

SAHARA COMMERCIAL CENTER

8701 W Sahara, Las Vegas, NV 89117



OFFERING MEMORANDUM



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±2.82 Gross Acres

The 2.82 Acres of land is located on heavy traffic line on West Sahara Avenue, in the heart of the Southwest submarket. The subject property is adjacent from Canyon Gate Country Club and anchored to extremely successful grocery, shopping center and retail services.

THIS COMMERCIAL PROPERTY IS AN IDEAL LOCATION THAT PROVIDES EXCEPTIONAL OPPORTUNITY TO DO BUSINESS AT A PERFECT LOCATION.

QUICK FACTS:

- Rare West Sahara Development Center Opportunity from 10,000 SF to 17,500 SF Building(s)
- Only one of a few parcels remaining on West Sahara
- Site is anchored by a 335,000 SF Corporate Office Campus employing around 2,000
- Extremely dense residential trade area
- Located in City of Las Vegas (not county)

RESIDENTIAL COMMUNITIES INCLUDE:

- Canyon Gate Country Club
- Lakes Pacific Townhomes
- Admiral's Point
- Enclaves Apartments
- Vintage at the Lake Apt. Homes

ANCHORED BY MANY BUSINESS CENTERS SUCH AS:

- Lake Sahara Plaza Approx. 72,000 SF of office space
- Sutherland Global Approx. 300,000 SF of office space at about 2,000 head count
- Lakes Business Park Approx. 450,000 SF of office space
- Smith's
- Albertsons

**THIS PARCEL LOCATION IS A GREAT OPPORTUNITY
IN THE CITY OF LAS VEGAS**

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