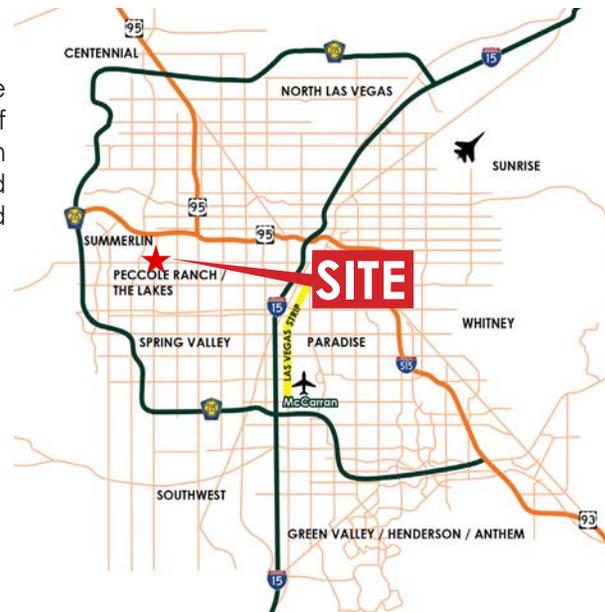




## PROPERTY HIGHLIGHTS

Angel Park is a clean and elegant single story garden style office complex conveniently located on Durango Drive just north of the Charleston Boulevard intersection. This center features both storefront spaces visible from the street, as well as more secluded offices accessible from the courtyard. The buildings are separated by an elegant courtyard with plenty of break areas and shade.

- Durango Drive Frontage
- Ample Parking
- Shaded Courtyard with Break Areas
- Monument Signage
- Easy Access
- Excellent Freeway Access



## DEMOGRAPHICS

	2020	1 MILE	3 MILE	5 MILE
<b>POPULATION</b>				
Estimated Population		18,038	170,722	474,616
Estimated Households		7,457	67,886	183,201
<b>INCOME</b>				
Est. Median HH Income	\$56,268	\$59,605	\$57,787	
Est. Average HH Income	\$80,330	\$88,115	\$85,962	

Source: STDB

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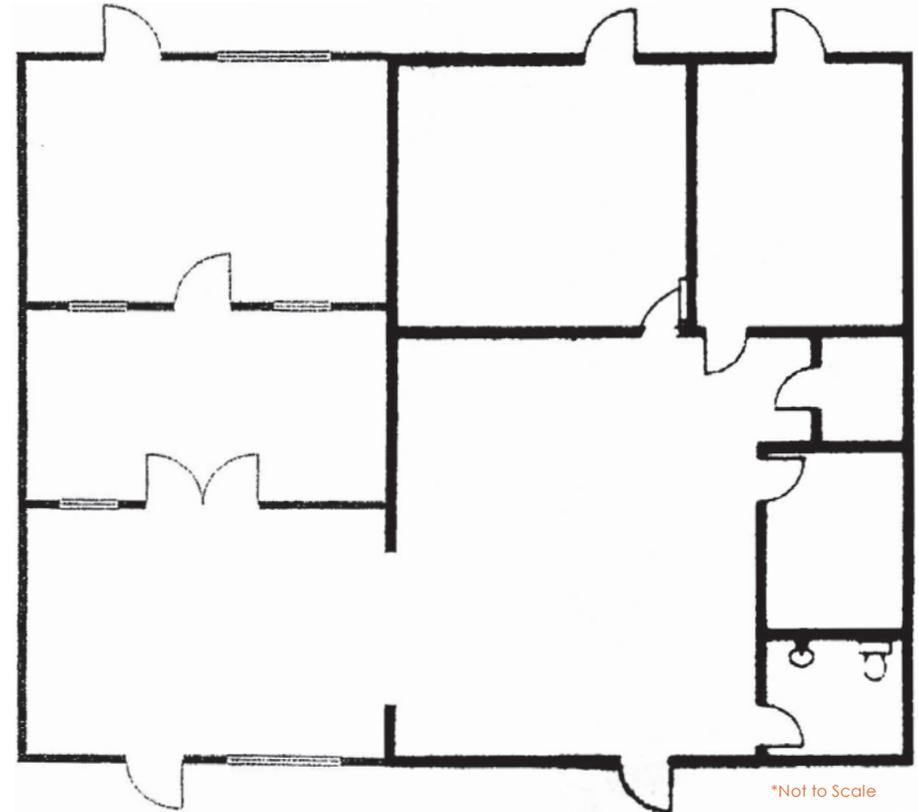
Exclusively listed by Sun Commercial Real Estate, Inc.

# 830 S. Durango Drive | Suite 102-103

±2,000 Rentable Square Feet



This suite features five entrances, four large offices, one small office, a large reception, a large open work room, a break room, a storage room and one restroom. Three of the large offices have private entrances. Lots of glass and open space. Retail exposure to Durango Drive.



ANGEL PARK  
810-850 S. DURANGO DRIVE,  
LAS VEGAS, NEVADA 89145

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