

SAHARA CENTER

NEC Sahara Ave. & Hualapai Way | 10000 W Sahara Ave, Suite 160 | Las Vegas, NV 89117



AVAILABLE SF ±16,433 SF - ±32,867 SF
OPERATING \$5.52 PSF/Yr
EXPENSES




PROPERTY HIGHLIGHTS

- New to market - 21,967sf endcap available
- Option to demise for qualified tenants
- High traffic intersection on a main East/West valley arterial
- Located less than one mile from 215 Beltway and Downtown Summerlin Shopping Center
- Outstanding national tenant line-up with sales exceeding projections
- Distinctive architecture
- Excellent signage and visibility

CO-TENANTS



2022 DEMOGRAPHIC SNAPSHOT

	Population: 3-mile radius	143,728
	Average HH Income:	\$113,281
	Traffic Counts: Sahara & Hualapai Comb.	53,568 vpd



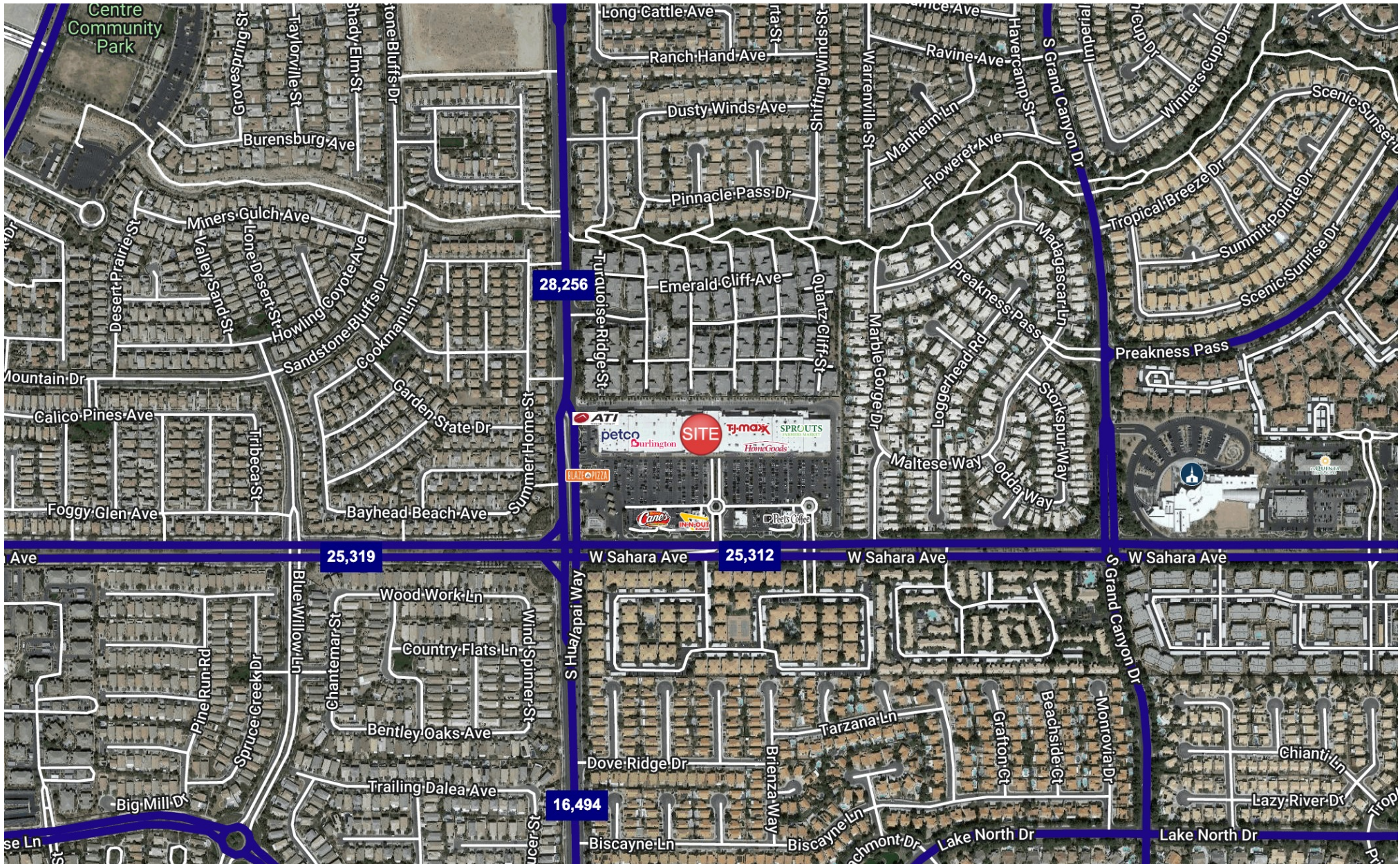
Contact: Ted Baker • c: 702.768.8682 • o: 702.221.2500 ext. 300 • tbaker@newmarketadvisors.com
Nathan Braid • c: 702.888.2806 • o: 702.221.2500 ext. 322 • nbraid@newmarketadvisors.com



