN

RETAIL BUILDING

±4,000 SF - ±8,200 SF

\$2.25-\$2.75 PSF NNN



The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers Nevada, LLC has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange or execution of legal documents. One of the Colliers licensee's is a owner.

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SITE PLAN #2

RETAIL BUILDING

±4,000 SF - ±8,200 SF

\$2.25-\$2.75 PSF NNN

DRIVE -THRU

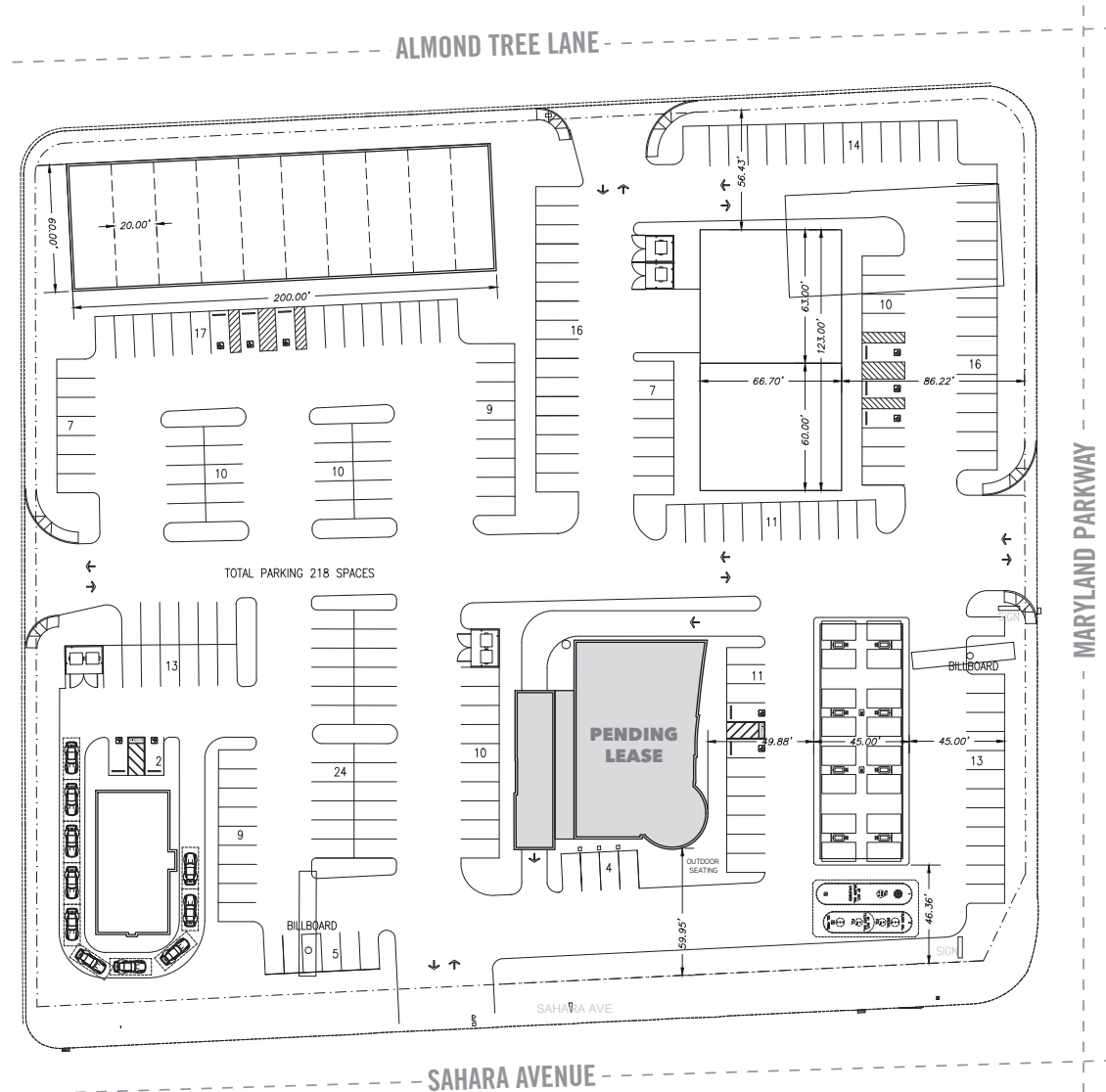
±2,420 SF

\$100,000 GROUND LEASE

RETAIL CENTER

±1,000 SF - ±12,000 SF

\$2.50 PSF NNN



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DEMOGRAPHICS Claritas 2015

	1 MILE	3 MILES	5 MILES
POPULATION	25,227	191,491	533,851
INCOME	\$38,377	\$33,622	\$35,823
HOUSING	11,197	87,218	217,571
HOUSEHOLDS	9,883	79,026	199,363

- ±4.34 Acre Redevelopment
- Pad Sites Available With Drive-Thru's
- Zoned C1
- Tenant Improvement Allowance Available
- Ground Lease Or Build-To-Suit
- APNs: 162-03-802-001, 002, 003, 004, 005, 006, 007, 008, 009

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