

4580 W Sahara Ave
Las Vegas, NV 89102

NEC Sahara Ave & Decatur Blvd

SUBLEASE ±12,859 SF

Join these tenants:



Prime location with over 54,000 daily traffic counts

Good signage opportunity

Former the Good Guys building

APN: 162-06-411-004

Zoning: C-1 (Limited Commercial District)



	1 Mile	3 Mile	5 Mile
Population	26,719	155,656	471,346
Ave HH Income	\$56,422	\$57,223	\$57,163
Households	9,344	60,279	186,553
Traffic Counts			
Sahara Ave	45,000 cars daily		
Decatur Blvd	42,000 cars daily	(Source: NV DoT 2010)	

FOR MORE INFORMATION:

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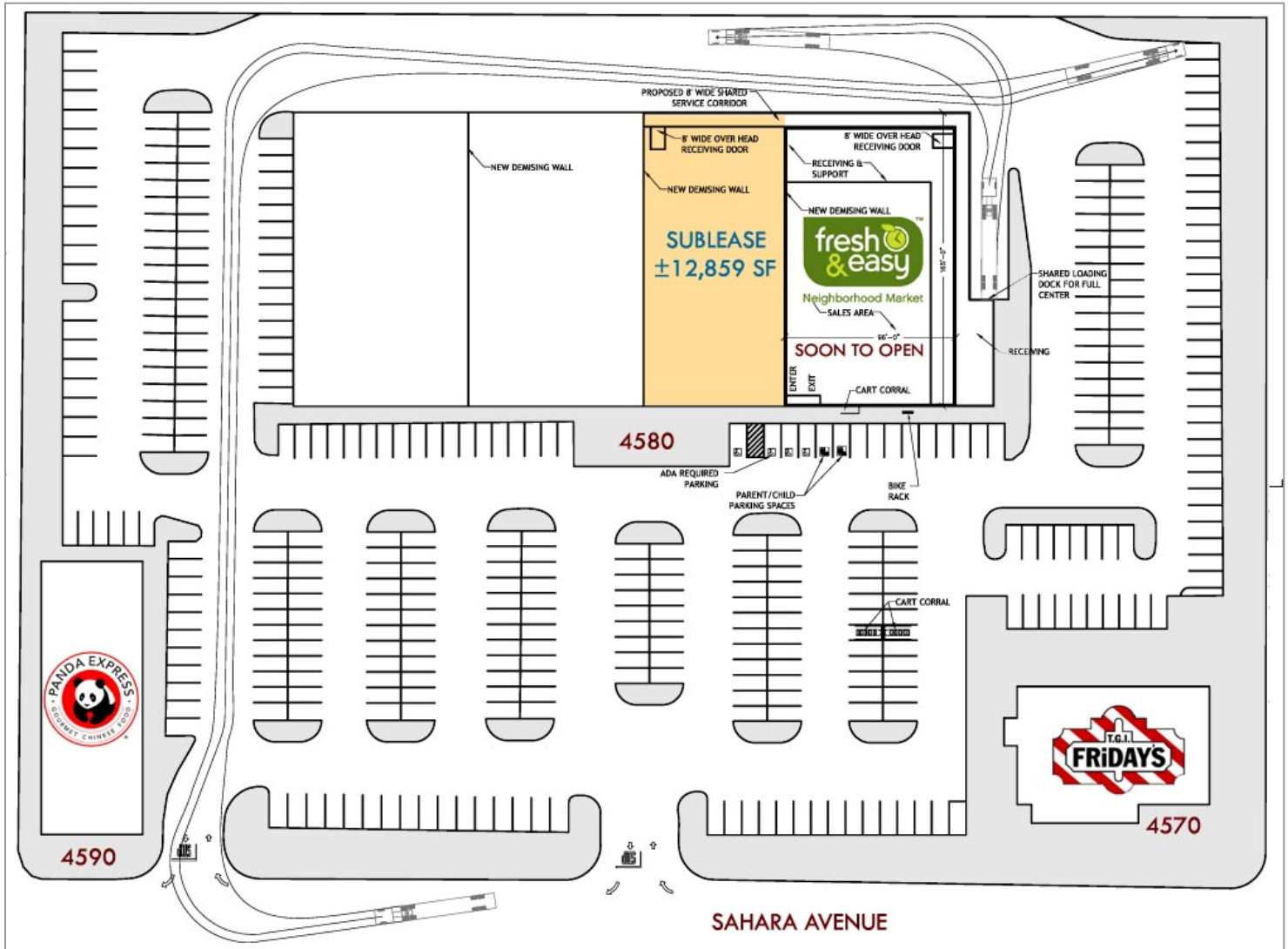
Leasing | Tenant Representation | Investment Sales | Land Acquisition

