

4075 | S Durango Dr #104-A  
Las Vegas, NV 89147

NWC Flamingo Rd & Durango Dr



## 2,000 SF AVAILABLE

- Albertsons anchored shopping center
- Last vacancy
- Multi-tenant retail location
- High visibility along Flamingo Ave
- Zoning: General Commercial (C-2)

	1 Mile	3 Mile	5 Mile
Population	24,027	156,238	352,106
Ave HH Income	\$66,346	\$71,086	\$67,981
Households	9,570	62,759	140,293
<b>Combined Traffic Counts - 53,000 VPD</b>			
Flamingo Rd - 26,000 VPD			
Durango Dr - 27,000 VPD			



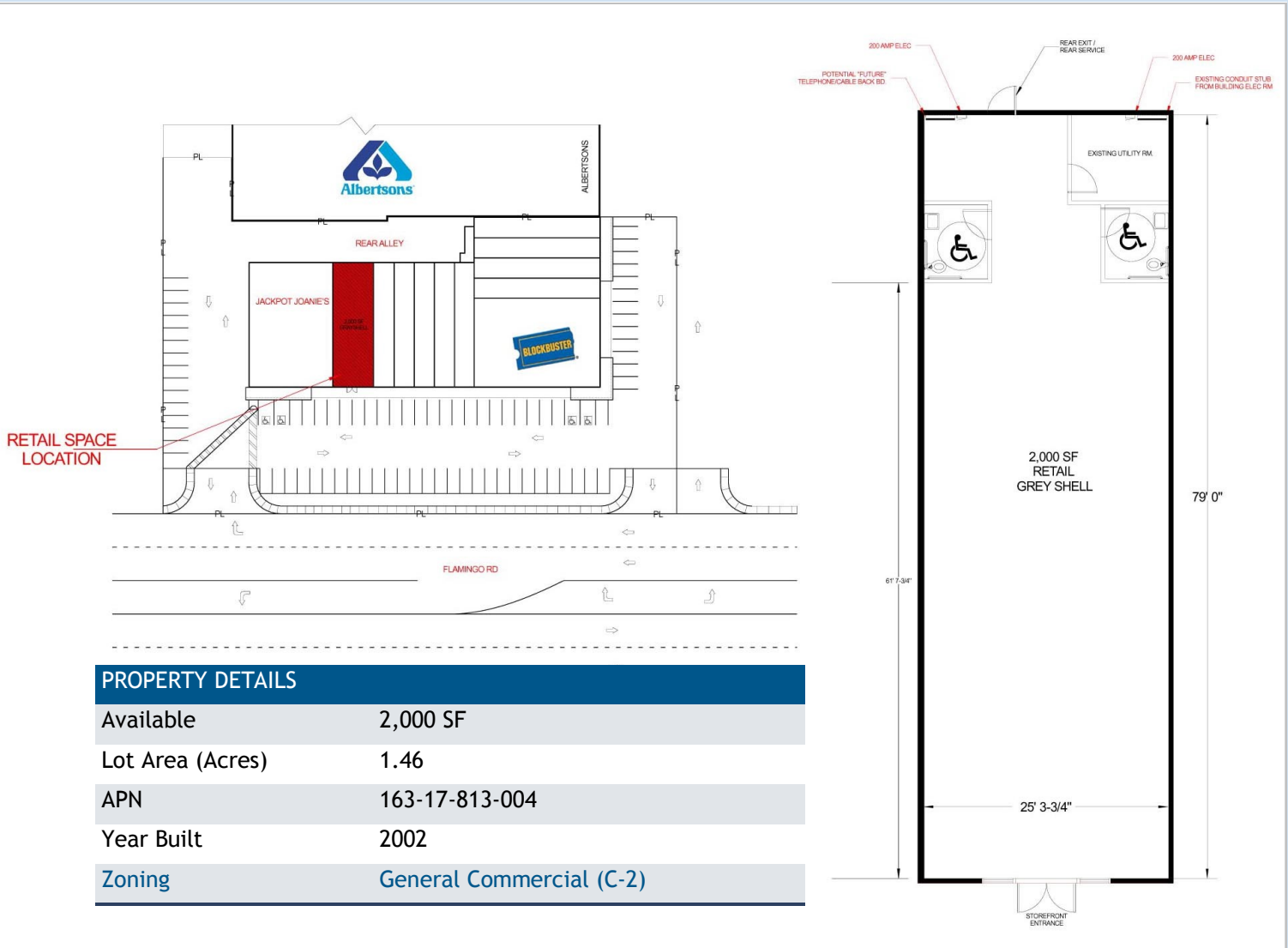
For more information, please contact:

