



SAHARA TOWNE SQUARE

SEC Maryland Parkway/Sahara Avenue 1330 E. Karen B Las Vegas, Nevada 89109

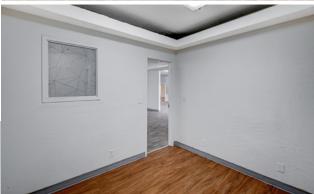
JEFF SUSA

702.971.2277 EZME@COX.NET LIC. # B.23367.LLC

TANNER SUSA

702.363.4788 TANNERSUSA@GMAIL.COM BS.0146610 PM.0166699









SPACE AVAILABLE

1330 E. Karen B -8,015 sq. ft. (+/-)

STARTING AT \$1.50-2.00/SQ. FT., PER MONTH | TRIPLE NET LEASE

QUICK LOOK

Parcel number: 16211111001 Building Sq. Ft.: 93,420 (+/-)

Former adult day care center in convenient location available for rent! Busy intersection, close proximity to all major freeways and arterials.



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WITH A PRIME LOCATION BETWEEN THE BUSTLING DOWNTOWN DISTRICT AND THE HIGH-TRAFFIC UNIVERSITY AREA, SAHARA TOWNE SQUARE IS ONE OF LAS VEGAS' MOST POPULAR SHOPPING CENTERS.

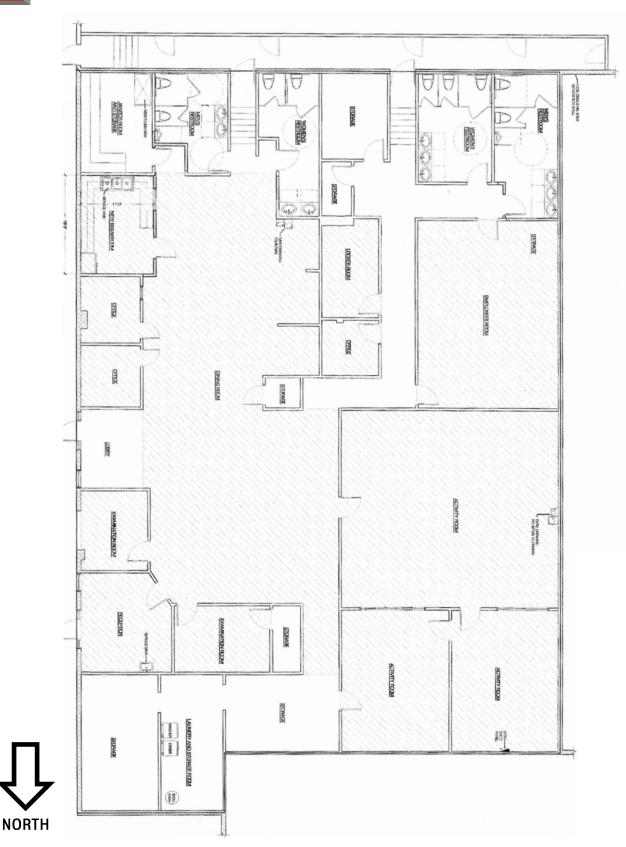
Located on the southwest corner of Maryland Parkway and Sahara Avenue, the center is anchored by Smith's Food & Drug with additional tenants that include Chase Bank, Jack-in-the-Box, Metro PCS, Supercuts, Mail Boxes Etc. and other national retailers. Sahara Towne Square's central location makes it convenient for the Boulevard Mall area and the medical district with Sunrise Children's Hospital as well as downtown and the University of Nevada, Las Vegas.

Vehicle traffic in the area numbers more than 115,000 cars, daily, and foot traffic is high with main bus lines/double section lines on Maryland Parkway and Sahara Ave. The center offers 163,000 sq. ft. (+/-) of retail space with abundant parking and mature landscaping.



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KAREN AVENUE