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Site Plan

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Demographic and Income Profile

Sahara & Decatur
Ring: 1 mile radius

Latitude: 36.144609
Longitude: -115.208116

Summary		2000		2010		2015	
Population		25,955		26,719		26,725	
Households		9,253		9,344		9,335	
Families		5,869		5,631		5,540	
Average Household Size		2.80		2.85		2.86	
Owner Occupied Housing		3,376		2,994		2,935	
Renter Occupied Housing		5,877		6,350		6,400	
Median Age		31.2		31.6		31.8	
Trends: 2010 - 2015 Annual Rate		Area		State		National	
Population		0.00%		1.76%		0.76%	
Households		-0.02%		1.72%		0.78%	
Families		-0.33%		1.61%		0.64%	
Owner HHs		-0.40%		1.84%		0.82%	
Median Household Income		2.89%		2.71%		2.36%	
Households by Income		2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent	
<\$15,000	1,249	13.5%	1,003	10.7%	762	8.2%	
\$15,000 - \$24,999	1,330	14.4%	1,181	12.6%	996	10.7%	
\$25,000 - \$34,999	1,527	16.5%	1,206	12.9%	1,060	11.4%	
\$35,000 - \$49,999	2,018	21.8%	1,970	21.1%	1,598	17.1%	
\$50,000 - \$74,999	1,670	18.1%	2,128	22.8%	2,464	26.4%	
\$75,000 - \$99,999	679	7.3%	848	9.1%	948	10.2%	
\$100,000 - \$149,999	507	5.5%	704	7.5%	1,048	11.2%	
\$150,000 - \$199,999	115	1.2%	105	1.1%	187	2.0%	
\$200,000+	155	1.7%	200	2.1%	270	2.9%	
Median Household Income	\$37,987		\$44,953		\$51,825		
Average Household Income	\$49,513		\$56,422		\$65,044		
Per Capita Income	\$17,722		\$19,777		\$22,753		
Population by Age		2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent	
0 - 4	2,241	8.6%	2,367	8.9%	2,352	8.8%	
5 - 9	1,989	7.7%	1,931	7.2%	1,950	7.3%	
10 - 14	1,647	6.3%	1,589	5.9%	1,604	6.0%	
15 - 19	1,727	6.7%	1,731	6.5%	1,551	5.8%	
20 - 24	2,335	9.0%	2,495	9.3%	2,499	9.4%	
25 - 34	4,790	18.5%	4,641	17.4%	4,810	18.0%	
35 - 44	3,988	15.4%	3,439	12.9%	3,197	12.0%	
45 - 54	2,950	11.4%	3,259	12.2%	3,017	11.3%	
55 - 64	1,964	7.6%	2,507	9.4%	2,653	9.9%	
65 - 74	1,421	5.5%	1,553	5.8%	1,852	6.9%	
75 - 84	738	2.8%	937	3.5%	944	3.5%	
85+	164	0.6%	268	1.0%	294	1.1%	
Race and Ethnicity		2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent	
White Alone	16,261	62.7%	14,314	53.6%	13,880	51.9%	
Black Alone	1,969	7.6%	2,256	8.4%	2,298	8.6%	
American Indian Alone	198	0.8%	215	0.8%	210	0.8%	
Asian Alone	1,448	5.6%	1,628	6.1%	1,716	6.4%	
Pacific Islander Alone	119	0.5%	153	0.6%	139	0.5%	
Some Other Race Alone	4,697	18.1%	6,689	25.0%	6,981	26.1%	
Two or More Races	1,262	4.9%	1,464	5.5%	1,501	5.6%	
Hispanic Origin (Any Race)	10,177	39.2%	14,079	52.7%	14,845	55.5%	

Data Note: Income is expressed in current dollars

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015.

