

Strategically Located | Owner-User | For Sale

DURANGO TRAILS

OFFICE PARK

 MDL Group

5125 S. Durango Drive | Las Vegas, Nevada 89113

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DURANGO TRAILS OFFICE PARK
5125 S. Durango Drive, Las Vegas NV 89113



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DURANGO TRAILS

— OFFICE PARK —

03




Executive Summary

- + Property Highlights & Overview
- + Investment Highlights

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Executive Summary

DURANGO TRAILS OFFICE PARK
5125 S. Durango Drive, Las Vegas NV 89113




Listing Snapshot

 **\$1,920,000**
Sale Price

 **\$475**
Price per Square Foot

 **±4,045 SF**
Available Space

 **Southwest**
Submarket

Property Highlights

- ±4,045 SF of owner-user office space
- Located within the Durango Trails Office Park
- Zoned for Commercial Professional (C-P)
- In the heart of the Southwest submarket

Property Overview

MDL Group is pleased to present 5125 S Durango Dr (the "Property"), an office building located in Durango Trails office park. This is a prime owner-user opportunity, offering 4,045 SF of a functional, turnkey office layout ideal for a variety of professional office users. Situated within the well-maintained Durango Trails Professional Complex, the property is part of an established office environment featuring multiple single-story buildings and ample on-site parking for both tenants and visitors.

Key Demographics (within a 3-mile radius)

