

FOR LEASE - PRICING ON SITE PLAN

SAHARA CROSSINGS



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



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JOIN NEWLY SIGNED TENANT: *Dotty's*

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PROPERTY HIGHLIGHTS

- ±4.34 Acre Redevelopment
- Pad Sites With Drive-Thru Facing Sahara are available
- 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

DEMOGRAPHICS

	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

Claritas 2019



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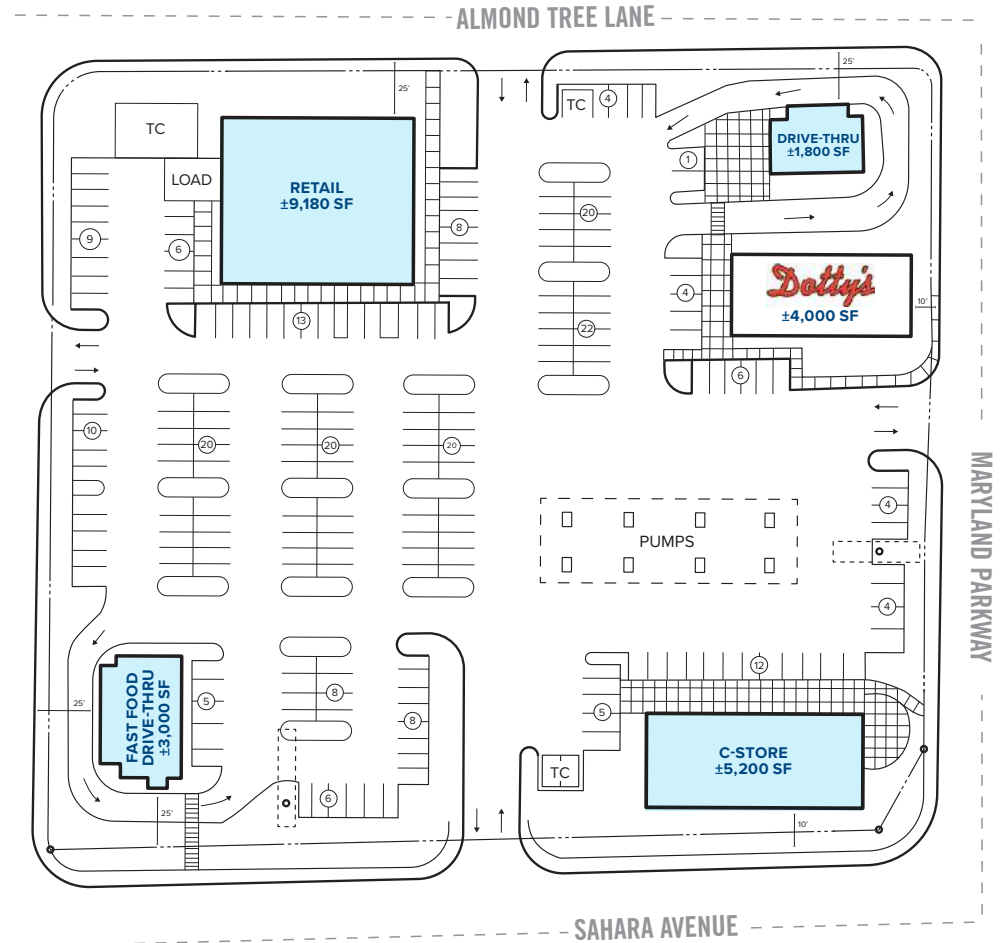
SITE PLAN

TENANT	SF	PRICE
Dotty's	±4,000	LEASED
Drive-Thru	±1,800	\$95,000 Ground Lease
C-Store	±5,200	\$225,000 Ground Lease
Fast Food Drive-Thru	±3,000	\$125,000 Ground Lease
Retail	±9,180	\$2.25 PSF/Month

=AVAILABLE

PARKING ANALYSIS

Dotty's	65 Spaces
Drive-Thru	24 Spaces
C-Store	30 Spaces
Fast Food Drive-Thru	45 Spaces
Retail	53 Spaces
TOTAL PARKING PROVIDED	217 Spaces



Drawings not so scale. For illustration purposes only.

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