Demographic and Income Profile

Sahara & Decatur
Ring: 3 miles radius

Latitude: 36.144609
Longitude: -115.208116

Summary		2000		2010		2015	
Population		150,153		155,656		156,803	
Households		58,627		60,279		60,607	
Families		35,269		34,229		33,819	
Average Household Size		2.54		2.56		2.57	
Owner Occupied Housing Units		27,368		24,371		23,880	
Renter Occupied Housing Units		31,258		35,908		36,727	
Median Age		35.8		37.0		36.9	
Trends: 2010 - 2015 Annual Rate		Area		State		National	
Population		0.15%		1.76%		0.76%	
Households		0.11%		1.72%		0.78%	
Families		-0.24%		1.61%		0.64%	
Owner HHS		-0.41%		1.84%		0.82%	
Median Household Income		3.14%		2.71%		2.36%	
Households by Income		2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent	
<\$15,000	8,791	14.9%	7,587	12.6%	6,090	10.0%	
\$15,000 - \$24,999	8,971	15.2%	7,248	12.0%	6,218	10.3%	
\$25,000 - \$34,999	8,827	15.0%	8,147	13.5%	7,216	11.9%	
\$35,000 - \$49,999	11,144	18.9%	11,024	18.3%	8,999	14.8%	
\$50,000 - \$74,999	10,908	18.5%	12,627	20.9%	14,518	24.0%	
\$75,000 - \$99,999	4,913	8.4%	6,863	11.4%	7,539	12.4%	
\$100,000 - \$149,999	3,199	5.4%	4,448	7.4%	6,625	10.9%	
\$150,000 - \$199,999	999	1.7%	1,010	1.7%	1,651	2.7%	
\$200,000+	1,080	1.8%	1,324	2.2%	1,746	2.9%	
Median Household Income	\$38,146		\$44,635		\$52,103		
Average Household Income	\$50,820		\$57,223		\$65,635		
Per Capita Income	\$20,200		\$22,400		\$25,638		
Population by Age		2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent	
0 - 4	10,419	6.9%	11,009	7.1%	11,175	7.1%	
5 - 9	10,261	6.8%	9,657	6.2%	9,826	6.3%	
10 - 14	9,133	6.1%	8,660	5.6%	8,806	5.6%	
15 - 19	9,117	6.1%	9,573	6.2%	8,639	5.5%	
20 - 24	10,819	7.2%	11,706	7.5%	12,076	7.7%	
25 - 34	23,516	15.7%	23,259	14.9%	24,100	15.4%	
35 - 44	22,806	15.2%	19,983	12.8%	19,109	12.2%	
45 - 54	19,931	13.3%	20,865	13.4%	19,398	12.4%	
55 - 64	14,586	9.7%	18,007	11.6%	18,392	11.7%	
65 - 74	11,163	7.4%	12,132	7.8%	14,226	9.1%	
75 - 84	6,788	4.5%	7,883	5.1%	7,894	5.0%	
85+	1,616	1.1%	2,922	1.9%	3,164	2.0%	
Race and Ethnicity		2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent	
White Alone	105,511	70.3%	93,592	60.1%	90,608	57.8%	
Black Alone	10,577	7.0%	13,777	8.9%	14,575	9.3%	
American Indian Alone	1,098	0.7%	1,278	0.8%	1,283	0.8%	
Asian Alone	8,839	5.9%	10,824	7.0%	11,640	7.4%	
Pacific Islander Alone	773	0.5%	1,131	0.7%	1,076	0.7%	
Some Other Race Alone	16,559	11.0%	26,406	17.0%	28,521	18.2%	
Two or More Races	6,797	4.5%	8,647	5.6%	9,099	5.8%	
Hispanic Origin (Any Race)	39,317	26.2%	61,541	39.5%	67,378	43.0%	

