

9200 | W Sahara Ave
Las Vegas, NV 89117

NEC Sahara Ave & Fort Apache Rd

SUBLEASE
42,630 SF

Former grocery store located at the northeast corner of Sahara Ave and Fort Apache Rd

Mezzanine is an additional 1,031 SF

Lease expiration 12/31/2021 with seven options of five (5) years each

Property Details

- High visibility and easy access to Fort Apache with store facing Sahara Ave
- Serving the high end communities of Peccole Ranch, The Lakes, Canyon Gate, Boca Park
- Pylon signage available on Sahara and Fort Apache
- Other tenants include CVS Pharmacy, Blockbuster Video, US Bank, UPS Store
- Major retailers in the area include Target, Ross, Vons, Whole Foods, Kohl's, Barnes & Noble, Sports Chalet, Golf Galaxy
- Zoning: C-1
- APN 163-05-410-031



FOR MORE INFORMATION PLEASE CONTACT:

DAN ADAMSON
dadamson@roicre.com
702.363.3100 EXT 112



7100 W Smoke Ranch Rd
Suite 100
Las Vegas, NV 89128

Phone: 702.363.3100
Fax: 702.363.0450
www.roicre.com

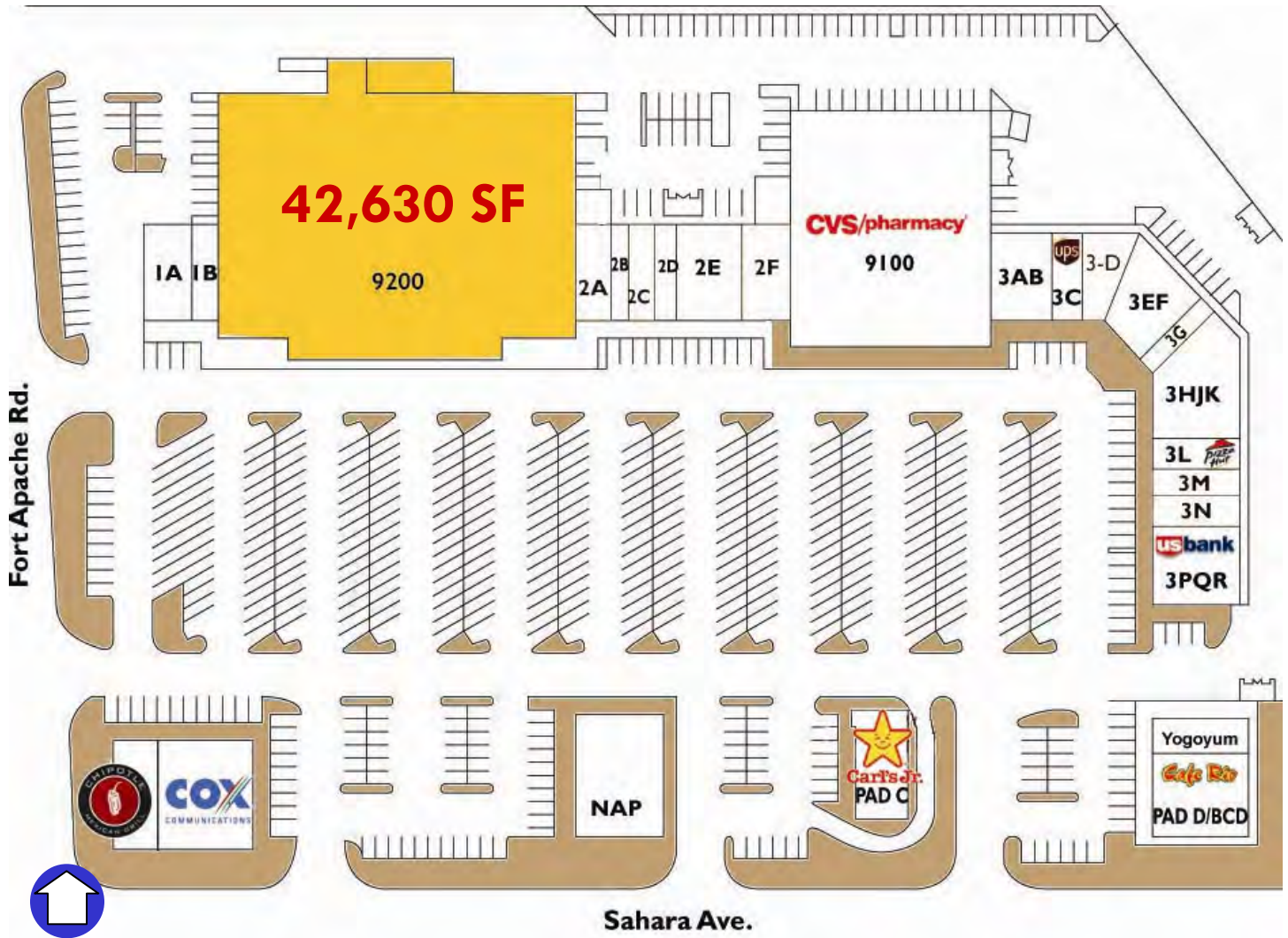
Leasing | Tenant Representation | Investment Sales | Land Acquisition