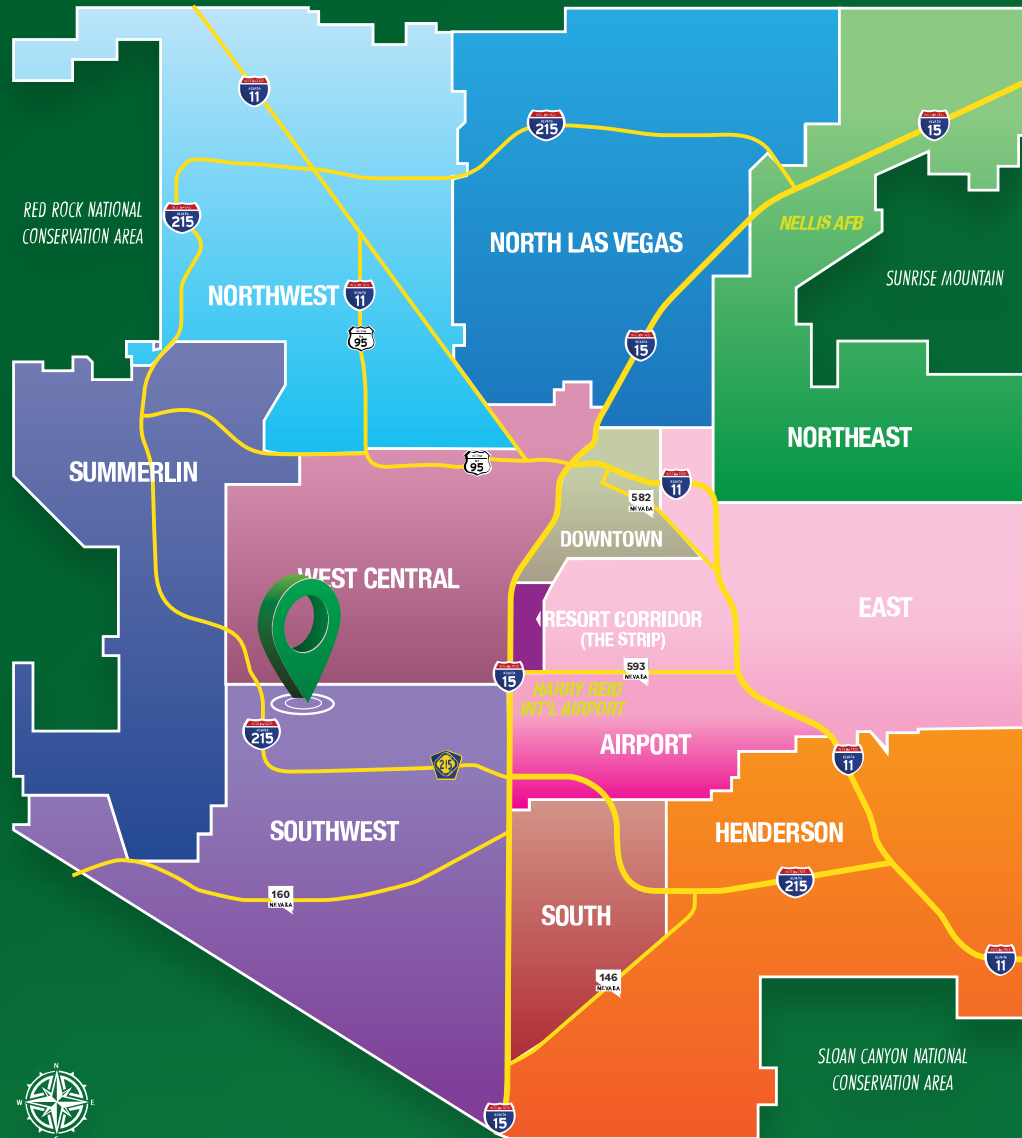
 **±178,676**
Population Size

 **\$112,531**
Ave. Household Income

APN 163-29-616-007, 163-29-616-008
Zoning Commercial Professional (C-P)
Cross Streets Reno Avenue & Durango Drive
Year Built 2005
Lot Size ±0.09 AC


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Well-Maintained Business Park

The Durango Trails Professional Complex is a well-maintained office development located at the northwest corner of Durango Drive and Hacienda Avenue. The complex features 20 single-story buildings and offers ample covered and standard surface on-site parking for tenants and visitors.



Southwest Boom

The Southwest is Las Vegas’s fastest developing submarket, a hotspot of growth as seen in the aerial infrastructure. Flanked by Summerlin and West Central, this area is heavily influenced by these affluent neighbors, driving high-end residential and commercial expansion in the valley.



The Ideal Location

Immediately adjacent to the Spanish Trail, this property is ideally located near key area amenities, including IKEA, the I-215, and the new Durango Resort Hotel & Casino, which opened in 2024. Situated in the rapidly growing southwest valley of Las Vegas, this location offers strong demographic trends and excellent accessibility for businesses looking to serve the local community.