Demographic and Income Profile

Sahara & Decatur
Ring: 5 miles radius

Latitude: 36.144609
Longitude: -115.208116

Summary	2000	2010	2015
Population	440,695	471,346	481,431
Households	175,878	186,553	190,367
Families	101,692	101,490	101,621
Average Household Size	2.47	2.49	2.49
Owner Occupied Housing Units	75,748	69,976	69,814
Renter Occupied Housing Units	100,130	116,577	120,553
Median Age	34.7	35.8	35.7

Trends: 2010 - 2015 Annual Rate	Area	State	National
Population	0.42%	1.76%	0.76%
Households	0.41%	1.72%	0.78%
Families	0.03%	1.61%	0.64%
Owner HHS	-0.05%	1.84%	0.82%
Median Household Income	3.13%	2.71%	2.36%

Households by Income	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	28,347	16.1%	24,762	13.3%	20,632	10.8%
\$15,000 - \$24,999	27,105	15.4%	22,559	12.1%	19,808	10.4%
\$25,000 - \$34,999	25,836	14.7%	24,284	13.0%	21,767	11.4%
\$35,000 - \$49,999	32,622	18.5%	33,538	18.0%	27,338	14.4%
\$50,000 - \$74,999	32,154	18.2%	38,072	20.4%	44,170	23.2%
\$75,000 - \$99,999	15,125	8.6%	21,783	11.7%	24,087	12.7%
\$100,000 - \$149,999	9,423	5.3%	14,650	7.9%	22,205	11.7%
\$150,000 - \$199,999	2,663	1.5%	2,992	1.6%	5,210	2.7%
\$200,000+	2,917	1.7%	3,910	2.1%	5,147	2.7%
Median Household Income	\$37,620		\$44,770		\$52,223	
Average Household Income	\$50,365		\$57,163		\$65,521	
Per Capita Income	\$20,521		\$23,064		\$26,393	

Population by Age	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	31,218	7.1%	33,940	7.2%	34,808	7.2%
5 - 9	30,156	6.8%	29,273	6.2%	30,148	6.3%
10 - 14	26,462	6.0%	25,921	5.5%	26,691	5.5%
15 - 19	26,807	6.1%	29,406	6.2%	26,975	5.6%
20 - 24	33,446	7.6%	37,531	8.0%	39,010	8.1%
25 - 34	74,679	16.9%	74,268	15.8%	78,354	16.3%
35 - 44	70,169	15.9%	63,850	13.5%	61,378	12.7%
45 - 54	58,173	13.2%	64,603	13.7%	61,028	12.7%
55 - 64	40,378	9.2%	52,832	11.2%	55,370	11.5%
65 - 74	28,898	6.6%	32,668	6.9%	39,489	8.2%
75 - 84	16,429	3.7%	19,970	4.2%	20,436	4.2%
85+	3,883	0.9%	7,083	1.5%	7,746	1.6%

Race and Ethnicity	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
White Alone	295,556	67.1%	268,571	57.0%	262,844	54.6%
Black Alone	48,207	10.9%	61,695	13.1%	65,522	13.6%
American Indian Alone	3,374	0.8%	4,217	0.9%	4,289	0.9%
Asian Alone	28,850	6.5%	37,872	8.0%	41,825	8.7%
Pacific Islander Alone	2,303	0.5%	3,631	0.8%	3,510	0.7%
Some Other Race Alone	41,946	9.5%	68,736	14.6%	75,142	15.6%
Two or More Races	20,459	4.6%	26,623	5.6%	28,300	5.9%
Hispanic Origin (Any Race)	105,775	24.0%	170,093	36.1%	188,248	39.1%