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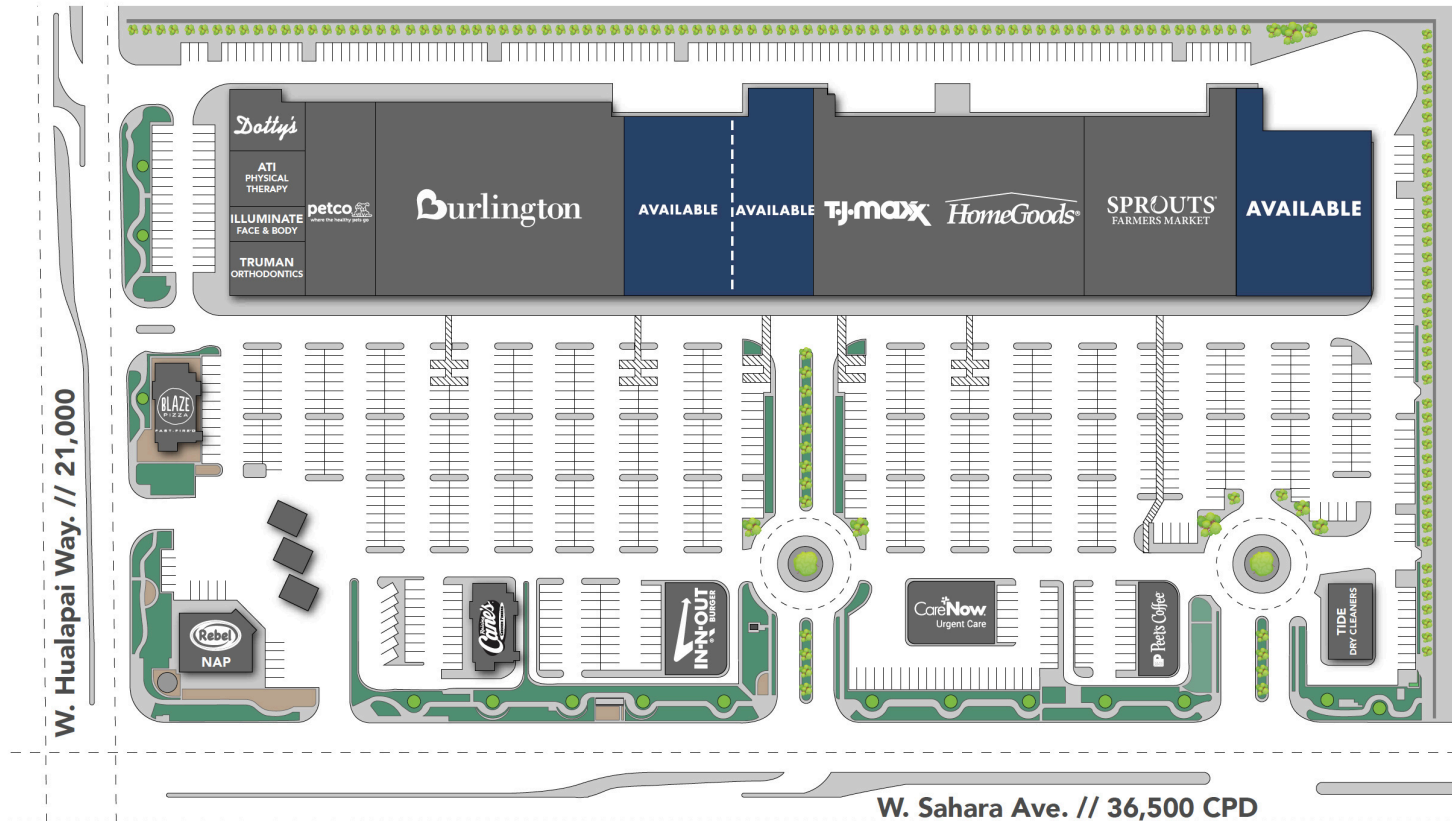