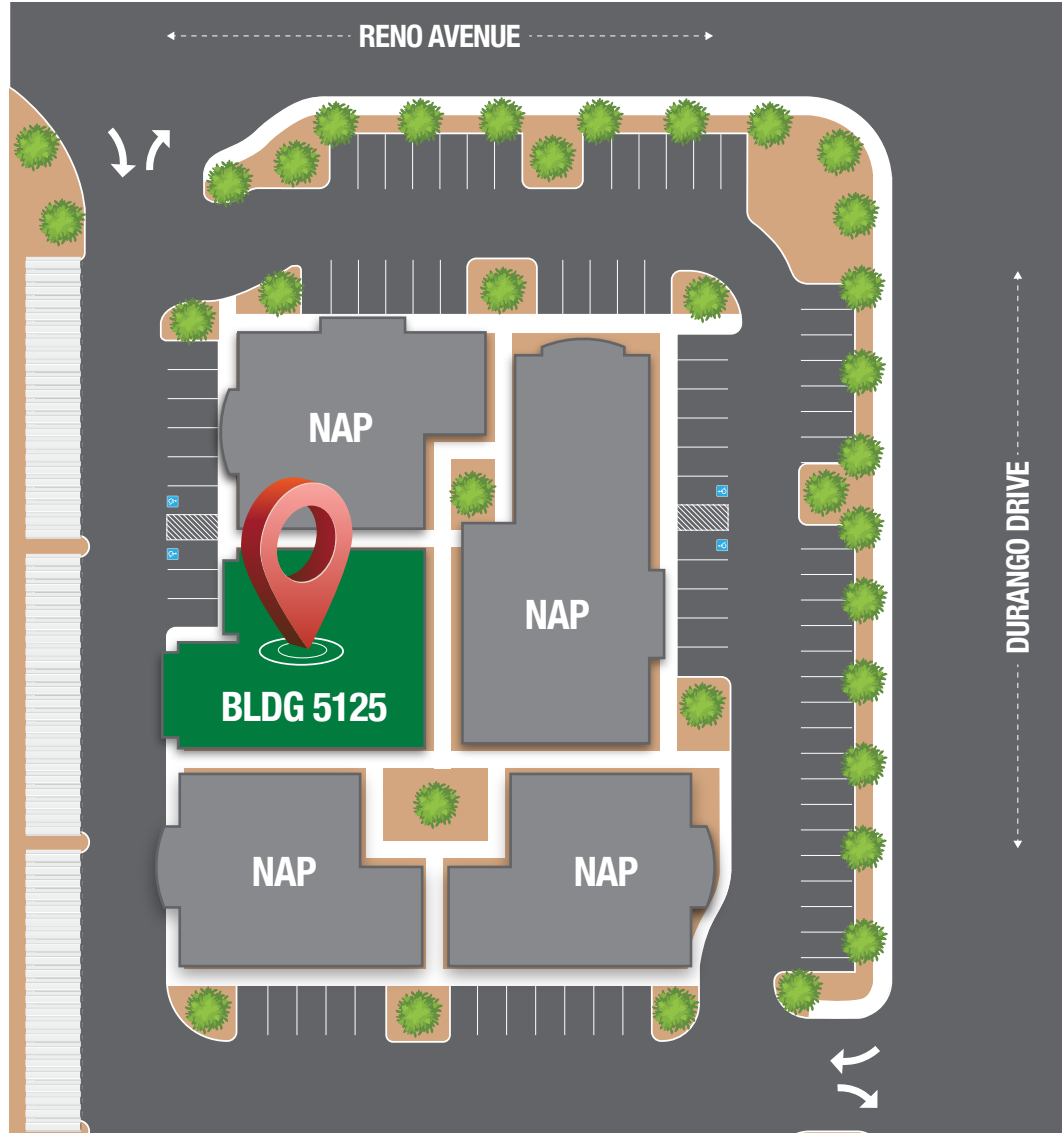
DURANGO TRAILS

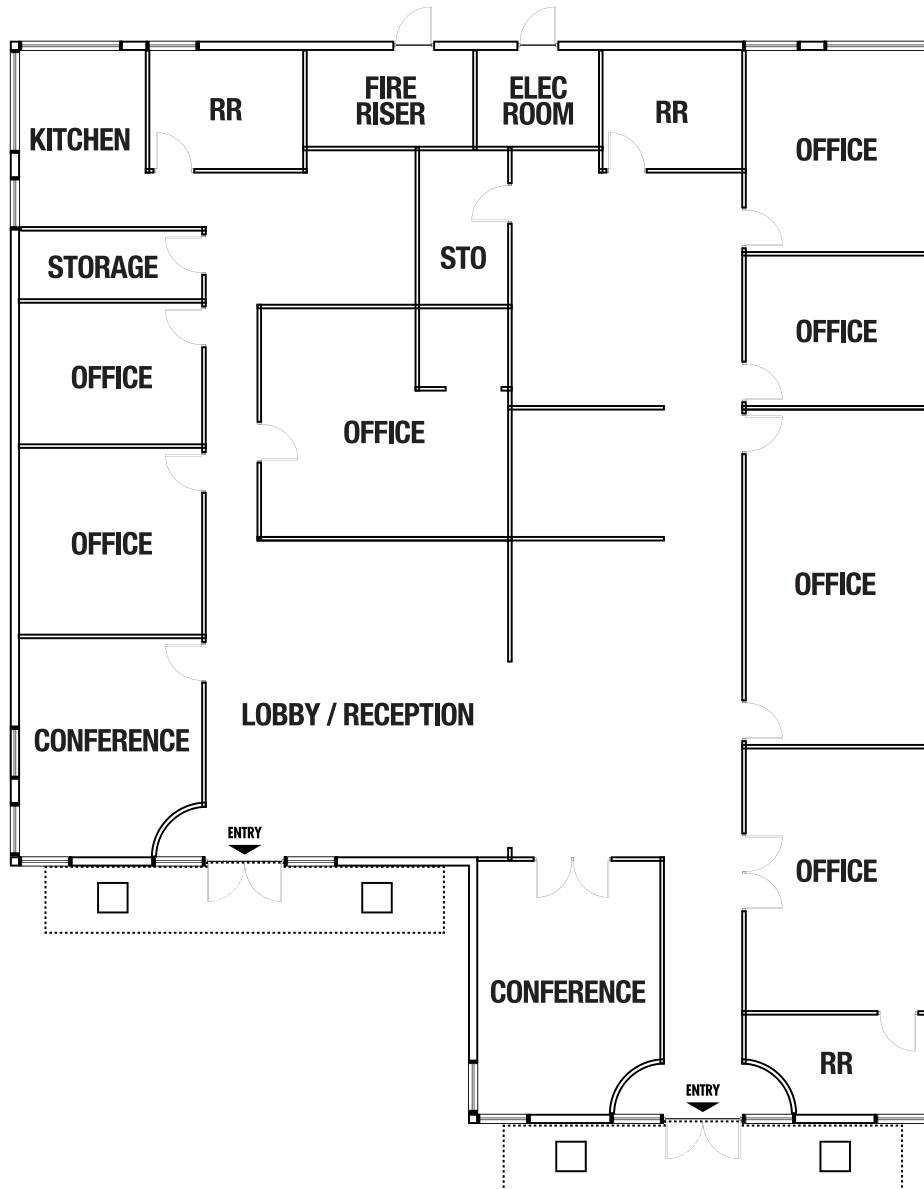
OFFICE PARK

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Maps & Photos

- + Site Plan
- + Floor Plan
- + Property Photos
- + Demographic Profile
- + Area Map
- + Aerial Drone Map





Listing Snapshot



\$1,920,000
Sale Price



\$475 PSF
Price per Square Foot



±4,045
Total SF

Office Space Details

Occupancy	Vacant
Private Offices	7
Conf. Rooms	2
Restrooms	4
Storage	2
Kitchen / Break Room	1
Reception / Lobby	1

Drawings & plans are not to scale. Any measurements are approximate and are for illustrative purposes only. There is no guarantee, warranty or representation as to the accuracy or completeness of any plans or designs.



