

AVAILABLE FOR LEASE
Lease Rate: \$2.50/SF NNN + CAM

CANYON GATE SHOPPING CENTER



RETAIL • 8555-8565 W Sahara Avenue | Las Vegas, NV 89117

PROPERTY DESCRIPTION

CANYON GATE SHOPPING CENTER is a ±74,069 sf Smith's grocery-anchored neighborhood center located at the Southeast corner of West Sahara Avenue and South Durango Drive. The property enjoys both tremendous visibility and heavy morning and evening car counts. Two second generation spaces are available at competitive lease rates.

PROPERTY HIGHLIGHTS

- **Tenant improvement packages are available for qualified applicants** (*restrictions and conditions apply*)
- Pylon Sign is available upon both North & West pylons
- High volume Smith's grocery store
- Starbucks and Smith's Fuel pad tenants
- Strong trade mix of National, Regional, and local tenants
- Enormous parking lot with terrific visibility from the street
- Strong area demographics with dense rooftop counts
- Large vehicular counts with 50,000+ cars per day

FOR MORE INFORMATION CONTACT:

GERI JAMESON | NV Lic # S.0190514

o: 702.787.0123 | c: 702.907.0767 | leasing@virtusco.com

2470 Paseo Verde Pkwy, Ste 140, Henderson, NV 89074 | 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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commercial

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W Sahara Ave (28,500 AADT)



AVAILABLE SUITE(S)

SUITE	SIZE	TENANT
8555	53,990	Smith's
8565-101	1,984	Paradise Nails
8565-102/103	3,712	AVAILABLE
8565-104-108	5,800	Black Bear Diner

SUITE	SIZE	TENANT
8565-109	1,200	Metro PCS
8565-110	1,200	A-Z Smoke Shop
8565-111	1,200	Z-One Spa
8565-112	1,225	Tax Services
8575-PAD	2,100	Starbucks
8597-PAD	3,758	Rebel Oil Co.

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8565 W Sahara Ave - SUITE 102/103 (3,712 SF)



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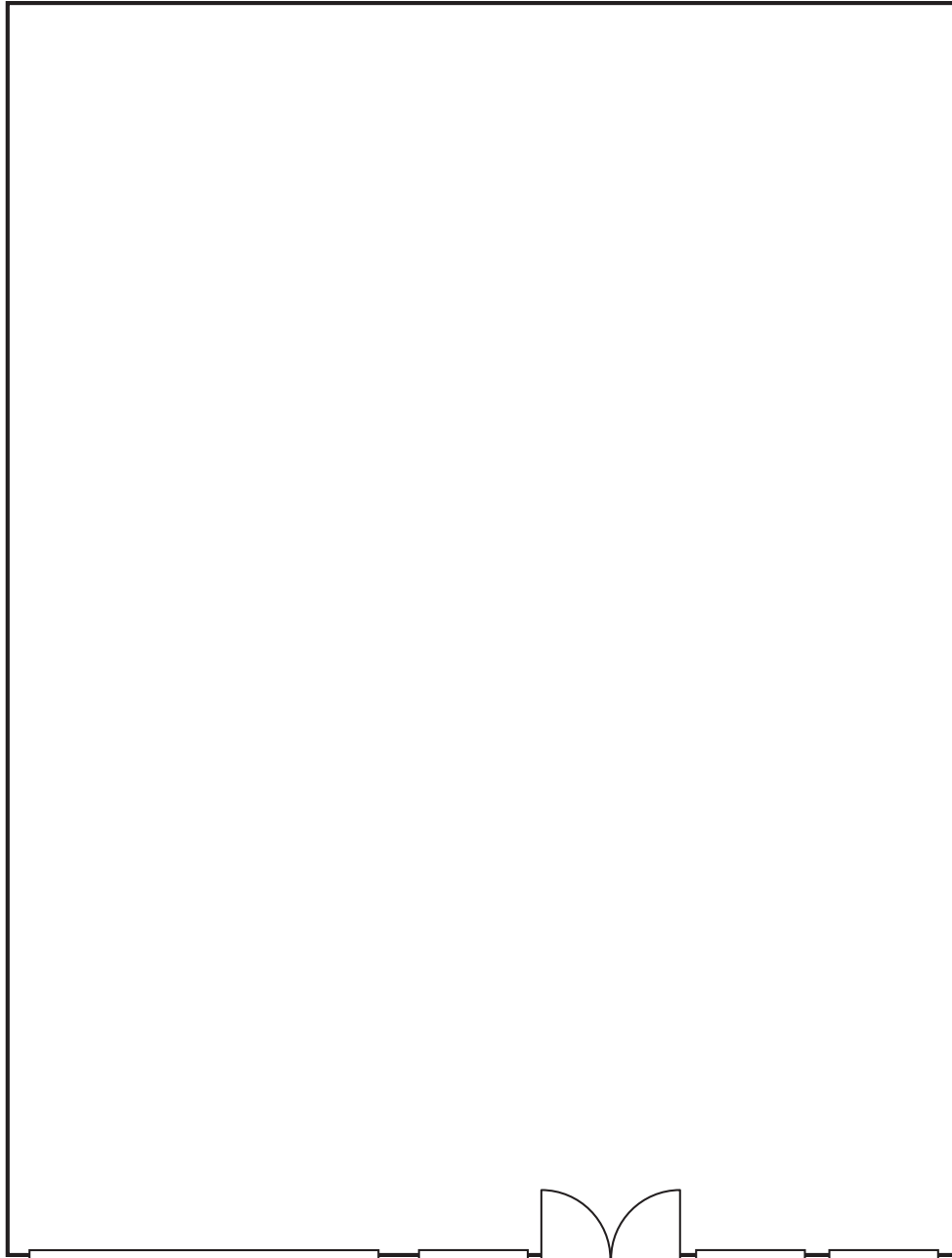
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FLOOR PLAN

8565 W Sahara Ave - SUITE 102/103 (3,712 SF)



Floor plan is not to exact scale. It is intended for general information purposes only.

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