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SITE PLAN Option 1



SUITE	TENANT	SF
100	DOTTY'S	3,800
105	ATI PHYSICAL THERAPY	3,500
110	ILLUMINATE FACE & BODY BAR	1,500
115	TRUMAN ORTHODONTICS	5,340
120	PETCO	13,786
130-140	BURLINGTON	48,929
160-1	AVAILABLE - Former Steinmart	16,433
160-2	AVAILABLE - Former Steinmart	16,433
170	TJ MAXX HOME GOODS	46,000

SUITE	TENANT	SF
180	SPROUTS	26,905
190	AVAILABLE - Former Furniture Ave	21,967
PAD A	BLAZE PIZZA	2,900
10050	RAISING CANE'S	2,950
PAD C	IN-N-OUT BURGER	3,750
PAD D-1	CARE NOW URGENT CARE	4,000
PAD D-2	PEET'S COFFEE	2,500
10010	TIDE DRY CLEANERS	2,800



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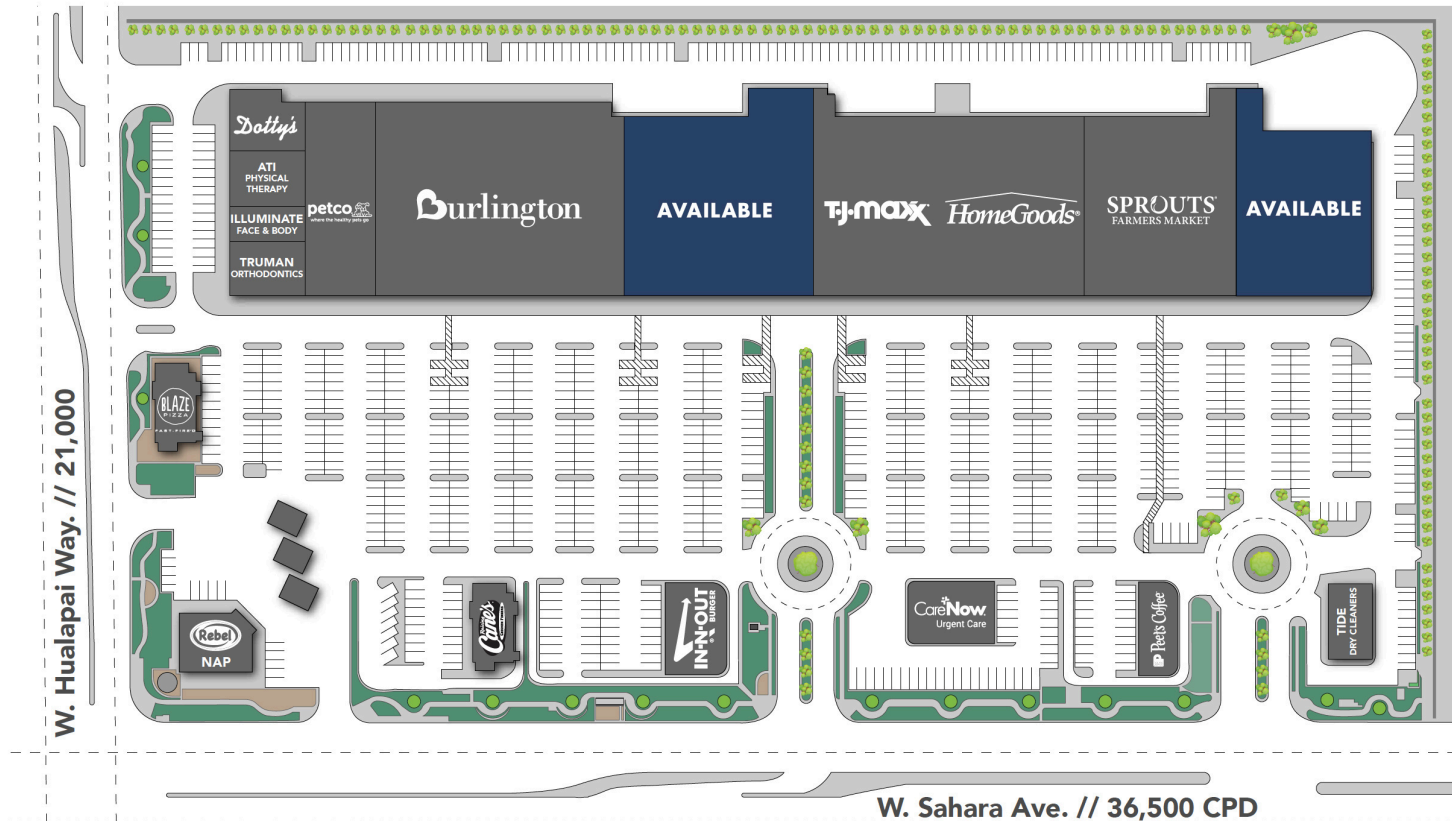
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SITE PLAN Option 2



