ALMOND TREE CENTER

1100 East Sahara, Las Vegas, NV 89104 UP TO SF OF RETAIL SPACE

A Retail Investment Opportunity



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PREMIER REALTY

ALMOND TREE CENTER | LAS VEGAS, NV EXECUTIVE SUMMARY





OFFERING SUMMARY

Available SF:

Lease Rate: N/A

Lot Size: 0.84 Acres

Year Built: 1970

Building Size: 13,057 SF

Zoning: C-1

Market: Las Vegas

Submarket: Central East Las

Vegas Submarket

PROPERTY OVERVIEW

 $1600 \ \text{sf}$ to $2000 \ \text{sf}$ of Office for Attorneys , CPA, tax or other office use and well as retail use.

LOCATION OVERVIEW

This location is just over a mile from the Las Vegas strip and many commercial business around and strong daytime traffic counts. Major intersection with 100,000+/-cars per day





ALMOND TREE CENTER | LAS VEGAS, NV AVAILABLE SPACES

Lease Rate: N/A Total Space

Lease Type: Lease Term:

SPACE 1100 East Sahara	SPACE USE Street Retail	\$1.35 SF/MONTH	LEASE TYPE Modified Gross	SIZE (SF) 1,586 SF	TERM 24 to 60 months	COMMENTS 1586 sf to 2000 sf of Office for Attorneys, CPA, tax or other office use and well as
1100 East Sahara	Street Retail	\$1.35 SF/MONTH	Modified Gross	2,000 SF	24 to 60 months	retail use. 1600 sf to 2000 sf of Office for Attorneys, CPA, tax or other office use and well as retail use.