Site Plan

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Demographic and Income Profile

Sahara & Fort Apache
Ring: 1 mile radius

Latitude: 36.144639
Longitude: -115.297593

Summary	2000		2010		2015	
Population	21,943		22,779		23,019	
Households	9,335		9,698		9,783	
Families	6,041		5,996		5,972	
Average Household Size	2.35		2.35		2.35	
Owner Occupied Housing Units	4,994		4,699		4,696	
Renter Occupied Housing Units	4,341		4,999		5,087	
Median Age	37.9		39.9		40.5	
Trends: 2010 - 2015 Annual Rate	Area		State		National	
Population	0.21%		1.76%		0.76%	
Households	0.17%		1.72%		0.78%	
Families	-0.08%		1.61%		0.64%	
Owner HHs	-0.01%		1.84%		0.82%	
Median Household Income	3.57%		2.71%		2.36%	
Households by Income	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	742	7.9%	598	6.2%	422	4.3%
\$15,000 - \$24,999	809	8.7%	645	6.6%	489	5.0%
\$25,000 - \$34,999	1,117	12.0%	903	9.3%	712	7.3%
\$35,000 - \$49,999	1,581	16.9%	1,663	17.1%	1,246	12.7%
\$50,000 - \$74,999	2,119	22.7%	1,964	20.2%	2,080	21.3%
\$75,000 - \$99,999	1,257	13.5%	1,578	16.3%	1,549	15.8%
\$100,000 - \$149,999	937	10.0%	1,488	15.3%	2,048	20.9%
\$150,000 - \$199,999	348	3.7%	299	3.1%	490	5.0%
\$200,000+	425	4.6%	562	5.8%	748	7.6%
Median Household Income	\$54,481		\$62,088		\$73,988	
Average Household Income	\$76,187		\$83,119		\$97,149	
Per Capita Income	\$32,375		\$35,176		\$41,013	
Population by Age	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,241	5.7%	1,331	5.8%	1,337	5.8%
5 - 9	1,329	6.1%	1,279	5.6%	1,324	5.8%
10 - 14	1,385	6.3%	1,308	5.7%	1,299	5.6%
15 - 19	1,126	5.1%	1,229	5.4%	1,156	5.0%
20 - 24	1,295	5.9%	1,358	6.0%	1,320	5.7%
25 - 34	3,524	16.1%	3,155	13.9%	3,310	14.4%
35 - 44	3,588	16.4%	3,435	15.1%	3,295	14.3%
45 - 54	3,434	15.7%	3,545	15.6%	3,454	15.0%
55 - 64	2,339	10.7%	2,916	12.8%	2,865	12.4%
65 - 74	1,684	7.7%	1,851	8.1%	2,208	9.6%
75 - 84	795	3.6%	1,042	4.6%	1,090	4.7%
85+	201	0.9%	328	1.4%	360	1.6%
Race and Ethnicity	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
White Alone	17,706	80.7%	16,291	71.5%	15,801	68.6%
Black Alone	1,303	5.9%	1,986	8.7%	2,194	9.5%
American Indian Alone	82	0.4%	112	0.5%	115	0.5%
Asian Alone	1,376	6.3%	1,979	8.7%	2,231	9.7%
Pacific Islander Alone	99	0.5%	165	0.7%	162	0.7%
Some Other Race Alone	581	2.6%	1,127	4.9%	1,291	5.6%
Two or More Races	796	3.6%	1,120	4.9%	1,226	5.3%
Hispanic Origin (Any Race)	1,945	8.9%	3,803	16.7%	4,446	19.3%

