

FOR LEASE

4255 S. Durango Drive
Las Vegas, NV 89147



OFFERING SUMMARY

Available SQ FT (approx):	2,144
Initial Lease Rate:	\$2.50 SF/M (NNN)
CAM Charges:	\$0.81/SF/M
Building Size:	4,144
Zoning:	C-1

PROPERTY OVERVIEW

Omniterra Solutions is proud to present 4255 S Durango Drive, a newly renovated commercial space in a prime Las Vegas location, offering modern finishes and a clean, move-in-ready environment suitable for a variety of uses. The property provides strong visibility, convenient access to major roadways, and proximity to surrounding retail and dining, along with ample parking—making it an ideal choice for businesses seeking a high-quality space in a well-trafficked area.

PROPERTY HIGHLIGHTS

- Newly Renovated
- Frontage on Major Street
- Close proximity to freeway
- +/- 35,000+ Average Daily Traffic Count



TOMER ITZHAKI

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tomer@otsrealty.com

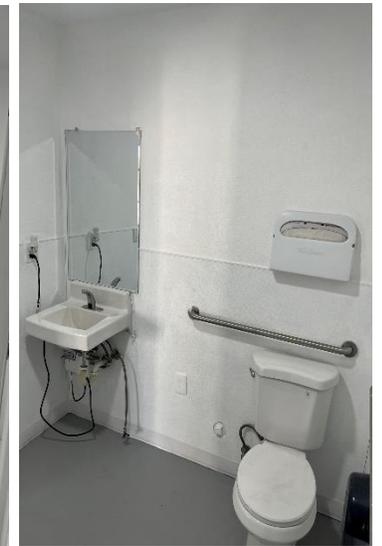
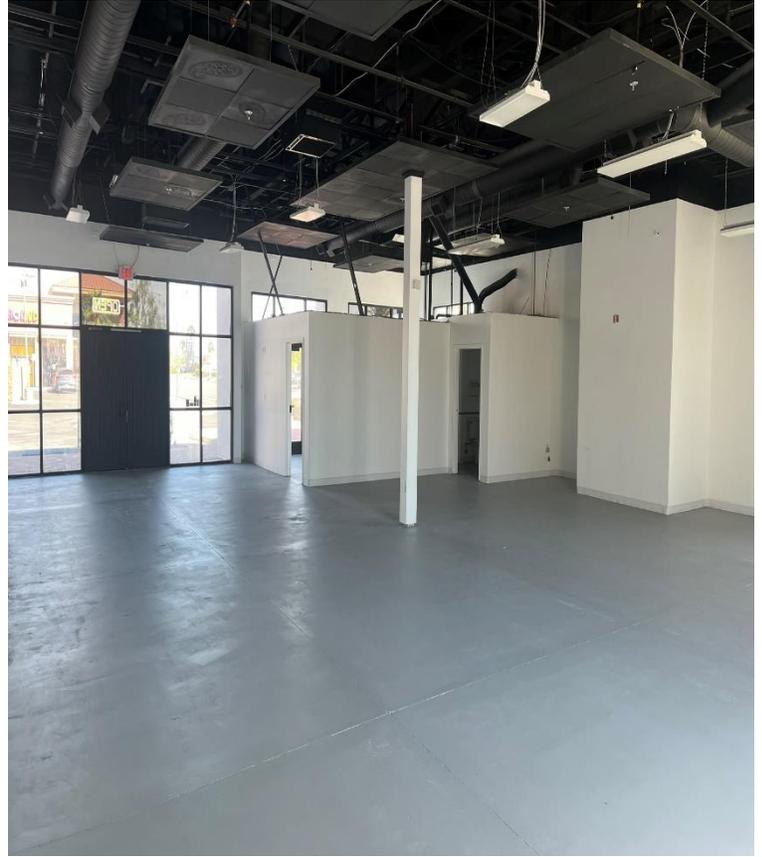
5875 S. Rainbow Blvd Suite #204 | Las Vegas, NV 89118