ALMOND TREE CENTER | LAS VEGAS, NV ADDITIONAL PHOTOS





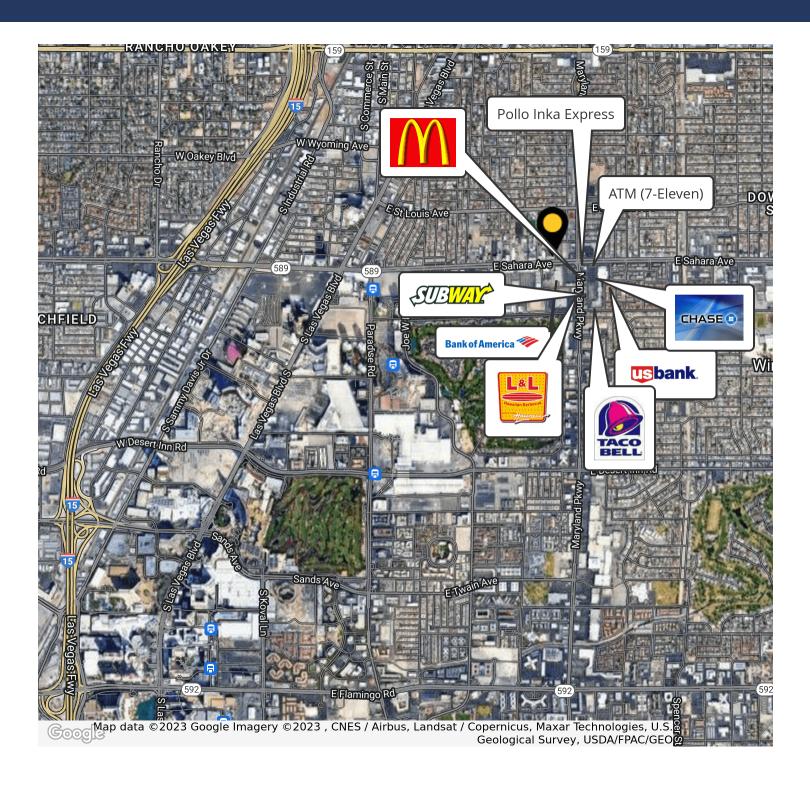






ALMOND TREE CENTER | LAS VEGAS, NV RETAILER MAP

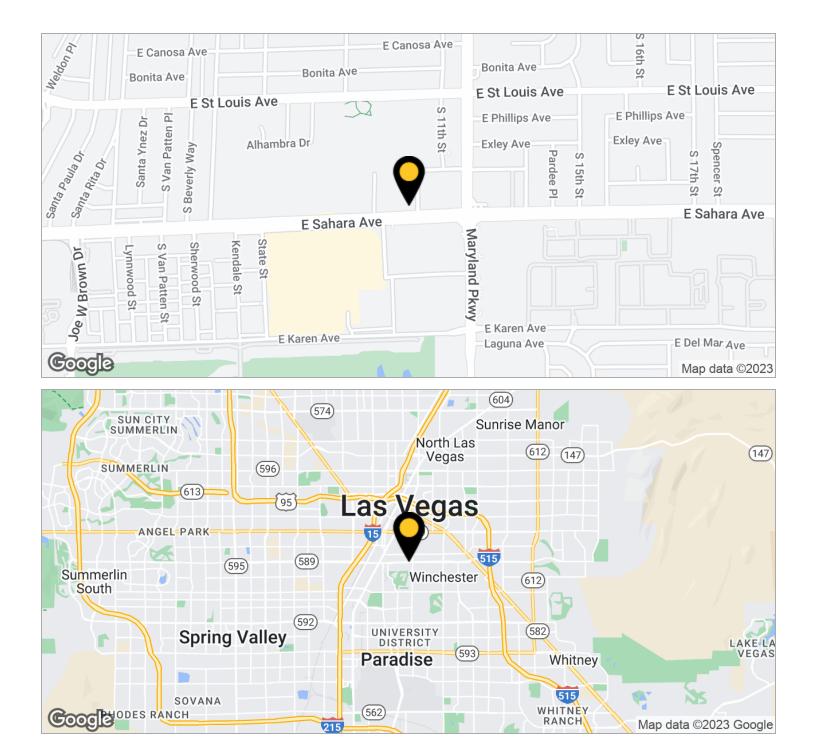






ALMOND TREE CENTER | LAS VEGAS, NV LOCATION MAPS









Summerlin

South

ALMOND TREE CENTER | LAS VEGAS, NV DEMOGRAPHICS MAP

SUN CITY SUMMERLIN
SUMMERLIN
SUMMERLIN

613

95

Las Vegas

ANGEL PARK

(595)

589

Winchester

(612)

6.6%

0.9%

0.4%

14.1%

2 MILES

42.9%

5.8%

0.7%

0.8%

13.2%

3 MILES

44.3%

	Spring Valley SOVANA	UNIVERSITY DISTRICT Paradise 59	Whitney	LAKE LA VEGAS
COORSODE	S RANCH	(562)	RANCH	Map data ©2023 Google
POPULATION		1 MILE	2 MILES	3 MILES
TOTAL POPULATION		18,711	84,733	172,859
MEDIAN AGE		36.9	36.6	36.5
MEDIAN AGE (MALE)		37.9	36.8	36.4
MEDIAN AGE (FEMALE)		36.4	36.8	36.9
HOUSEHOLDS & INCOME		1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS		7,616	35,698	71,259
# OF PERSONS PER HH		2.5	2.4	2.4
AVERAGE HH INCOME		\$54,587	\$44,506	\$44,713
AVERAGE HOUSE VALUE		\$297,137	\$252,802	\$229,118
RACE		1 MILE	2 MILES	3 MILES
% WHITE		60.8%	61.5%	64.0%
% BLACK		8.9%	13.5%	13.0%

9.4%

1.2%

0.4%

15.9%

1 MILE

44.4%



% ASIAN

% INDIAN

% OTHER

ETHNICITY

% HISPANIC

% HAWAIIAN

^{*} Demographic data derived from 2020 ACS - US Census