**Dan Adamson**  
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Las Vegas, NV 89148  
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PROPERTY DETAILS	
Available	2,000 SF
Lot Area (Acres)	1.46
APN	163-17-813-004
Year Built	2002
Zoning	General Commercial (C-2)



Virtual Tour

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Site Aerial

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# Demographic and Income Profile

4075 S Durango Dr Las Vegas, NV 89147  
 Ring: 1 mile radius

Latitude: 36.114913  
 Longitude: -115.279194

<b>Summary</b>		<b>Census 2010</b>		<b>2013</b>		<b>2018</b>	
Population		23,023		24,027		25,659	
Households		9,205		9,570		10,186	
Families		5,652		5,874		6,243	
Average Household Size		2.50		2.51		2.52	
Owner Occupied Housing Units		4,855		4,741		5,111	
Renter Occupied Housing Units		4,350		4,829		5,075	
Median Age		39.3		40.1		40.5	
<b>Trends: 2013 - 2018 Annual</b>		<b>Area</b>		<b>State</b>		<b>National</b>	
Population		1.32%		1.07%		0.71%	
Households		1.26%		1.04%		0.74%	
Families		1.23%		0.98%		0.63%	
Owner HHs		1.51%		1.15%		0.94%	
Median Household Income		3.06%		2.85%		3.03%	
<b>Households by Income</b>				<b>2013</b>		<b>2018</b>	
		Number		Percent		Number	Percent
<\$15,000		903		9.4%		879	8.6%
\$15,000 - \$24,999		1,019		10.6%		772	7.6%
\$25,000 - \$34,999		1,086		11.3%		924	9.1%
\$35,000 - \$49,999		1,317		13.8%		1,267	12.4%
\$50,000 - \$74,999		2,163		22.6%		2,106	20.7%
\$75,000 - \$99,999		1,341		14.0%		1,867	18.3%
\$100,000 - \$149,999		1,199		12.5%		1,631	16.0%
\$150,000 - \$199,999		305		3.2%		455	4.5%
\$200,000+		236		2.5%		285	2.8%
Median Household Income		\$53,621				\$62,351	
Average Household Income		\$66,346				\$75,976	
Per Capita Income		\$26,561				\$30,305	
<b>Population by Age</b>		<b>Census 2010</b>		<b>2013</b>		<b>2018</b>	
		Number	Percent	Number	Percent	Number	Percent
0 - 4		1,152	5.0%	1,185	4.9%	1,281	5.0%
5 - 9		1,217	5.3%	1,178	4.9%	1,206	4.7%
10 - 14		1,349	5.9%	1,314	5.5%	1,276	5.0%
15 - 19		1,483	6.4%	1,404	5.8%	1,320	5.1%
20 - 24		1,590	6.9%	1,763	7.3%	1,646	6.4%
25 - 34		3,296	14.3%	3,571	14.9%	4,213	16.4%
35 - 44		3,394	14.7%	3,300	13.7%	3,297	12.8%
45 - 54		3,594	15.6%	3,630	15.1%	3,522	13.7%
55 - 64		2,855	12.4%	3,141	13.1%	3,545	13.8%
65 - 74		1,691	7.3%	2,012	8.4%	2,539	9.9%
75 - 84		997	4.3%	1,057	4.4%	1,262	4.9%
85+		404	1.8%	471	2.0%	552	2.2%
<b>Race and Ethnicity</b>		<b>Census 2010</b>		<b>2013</b>		<b>2018</b>	
		Number	Percent	Number	Percent	Number	Percent
White Alone		13,045	56.7%	13,289	55.3%	13,410	52.3%
Black Alone		2,393	10.4%	2,506	10.4%	2,702	10.5%
American Indian Alone		83	0.4%	91	0.4%	105	0.4%
Asian Alone		4,792	20.8%	5,103	21.2%	5,792	22.6%
Pacific Islander Alone		215	0.9%	219	0.9%	237	0.9%
Some Other Race Alone		1,459	6.3%	1,683	7.0%	2,111	8.2%
Two or More Races		1,036	4.5%	1,134	4.7%	1,302	5.1%
Hispanic Origin (Any Race)		3,826	16.6%	4,373	18.2%	5,323	20.7%

