

SAHARA VISTA PROFESSIONAL PLAZA

LAS VEGAS, NV

Marcus & Millichap



appreciation
interiors

MH
Merritt Hill
apartments

Digestive Associates

5440

Marcus & Millichap



SAHARA VISTA PROFESSIONAL PLAZA

LAS VEGAS, NV

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appreciation
insurance & financial services, LLC

Digestive Associates



MICHAEL HUA
INJURY LAW

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Sahara Vista Professional Plaza

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Executive Summary

Marcus & Millichap

Sahara Vista Professional Plaza

OFFERING PRICE
\$5,500,000

PRICE PER SQUARE FOOT
\$142.62

PROPERTY DETAILS

Property Address	5440 WEST SAHARA AVENUE LAS VEGAS, NV 89146
Net Operating Income	\$315,648
Price Per Square Foot	\$142.62
Current Occupancy	89.5%
Average Rent (Gross Leases)	\$12.84/SF
Year Built	1998
Net Rentable Area	38,564 SF
Lot Size	1.88 Acres
Type of Ownership	Fee Simple
APN	163-01-810-009
Zoning	C-1





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5440

SAHARA VISTA

FIROOZ MASHHOOD M.D.
(702)477-7764

TAORMINA INSURANCE
702-222-0116



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BUY RIGHT MOTORS

WMS Insurance & Tax Svcs
702-240-4967
AUTO · HOME · BUSINESS · TAXES
Law Offices of Kevin P.
702-478-7555