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 & Fort Apache
Ring: 3 miles radius

Latitude: 36.144639
Longitude: -

Summary		2000		2010		2015	
Population		104,569		135,769		148,191	
Households		42,179		54,561		59,338	
Families		27,920		34,969		37,687	
Average Household Size		2.48		2.49		2.50	
Owner Occupied Housing Units		26,540		31,383		34,263	
Renter Occupied Housing Units		15,638		23,177		25,075	
Median Age		36.2		38.4		38.6	
Trends: 2010 - 2015 Annual Rate		Area		State		National	
Population		1.77%		1.76%		0.76%	
Households		1.69%		1.72%		0.78%	
Families		1.51%		1.61%		0.64%	
Owner HHs		1.77%		1.84%		0.82%	
Median Household Income		3.07%		2.71%		2.36%	
Households by Income		2000		2010		2015	
		Number	Percent	Number	Percent	Number	Percent
<\$15,000		2,799	6.6%	2,520	4.6%	1,820	3.1%
\$15,000 - \$24,999		3,672	8.7%	2,919	5.4%	2,244	3.8%
\$25,000 - \$34,999		4,699	11.1%	4,309	7.9%	3,434	5.8%
\$35,000 - \$49,999		7,291	17.3%	8,022	14.7%	6,013	10.1%
\$50,000 - \$74,999		10,002	23.7%	12,917	23.7%	14,347	24.2%
\$75,000 - \$99,999		6,013	14.2%	9,412	17.3%	10,013	16.9%
\$100,000 - \$149,999		4,466	10.6%	9,207	16.9%	13,618	22.9%
\$150,000 - \$199,999		1,371	3.2%	1,972	3.6%	3,354	5.7%
\$200,000+		1,938	4.6%	3,282	6.0%	4,497	7.6%
Median Household Income		\$55,544		\$67,427		\$78,417	
Average Household Income		\$76,394		\$88,188		\$101,863	
Per Capita Income		\$31,106		\$35,541		\$40,923	
Population by Age		2000		2010		2015	
		Number	Percent	Number	Percent	Number	Percent
0 - 4		6,715	6.4%	8,795	6.5%	9,527	6.4%
5 - 9		6,801	6.5%	8,360	6.2%	9,323	6.3%
10 - 14		6,476	6.2%	8,274	6.1%	9,081	6.1%
15 - 19		5,609	5.4%	7,839	5.8%	8,187	5.5%
20 - 24		6,243	6.0%	8,050	5.9%	8,829	6.0%
25 - 34		18,117	17.3%	19,432	14.3%	21,725	14.7%
35 - 44		17,830	17.1%	20,857	15.4%	21,052	14.2%
45 - 54		15,468	14.8%	21,159	15.6%	22,065	14.9%
55 - 64		10,591	10.1%	16,522	12.2%	18,178	12.3%
65 - 74		6,980	6.7%	9,680	7.1%	12,497	8.4%
75 - 84		3,099	3.0%	5,263	3.9%	5,883	4.0%
85+		641	0.6%	1,536	1.1%	1,841	1.2%
Race and Ethnicity		2000		2010		2015	
		Number	Percent	Number	Percent	Number	Percent
White Alone		80,105	76.6%	89,615	66.0%	92,952	62.7%
Black Alone		5,969	5.7%	10,681	7.9%	12,486	8.4%
American Indian Alone		520	0.5%	862	0.6%	952	0.6%
Asian Alone		9,868	9.4%	18,113	13.3%	22,082	14.9%
Pacific Islander Alone		442	0.4%	890	0.7%	931	0.6%
Some Other Race Alone		3,558	3.4%	8,527	6.3%	10,476	7.1%
Two or More Races		4,107	3.9%	7,081	5.2%	8,311	5.6%
Hispanic Origin (Any Race)		10,035	9.6%	23,650	17.4%	29,399	19.8%

