

FOR LEASE CANYON GATE SHOPPING CENTER

RETAIL SPACES • 8555-8597 W SAHARA AVE, LAS VEGAS, NV - 89117

**\$2.10/SF NNN
STARTING RATE!**

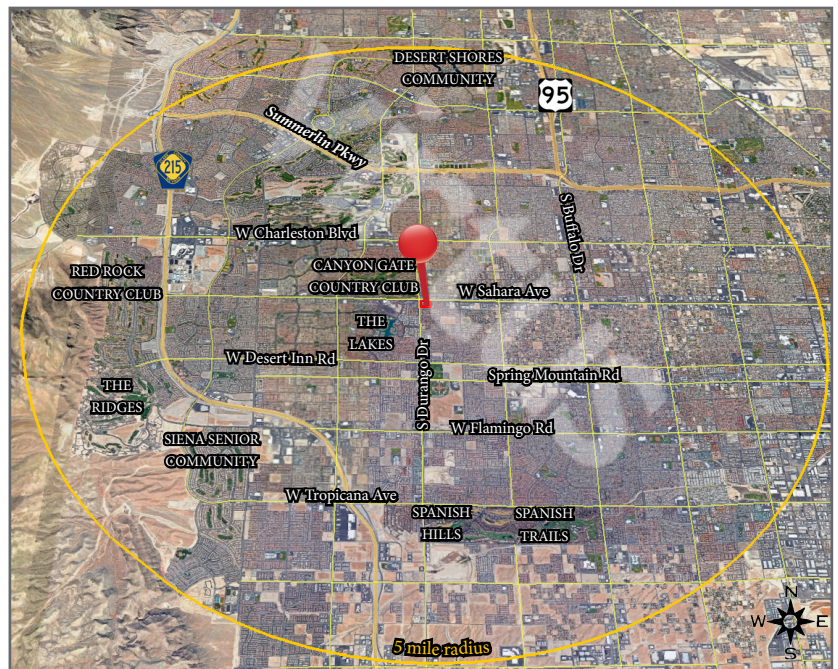


ZONED: C2 (LAS VEGAS) • APN: 163-09-101-(005 - 008) • CONSTRUCTION: 1996 • GLA: 74,069 SF • LOT: 8.27 AC • PARKING: 6.77 • CAM: \$0.40/SF

CANYON GATE SHOPPING CENTER is a 74,069± sf Smith's grocery anchored neighborhood center located at the Southeast corner of West Sahara Avenue and South Durango Drive. The property enjoys both tremendous visibility and heavy morning and evening car counts. Two second generation spaces are available at competitive lease rates. Join tenants: Smith's, Black Bear Diner, Rebel Gas, Metro PCS, and Paradise Nails.

Property Highlights:

- **FREE RENT INCENTIVES** for qualified applicants (*restrictions and conditions apply*)
- **Tenant improvement packages** are available for qualified applicants (*restrictions and conditions apply*)
- **Spaces ranging from 1,200± - 3,712± sf** are available for immediate move-in
- **Pylon Space** is available upon both North & West pylons
- **High volume Smith's grocery store**
- **Strong trade area mix** of National, Regional, and local tenants
- **Enormous parking lot** with terrific visibility from the street
- **Strong area demographics** with dense rooftop counts
- **Large vehicular counts** with more than 50,000 cars per day



Scan or click the QR Code to view the property website.

For more information or to schedule an appointment contact:

ROB HATRAK

C: 702.271.3520 E: rhatrak@virtusco.com

Social Media: [f](#) [t](#) [in](#) [v](#) [y](#)

virtus
commercial

1333 N Buffalo Dr, Ste 120 Las Vegas, NV 89128

702.787.0123

SITE PLAN CANYON GATE SHOPPING CENTER

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SUITE	SIZE (SF)	TENANT
8555	53,990	Smith's
8565_101	1,984	Paradise Nails
8565_102/103	3,712	AVAILABLE
8565_104-108	5,800	Black Bear Diner
8565_109	1,200	Metro PCS
8565_110	1,200	A-Z Smoke Shop
8565_111	1,200	AVAILABLE
8565_112	1,225	Loanex Payday Loans
8597_PAD	3,758	Rebel Oil Co.



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PHOTOS

CANYON GATE SHOPPING CENTER

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Black Bear Diner



Suite 102/103 (3,712 sf)



Suite 102/103 (3,712 sf)



Pylon



Suite 111 (1,200 sf)



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TRADE AREA MAP CANYON GATE SHOPPING CENTER

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Demographics 2017

	1 mile	3 mile	5 mile
Population Estimate	17,600	167,690	465,469
Households	7,446	66,993	182,807
Avg Household Income	\$77,017	\$74,249	\$72,327
Daytime Employees	12,774	72,823	185,723
Population Growth '17-'22	7.76%	8.23%	8.40%
Population Growth '10-'17	4.70%	7.58%	8.64%



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