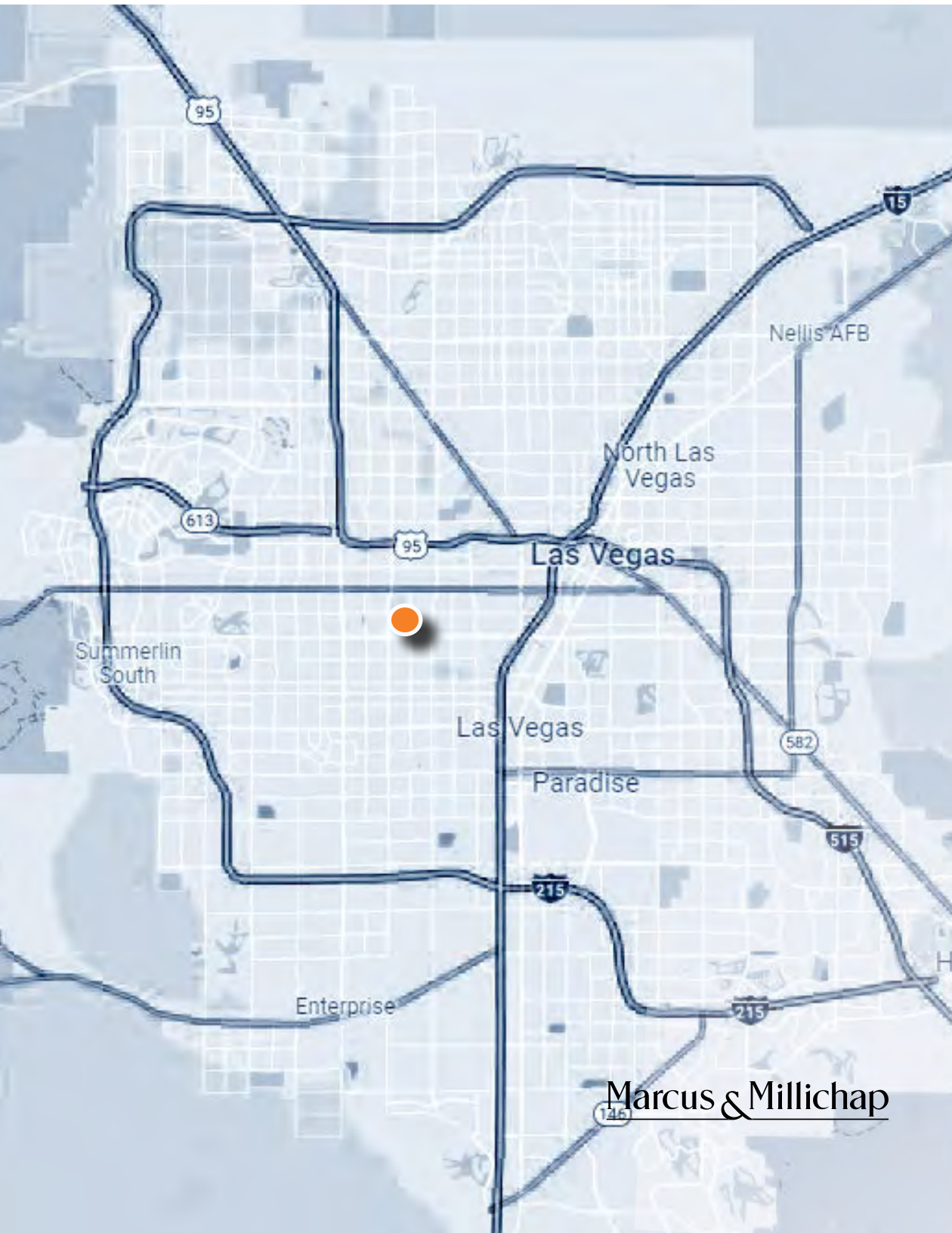
Sahara Vista Professional Plaza

INVESTMENT OVERVIEW

Marcus & Millichap is pleased to exclusively presents this exceptional opportunity to acquire Sahara Vista Professional Plaza, an 89.5% occupied office building, centrally located in Las Vegas, Nevada. Situated upon 1.88 acres of land and comprised of 38,564 square feet, the three-story office plaza features a variety of medical and professional tenants and has historically maintained high occupancy. Additional income streams such as building, monument signage and parking space rentals further enhance cash flow potential.

The Las Vegas Office-Using sector is positioned for an 11.7% increase in job growth and the Las Vegas market tops rental growth forecasts nationally in the retail sector and is projected to realize the highest percentage of rental increase gains in the nation. Combine this with the building's existing 10.5% vacancy as well as potential tenant roll-over, all of which lead to substantial appreciable growth in Net Operating Income upon lease-up and renewals, in addition to scheduled annual rent increases providing a meaningful inflation hedge.





INVESTMENT HIGHLIGHTS

- Excellent Visibility With 245 Feet of Frontage Along Heavily Trafficked West Sahara Avenue
- Poised to Benefit Significantly By Projected Top Rent Gains of Las Vegas Market
- Office-Using Market is Amongst Leading Sectors of Job Growth Gain in Las Vegas
- Priced Well-Below Replacement Cost at \$143 Per Square Foot
- Value-Add Potential With Existing 10.5% Vacancy and Below Market Rents Currently Averaging \$1.07 FSG

Exceptional professional and medical office building located central to the Las Vegas Valley with tremendous visibility along one of the highest travelled east-west corridors of West Sahara with 44,500 AADT traffic counts and 245 feet of frontage. Visibility is enhanced with a prominent 18+ foot tall monument sign directly adjacent to West Sahara Avenue.





PROPERTY PROFILE // *Sahara Vista Professional Plaza*

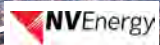
5440 West Sahara Avenue, Las Vegas, NV 89146

SITE DESCRIPTION	
Assessors Parcel Number	163-01-810-009
Number of Floors	Three
Number of Buildings	One
Lot Size	1.88 Acres
Year Built	1998
Parking Spaces	142 Total Spaces
Parking Ratio	3.68 : 1,000
Covered Parking	36 Spaces (25%)
Monument Signage	Yes
Construction	Wood & Steel
Exterior	Painted Stucco
Roof	Foam - Recently Installed
Elevators	Two
Zoning	Limited Commercial (C-1)
Cross Streets	Sahara/Lindell
Frontage	245 Feet- West Sahara Avenue

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Summerlin

Red Rock Canyon



West Sahara Avenue (44,500 AADT)

South Lindell Road



Downtown Las Vegas

Las Vegas Strip



South Decatur Boulevard

West Sahara Avenue (44,500 AADT)



PRESENTED BY

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