Tel: 702.220.7587 | Fax: 702.643.6292

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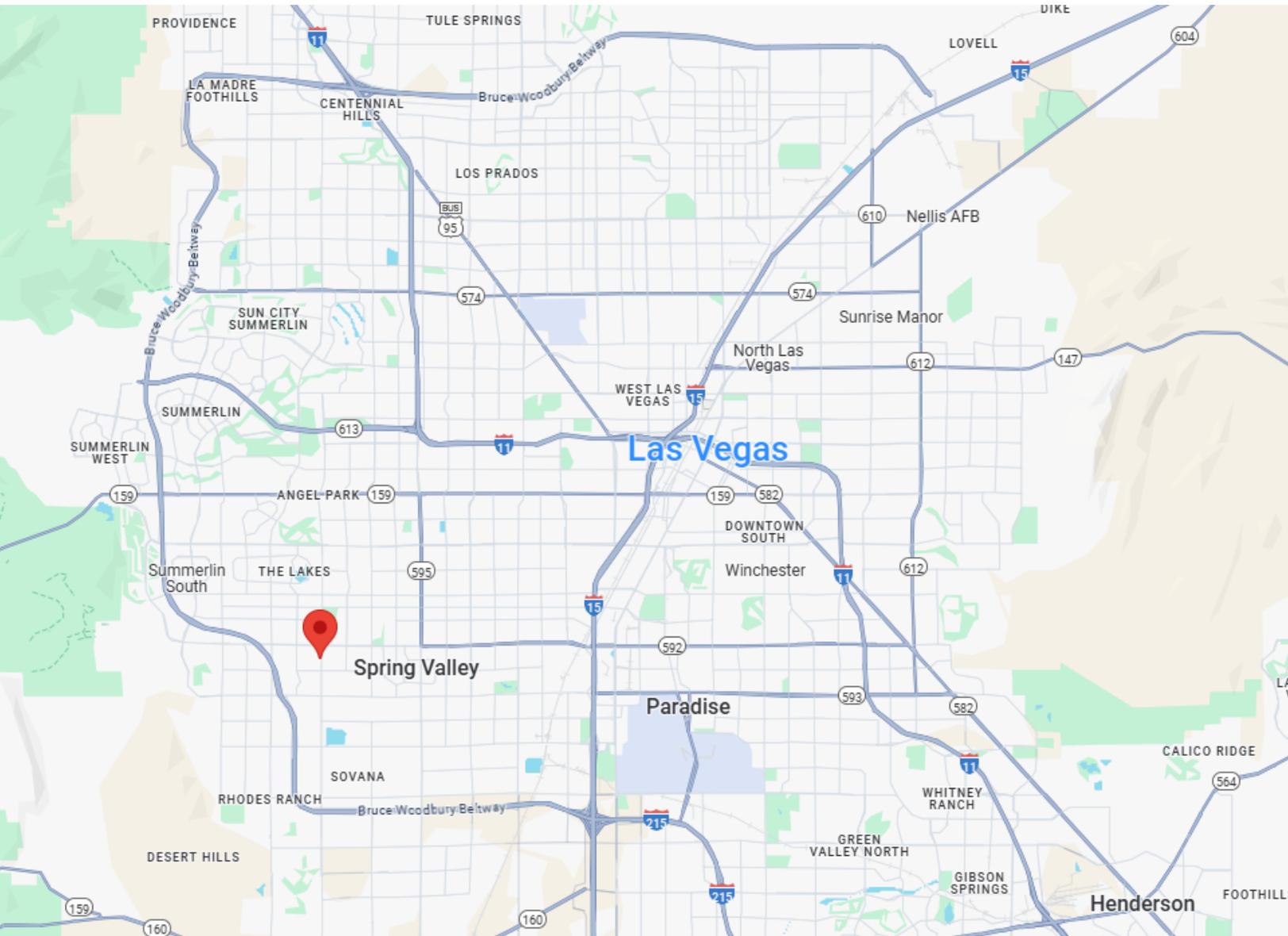
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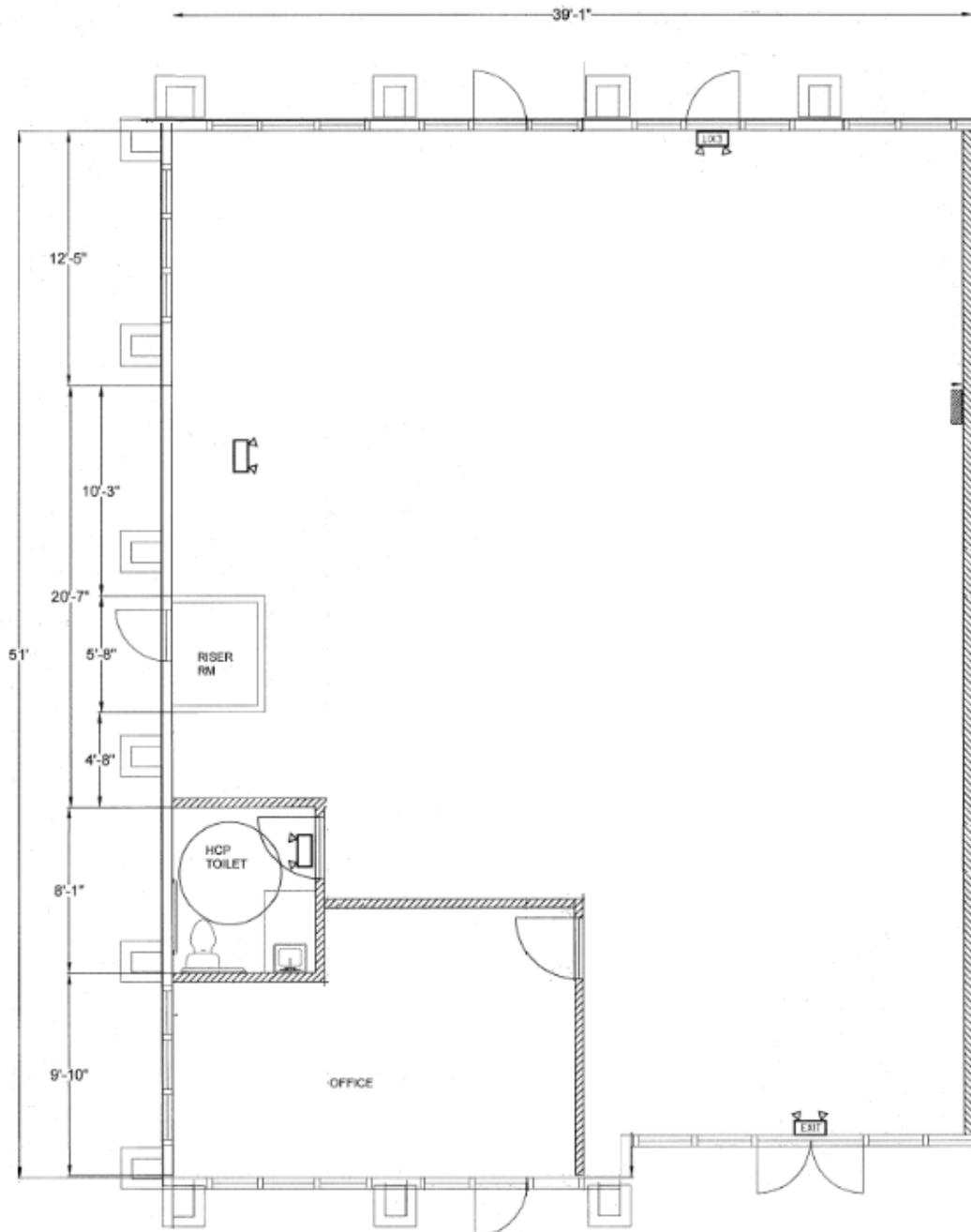
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FLOORPLAN



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DEMOGRAPHICS

Households	1 mile	3 miles	5 miles
2020 Households	9,099	69,082	153,814
2024 Households	9,723	72,768	164,432
2029 Household Projection	10,248	76,474	173,302
Annual Growth 2020-2024	1.8%	1.5%	1.8%
Annual Growth 2024-2029	1.1%	1.0%	1.1%
Owner Occupied Households	5,196	39,280	82,241
Renter Occupied Households	5,052	37,195	91,061
Avg Household Size	2.5	2.4	2.4
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending	\$299.9M	\$2.3B	\$5B

Income	1 mile	3 miles	5 miles
Avg Household Income	\$101,764	\$105,018	\$99,413
Median Household Income	\$78,112	\$80,797	\$74,262
< \$25,000	1,194	9,534	23,960
\$25,000 - 50,000	1,648	11,376	29,162
\$50,000 - 75,000	1,843	13,114	29,999
\$75,000 - 100,000	1,414	10,178	22,137
\$100,000 - 125,000	1,190	8,351	17,802
\$125,000 - 150,000	742	5,389	10,916
\$150,000 - 200,000	662	6,681	13,475
\$200,000+	1,029	8,145	16,981

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