SUITE	TENANT	SF
100	DOTTY'S	3,800
105	ATI PHYSICAL THERAPY	3,500
110	ILLUMINATE FACE & BODY BAR	1,500
115	TRUMAN ORTHODONTICS	5,340
120	PETCO	13,786
130-140	BURLINGTON	48,929
160	AVAILABLE - Former Steinmart	32,867
170	TJ MAXX HOME GOODS	46,000

SUITE	TENANT	SF
180	SPROUTS	26,905
190	AVAILABLE - Former Furniture Ave	21,967
PAD A	BLAZE PIZZA	2,900
10050	RAISING CANE'S	2,950
PAD C	IN-N-OUT BURGER	3,750
PAD D-1	CARE NOW URGENT CARE	4,000
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2022 ESTIMATED DEMOGRAPHICS



Population

1-Mile	23,706
3-Mile	143,175
5-Mile	331,255



Average Household Income

1-Mile	\$102,702
3-Mile	\$113,281
5-Mile	\$103,588



Number of Households

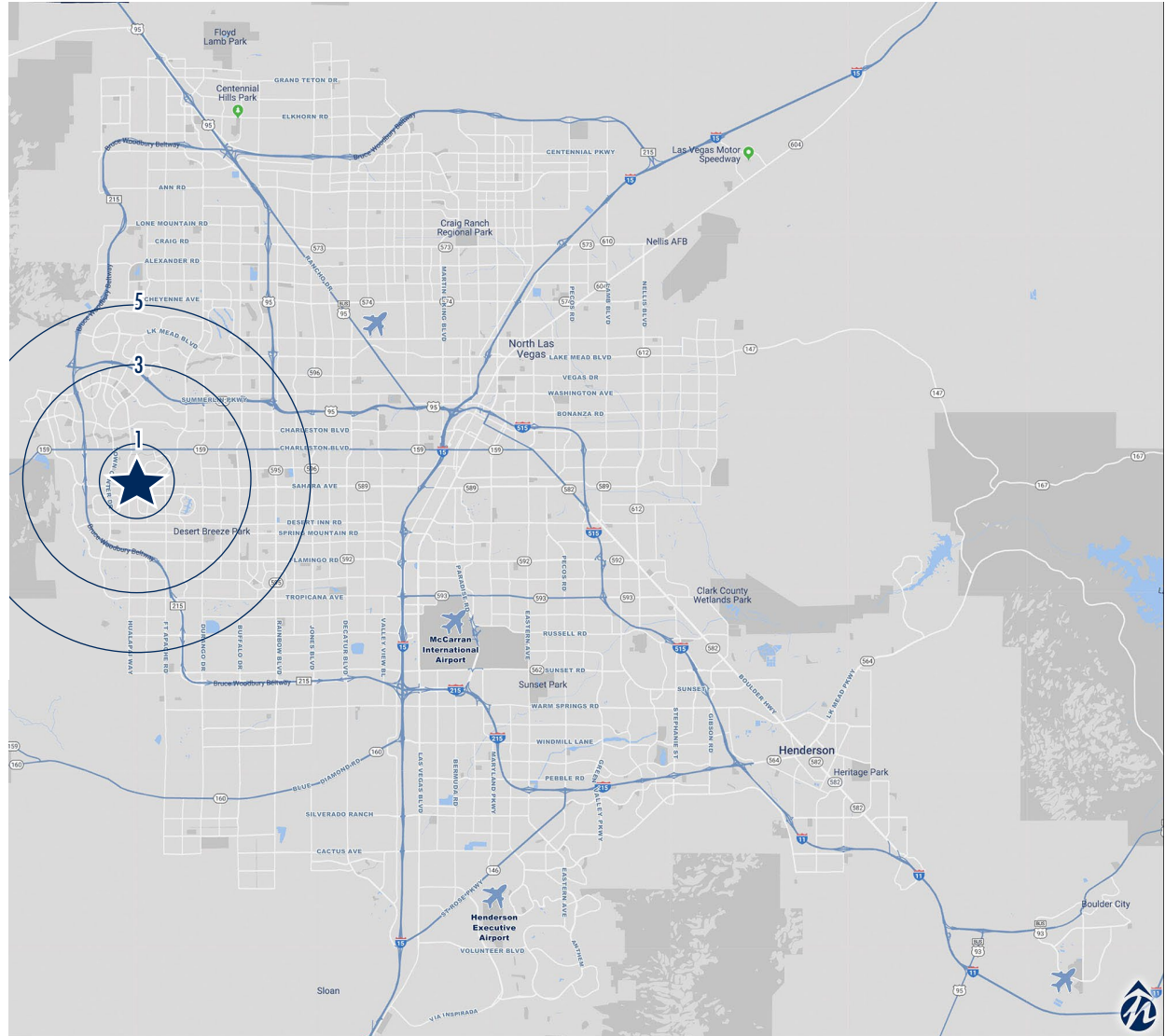
1-Mile	10,128
3-Mile	60,371
5-Mile	137,442



