



WESTVIEW PLAZA

5661-5715 W SAHARA AVE, 89146

WESTVIEW PLAZA is a ±19,392 square foot neighborhood retail center located at the southwest corner of West Sahara Avenue and Westwind Road.

PRIME LOCATION

Central Location: Positioned just west of the Las Vegas valley's core, surrounded by robust demographics, dense residential neighborhoods, and schools.

High Traffic Area: Located on the south side of the bustling West Sahara Avenue, a major thoroughfare known for its significant vehicle traffic.

Exceptional Visibility: Benefiting from excellent exposure along the road, making it an ideal spot for various retail concepts.

Convenient Freeway Access: Only 3.5 miles from I-15 and 2.5 miles from US-95, ensuring easy access to and from surrounding areas.

FEATURES & BENEFITS

Diverse Tenant Mix: Become part of a vibrant community of businesses in the surrounding retail landscape.

Dynamic Retail Environment: Tenants can leverage the heavy traffic generated by numerous automotive dealerships in the area, showcasing brands ranging from Kia to Ferrari.

Strong Residential Base: The property is situated in a densely populated area, providing a steady stream of potential customers.

FOR LEASE

STARTING BASE RENT
\$1.30 / SF, NNN

CAMS
±0.40 SF

SPACE AVAILABLE
±1,080 - 2,160 SF

PROPERTY TYPE
RETAIL, 1-STORY

RETAIL CENTER SIZE
±19,392 SF

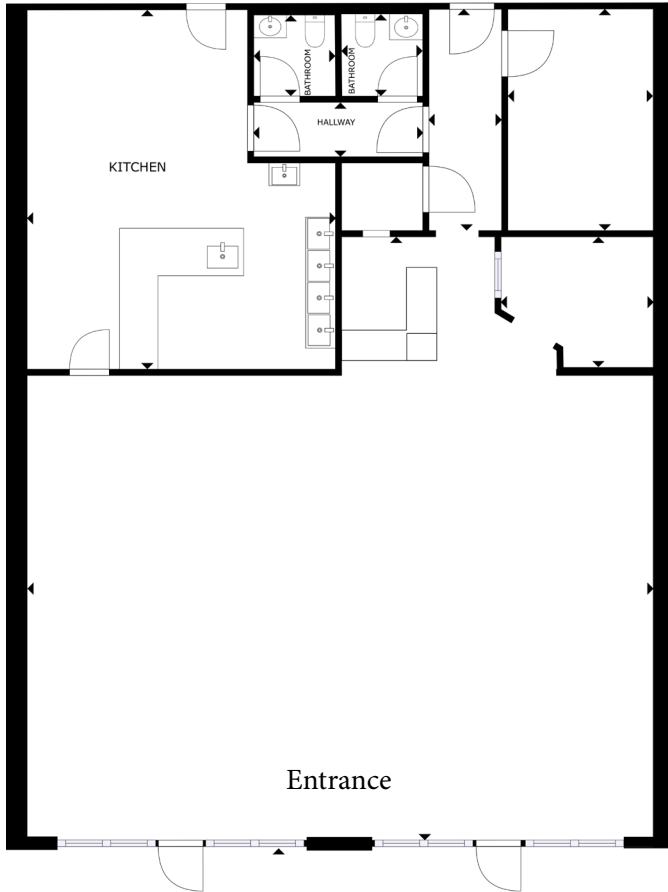
ZONING
C-2, LAS VEGAS

YEAR BUILT
1995

PARKING RATIO
5.2 : 1,000

AVAILABLE SPACE:

- Suites 103 & 104: A ± 2,160 sf former hookah lounge.
- Can be demised into two ±1,080 sf spaces



Virtual Tour



Listing Info



Hatrak Commercial Website



COLD PREP KITCHEN, CURRENTLY NO GREASE TRAP



2 RESTROOMS



SUITE	SIZE (± SF)	TENANT
5661_101/102	2,322	Dry Cleaners (full service)
5661_103	1,080	AVAILABLE
5661_104	1,080	AVAILABLE
5661_105	1,080	Foot Massage/Spa
5661_106-109	4,320	Quest Martial Arts
5665_101	1,188	Reese's Wigs
5665_102	1,188	Wild Nails
5665_103	1,188	Tattoo Shop
5665_104/105	2,376	Armenian Dance Academy
5675_PAD	5,000	Capo's Italian Cuisine
5715_101	1,000	Sindis Immigration Service
5715_102	1,058	Gun Store
5715_103	1,512	Las Vegas Finance (Loans)





For more information, contact:

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