Demographic and Income Profile

Sahara & Fort Apache
Ring: 5 miles radius

Latitude: 36.144639
Longitude: -115.297593

Summary		2000		2010		2015	
Population		266,680		331,074		353,592	
Households		106,414		132,229		140,907	
Families		71,008		85,345		90,056	
Average Household Size		2.50		2.50		2.50	
Owner Occupied Housing Units		69,131		78,503		83,606	
Renter Occupied Housing Units		37,283		53,726		57,301	
Median Age		37.1		39.2		39.3	
Trends: 2010 - 2015 Annual Rate		Area		State		National	
Population		1.32%		1.76%		0.76%	
Households		1.28%		1.72%		0.78%	
Families		1.08%		1.61%		0.64%	
Owner HHs		1.27%		1.84%		0.82%	
Median Household Income		3.09%		2.71%		2.36%	
Households by Income		2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent	
<\$15,000	8,562	8.0%	7,609	5.8%	5,561	3.9%	
\$15,000 - \$24,999	10,286	9.7%	8,196	6.2%	6,435	4.6%	
\$25,000 - \$34,999	12,829	12.1%	11,896	9.0%	9,693	6.9%	
\$35,000 - \$49,999	19,042	17.9%	20,694	15.7%	15,794	11.2%	
\$50,000 - \$74,999	24,242	22.8%	30,910	23.4%	34,340	24.4%	
\$75,000 - \$99,999	14,124	13.3%	22,064	16.7%	23,624	16.8%	
\$100,000 - \$149,999	10,376	9.7%	19,823	15.0%	29,284	20.8%	
\$150,000 - \$199,999	3,036	2.9%	4,508	3.4%	7,475	5.3%	
\$200,000+	3,940	3.7%	6,528	4.9%	8,703	6.2%	
Median Household Income	\$51,917		\$63,196		\$73,592		
Average Household Income	\$70,144		\$81,525		\$93,900		
Per Capita Income	\$28,226		\$32,678		\$37,552		
Population by Age		2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent	
0 - 4	16,876	6.3%	21,262	6.4%	22,635	6.4%	
5 - 9	17,684	6.6%	19,992	6.0%	21,747	6.2%	
10 - 14	16,795	6.3%	19,331	5.8%	20,855	5.9%	
15 - 19	14,922	5.6%	19,173	5.8%	18,936	5.4%	
20 - 24	15,342	5.8%	19,950	6.0%	21,220	6.0%	
25 - 34	42,095	15.8%	46,015	13.9%	51,393	14.5%	
35 - 44	43,509	16.3%	47,797	14.4%	47,502	13.4%	
45 - 54	37,791	14.2%	49,228	14.9%	49,579	14.0%	
55 - 64	28,070	10.5%	39,838	12.0%	42,917	12.1%	
65 - 74	21,206	8.0%	27,316	8.3%	32,676	9.2%	
75 - 84	10,343	3.9%	16,251	4.9%	18,103	5.1%	
85+	2,047	0.8%	4,921	1.5%	6,026	1.7%	
Race and Ethnicity		2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent	
White Alone	205,261	77.0%	220,108	66.5%	224,071	63.4%	
Black Alone	15,682	5.9%	26,237	7.9%	29,929	8.5%	
American Indian Alone	1,447	0.5%	2,203	0.7%	2,386	0.7%	
Asian Alone	20,472	7.7%	36,244	10.9%	43,347	12.3%	
Pacific Islander Alone	1,213	0.5%	2,293	0.7%	2,346	0.7%	
Some Other Race Alone	12,145	4.6%	26,393	8.0%	31,264	8.8%	
Two or More Races	10,460	3.9%	17,596	5.3%	20,250	5.7%	
Hispanic Origin (Any Race)	32,439	12.2%	69,760	21.1%	83,923	23.7%	