**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.

# Demographic and Income Profile

4075 S Durango Dr Las Vegas, NV 89147  
 Ring: 3 mile radius

Latitude: 36.114913  
 Longitude: -115.279194

<b>Summary</b>	<b>Census 2010</b>		<b>2013</b>		<b>2018</b>		
Population	152,002		156,238		164,393		
Households	61,221		62,759		65,891		
Families	38,077		38,919		40,716		
Average Household Size	2.48		2.48		2.49		
Owner Occupied Housing Units	34,845		33,640		35,580		
Renter Occupied Housing Units	26,376		29,119		30,311		
Median Age	39.8		40.6		41.2		
<b>Trends: 2013 - 2018 Annual</b>	<b>Area</b>		<b>State</b>		<b>National</b>		
Population	1.02%		1.07%		0.71%		
Households	0.98%		1.04%		0.74%		
Families	0.91%		0.98%		0.63%		
Owner HHs	1.13%		1.15%		0.94%		
Median Household Income	3.75%		2.85%		3.03%		
<b>Households by Income</b>				<b>2013</b>		<b>2018</b>	
		Number	Percent	Number	Percent		
<\$15,000		6,576	10.5%	6,143	9.3%		
\$15,000 - \$24,999		5,571	8.9%	4,094	6.2%		
\$25,000 - \$34,999		7,290	11.6%	5,963	9.0%		
\$35,000 - \$49,999		8,323	13.3%	7,754	11.8%		
\$50,000 - \$74,999		12,731	20.3%	12,288	18.6%		
\$75,000 - \$99,999		8,871	14.1%	12,212	18.5%		
\$100,000 - \$149,999		8,559	13.6%	11,124	16.9%		
\$150,000 - \$199,999		2,291	3.7%	3,286	5.0%		
\$200,000+		2,547	4.1%	3,026	4.6%		
Median Household Income		\$55,142		\$66,300			
Average Household Income		\$71,086		\$82,173			
Per Capita Income		\$28,624		\$33,003			
<b>Population by Age</b>	<b>Census 2010</b>		<b>2013</b>		<b>2018</b>		
	Number	Percent	Number	Percent	Number	Percent	
0 - 4	7,965	5.2%	7,998	5.1%	8,536	5.2%	
5 - 9	8,202	5.4%	7,992	5.1%	8,115	4.9%	
10 - 14	8,868	5.8%	8,505	5.4%	8,323	5.1%	
15 - 19	9,023	5.9%	8,701	5.6%	8,275	5.0%	
20 - 24	9,599	6.3%	10,288	6.6%	9,814	6.0%	
25 - 34	21,801	14.3%	22,786	14.6%	25,371	15.4%	
35 - 44	22,174	14.6%	21,553	13.8%	21,538	13.1%	
45 - 54	22,994	15.1%	22,818	14.6%	22,013	13.4%	
55 - 64	20,216	13.3%	21,333	13.7%	22,840	13.9%	
65 - 74	12,709	8.4%	14,792	9.5%	17,896	10.9%	
75 - 84	6,374	4.2%	7,040	4.5%	8,723	5.3%	
85+	2,077	1.4%	2,433	1.6%	2,949	1.8%	
<b>Race and Ethnicity</b>	<b>Census 2010</b>		<b>2013</b>		<b>2018</b>		
	Number	Percent	Number	Percent	Number	Percent	
White Alone	96,691	63.6%	97,322	62.3%	97,616	59.4%	
Black Alone	12,488	8.2%	12,923	8.3%	13,810	8.4%	
American Indian Alone	818	0.5%	872	0.6%	967	0.6%	
Asian Alone	23,615	15.5%	24,781	15.9%	27,878	17.0%	
Pacific Islander Alone	1,077	0.7%	1,096	0.7%	1,184	0.7%	
Some Other Race Alone	10,173	6.7%	11,475	7.3%	14,071	8.6%	
Two or More Races	7,140	4.7%	7,769	5.0%	8,868	5.4%	
Hispanic Origin (Any Race)	26,862	17.7%	30,112	19.3%	36,011	21.9%	