Daytime Population (Employees)

1-Mile	3,864
3-Mile	49,520
5-Mile	111,885

LAS VEGAS VALLEY



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INFORMATION ABOUT BROKERAGE SERVICES

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

In Nevada, a real estate licensee is required to provide a form setting forth the duties owed by the licensee to:

- a) Each party for whom the licensee is acting as an agent in the real estate transaction, and
- b) Each unrepresented party to the real estate transaction, if any.

LICENSEE'S DUTIES OWED TO ALL PARTIES:

A Nevada real estate licensee shall:

1. Not deal with any party to a real estate transaction in a manner which is deceitful, fraudulent or dishonest.
2. Exercise reasonable skill and care with respect to all parties to the real estate transaction.
3. Disclose to each party to the real estate transaction as soon as practicable:
 - a. Any material and relevant facts, data or information which licensee knows, or with reasonable care and diligence the licensee should know, about the property.
 - b. Each source from which licensee will receive compensation.
4. Abide by all other duties, responsibilities and obligations required of the licensee in law or regulations.

LICENSEE'S DUTIES OWED TO THE CLIENT:

A Nevada real estate licensee shall:

1. Exercise reasonable skill and care to carry out the terms of the brokerage agreement and the licensee's duties in the brokerage agreement;
2. Not disclose, except to the licensee's broker, confidential information relating to a client for 1 year after the revocation or termination of the brokerage agreement, unless licensee is required to do so by court order or the client gives written permission;
3. Seek a sale, purchase, option, rental or lease of real property at the price and terms stated in the brokerage agreement or at a price acceptable to the client;
4. Present all offers made to, or by the client as soon as practicable, unless the client chooses to waive the duty of the licensee to present all offers and signs a waiver of the duty on a form prescribed by the Division;
5. Disclose to the client material facts of which the licensee has knowledge concerning the real estate transaction;
6. Advise the client to obtain advice from an expert relating to matters which are beyond the expertise of the licensee; and
7. Account to the client for all money and property the licensee receives in which the client may have an interest.

Duties Owed By a broker who assigns different licensees affiliated with the brokerage to separate parties.

Each licensee shall not disclose, except to the real estate broker, confidential information relating to client.

CONFLICT OF INTEREST:

A licensee in a real estate transaction may legally act for two or more parties who have interests adverse to each other. In acting for these parties, the licensee has a conflict of interest.

DISCLOSURE OF CONFIDENTIAL INFORMATION:

Licensee will not disclose any confidential information for 1 year after the revocation or termination of any brokerage agreement entered into with a party to this transaction, unless Licensee is required to do so by a court of competent jurisdiction or is given written permission to do so by that party. Confidential information includes, but is not limited to, the client's motivation to purchase, trade or sell, which if disclosed, could harm one party's bargaining position or benefit the other.

DUTIES OF LICENSEE:

Licensee shall provide you with a "Duties Owed by a Nevada Real Estate Licensee" disclosure form which lists the duties a licensee owes to all parties of a real estate transaction, and those owed to the licensee's client. When representing both parties, the licensee owes the same duties to both seller and buyer. Licensee shall disclose to both Seller and Buyer all known defects in the property, any matter that must be disclosed by law, and any information the licensee believes may be material or might affect Seller's/Landlord's or Buyer's/Tenant's decisions with respect to this transaction.

NO REQUIREMENT TO CONSENT:

You are not required to consent to this licensee acting on your behalf.

You may

- Reject this consent and obtain your own agent,
- Represent yourself,
- Request that the licensee's broker assign you your own licensee.

*This information was taken from form 504 and 503
with the Nevada Real Estate Division.*

*When you choose to do business with us the proper form will be presented
for signature. To see these forms please visit NVRED.com.*



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