



ALMOND TREE CENTER

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

A Retail Investment Opportunity



PREMIER REALTY

FOR LEASE

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PROPERTY OVERVIEW

1600 sf to 2000 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

Year Built: 1970

Building Size: 13,057 SF

Zoning: C-1

Market: Las Vegas

Submarket: Central East Las Vegas Submarket

FOR LEASE

Lease Rate: N/A Total Space
Lease Type: Lease Term:

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

FOR LEASE



ALMOND TREE CENTER | LAS VEGAS, NV

RETAILER MAP

FOR LEASE



FOR LEASE



ALMOND TREE CENTER | LAS VEGAS, NV

DEMOGRAPHICS MAP

FOR LEASE



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%
% ASIAN	9.4%	6.6%	5.8%
% HAWAIIAN	1.2%	0.9%	0.7%
% INDIAN	0.4%	0.4%	0.8%
% OTHER	15.9%	14.1%	13.2%
ETHNICITY	1 MILE	2 MILES	3 MILES
% HISPANIC	44.4%	42.9%	44.3%

* Demographic data derived from 2020 ACS - US Census



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