**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.

# Demographic and Income Profile

4075 S Durango Dr Las Vegas, NV 89147  
 Ring: 5 mile radius

Latitude: 36.114913  
 Longitude: -115.279194

Summary	Census 2010	2013	2018
Population	342,313	352,106	370,848
Households	136,990	140,293	147,251
Families	82,928	84,723	88,668
Average Household Size	2.49	2.50	2.51
Owner Occupied Housing Units	70,250	67,847	72,015
Renter Occupied Housing Units	66,740	72,445	75,236
Median Age	37.3	38.0	38.6
Trends: 2013 - 2018 Annual	Area	State	National
Population	1.04%	1.07%	0.71%
Households	0.97%	1.04%	0.74%
Families	0.91%	0.98%	0.63%
Owner HHs	1.20%	1.15%	0.94%
Median Household Income	3.14%	2.85%	3.03%

Households by Income	2013		2018	
	Number	Percent	Number	Percent
<\$15,000	15,293	10.9%	14,643	9.9%
\$15,000 - \$24,999	13,889	9.9%	10,526	7.1%
\$25,000 - \$34,999	17,004	12.1%	14,220	9.7%
\$35,000 - \$49,999	21,559	15.4%	20,493	13.9%
\$50,000 - \$74,999	28,085	20.0%	27,619	18.8%
\$75,000 - \$99,999	17,441	12.4%	24,237	16.5%
\$100,000 - \$149,999	16,293	11.6%	21,264	14.4%
\$150,000 - \$199,999	5,172	3.7%	7,463	5.1%
\$200,000+	5,557	4.0%	6,785	4.6%
Median Household Income	\$51,414		\$60,018	
Average Household Income	\$67,981		\$78,894	
Per Capita Income	\$27,143		\$31,368	

Population by Age	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	21,041	6.1%	21,049	6.0%	22,421	6.0%
5 - 9	20,127	5.9%	20,214	5.7%	20,780	5.6%
10 - 14	20,265	5.9%	20,127	5.7%	20,583	5.6%
15 - 19	20,284	5.9%	19,995	5.7%	19,780	5.3%
20 - 24	22,817	6.7%	24,304	6.9%	23,320	6.3%
25 - 34	54,399	15.9%	55,120	15.7%	58,862	15.9%
35 - 44	51,657	15.1%	50,923	14.5%	51,871	14.0%
45 - 54	49,289	14.4%	49,651	14.1%	48,990	13.2%
55 - 64	41,084	12.0%	43,569	12.4%	46,769	12.6%
65 - 74	25,009	7.3%	28,901	8.2%	34,999	9.4%
75 - 84	12,343	3.6%	13,620	3.9%	16,872	4.5%
85+	3,998	1.2%	4,631	1.3%	5,600	1.5%

Race and Ethnicity	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
White Alone	208,757	61.0%	210,573	59.8%	211,658	57.1%
Black Alone	30,945	9.0%	31,631	9.0%	33,311	9.0%
American Indian Alone	2,139	0.6%	2,281	0.6%	2,518	0.7%
Asian Alone	47,196	13.8%	49,444	14.0%	55,542	15.0%
Pacific Islander Alone	2,502	0.7%	2,541	0.7%	2,728	0.7%
Some Other Race Alone	33,898	9.9%	37,367	10.6%	44,377	12.0%
Two or More Races	16,877	4.9%	18,269	5.2%	20,715	5.6%
Hispanic Origin (Any Race)	79,878	23.3%	87,842	24.9%	102,459	27.6%

**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.