

SAHARA EDMOND PLAZA

5300 & 5310 W Sahara Avenue | Las Vegas, NV 89146

FOR LEASE

Rate: \$12.00 /SF/Yr NNN

PROPERTY HIGHLIGHTS

- Highly Motivated Owner
- Low Rent for the Area
- Next to Las Vegas Athletic Club
- Great Corner Location
- Potential T.I. with a Long Term Lease
- Low CAM

Traffic Count: 50,000 cars per day
on W Sahara Avenue



★ EASY ACCESSIBILITY ON SAHARA AVE NEAR NEW HOSPITAL AND EXCELLENT VIEWS ★

SAHARA EDMOND PLAZA - The Beck Group of Virtus Commercial presents for lease Sahara Edmond Plaza located across the street from the Las Vegas Athletic Club on Sahara Avenue. The property consists of two separate buildings, a retail one story and a two-story office building. The prime location on Sahara Avenue is very visible to traffic with over 50,000 vehicles travelled per day and walking pedestrians. A bus stop is located immediately in front of the buildings.

It is located on west Sahara Avenue and Edmonds near Decatur Boulevard to the east.

www.virtusco.com

Contact:

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BRETT BECK II (Brett Jr.) | o: 702.787.0123 x426 | c: 702.755.0184 | brettjr@virtusco.com

1333 N Buffalo Dr, Ste 120 Las Vegas, NV 89128 | 702.787.0123 ph | 702.463.0123 fax

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.

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Las Vegas, NV 89128

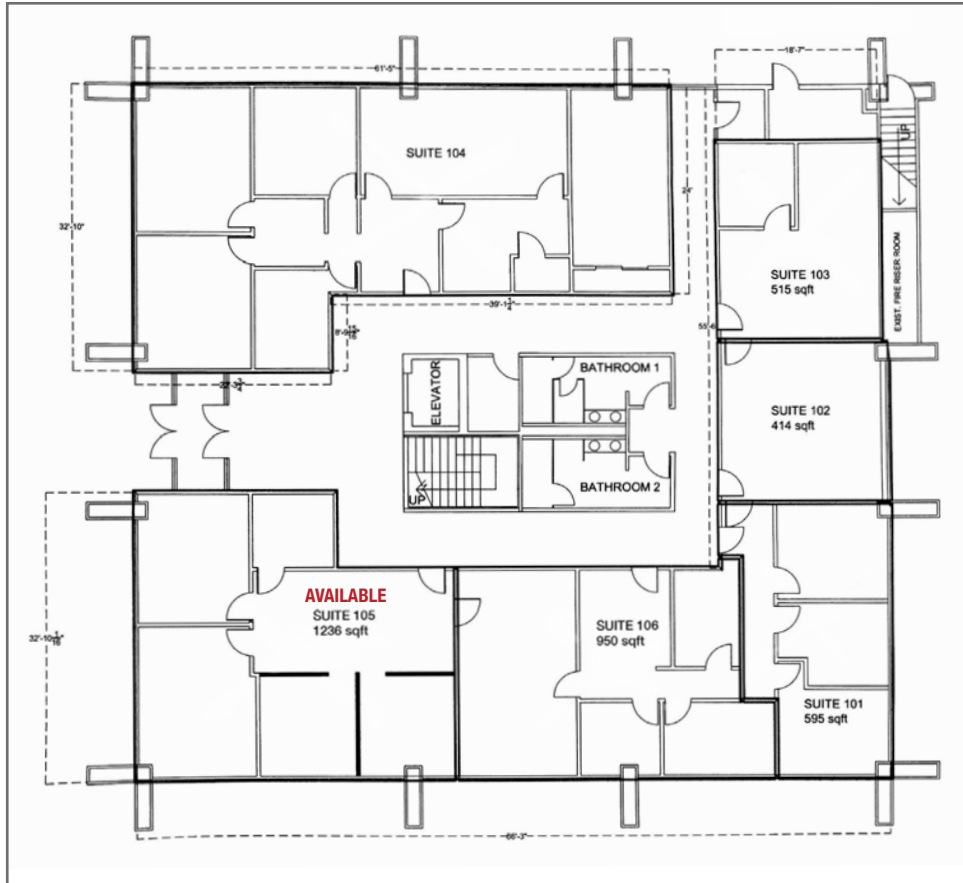
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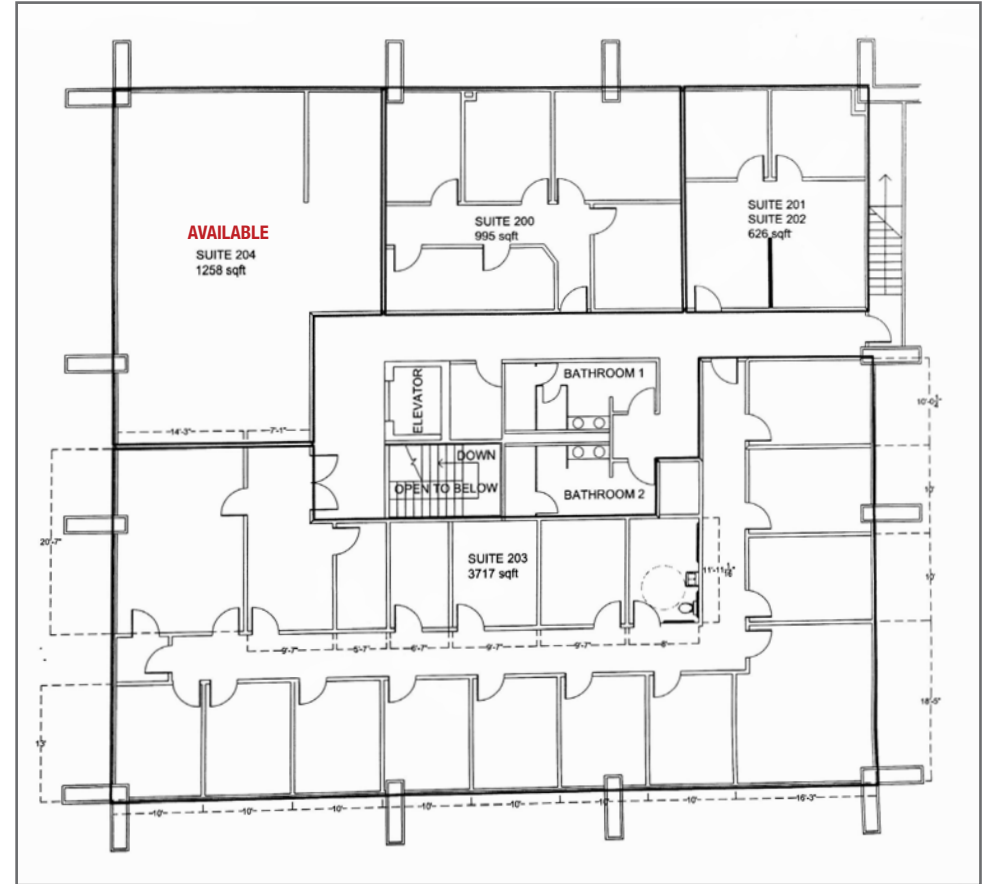
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BUILDING 5300 - FIRST FLOOR



BUILDING 5300 - SECOND FLOOR



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