Fast Facts



409,837
Daytime Population



153,349
Households



72.6%
Employees Drive to Work



59.6%
White Collar Employees



1.0%
2025-2030 Growth Rate

5-Mile Radius

Population	1 mile	3 miles	5 miles
2010 Population	10,160	138,210	301,637
2020 Population	14,996	167,817	360,625
2025 Population	16,217	178,676	380,439
2030 Population	17,005	188,411	399,297
2010-2020 Annual Rate	3.97%	1.96%	1.80%
2020-2025 Annual Rate	1.50%	1.20%	1.02%
2025-2030 Annual Rate	0.95%	1.07%	0.97%
2025 Median Age	40.6	40.0	40.2

Households	1 mile	3 miles	5 miles
2010 Households	4,276	54,930	121,494
2020 Households	6,220	66,961	144,001
2025 Households	6,727	72,026	153,349
2030 Households	7,100	76,700	162,076
2010-2020 Annual Rate	3.82%	2.00%	1.71%
2020-2025 Annual Rate	1.50%	1.40%	1.21%
2025-2030 Annual Rate	1.09%	1.27%	1.11%

Average Household Income	1 mile	3 miles	5 miles
2025 Average Household Income	\$125,479	\$112,531	\$116,115
2030 Average Household Income	\$139,695	\$125,696	\$130,339

Housing	1 mile	3 miles	5 miles
2010 Total Housing Units	5,026	62,775	141,082
2020 Total Housing Units	6,754	71,680	154,966
2025 Total Housing Units	7,199	76,570	163,895
2025 Owner Occupied Housing Units	54.2%	53.3%	52.8%
2025 Renter Occupied Housing Units	45.8%	46.7%	47.2%
2025 Vacant Housing Units	6.6%	5.9%	6.4%
2030 Total Housing Units	7,523	80,831	172,538
2030 Owner Occupied Housing Units	3,867	40,819	86,573
2030 Renter Occupied Housing Units	3,233	35,881	75,503
2030 Vacant Housing Units	423	4,131	10,462

Source: ESRI

● Retail Center ● Casino ● Hospital ● Golf & Recreation



Sale Highlights

\$1,920,000

Sale Price

±4,045 SF

Available Square Footage

\$474.66

Price per Square Foot

Southwest

Submarket

TROPICANA AVE

DURANGO DR



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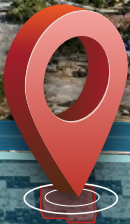
Maps & Photos: Aerial Drone Map

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HACIENDA AVE

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Market Overview

Clark County Nevada

Synopsis

As of the 2020 census, the population was 2,265,461, with an estimated population of 2,506,458 in 2025. Most of the county population resides in the Las Vegas Census County Divisions across ±435 square miles. It is by far the most populous county in Nevada, and the 11th most populous county in the United States. It covers 7% of the state's land area but holds 73% of the state's population, making Nevada one of the most centralized states in the United States.

With jurisdiction over the world-famous Las Vegas Strip and covering an area the size of New Jersey, Clark County is the nation's 14th-largest county. The County is a mix of urban and rural locales that offers the convenience of city living with access to some of the nation's best outdoor recreational areas just a short drive away.

Clark County employs more than 10,000 people over 38 departments. The County has an annual budget of \$11.4 billion, which surpasses that of the state government.

Quick Facts



±7,892

Land Area
(Square Miles)



2,265,461

Population
(County Data per Census)



298

Pop. Density
(Per Square Mile)

Sources: clarkcountynv.gov, data.census.gov, lvgea.org, wikipedia.com

Market Overview

Southwest

Quick Facts

 **216,636**

Est. Population
(as of 2025)

 **4,450**

Pop. Density
(per square mile)




Synopsis

The Southwest Las Vegas submarket is one of the valley's most dynamic and high-performing commercial hubs, characterized by rapid, high-quality development and excellent infrastructure. Anchoring prestigious residential areas like Rhodes Ranch and Mountain's Edge, the submarket is strategically positioned with seamless ease of access via the I-215 Beltway, offering fast connectivity to the Strip and Harry Reid International Airport. This commercial corridor is defined by massive corporate and mixed-use assets, including Switch's world-class data center campus, the headquarters and Performance Institute for the UFC, the vibrant UnCommons mixed-use campus, and the new Durango Resort & Casino. This convergence of high-value businesses and desirable living drives consistent, robust retail and office absorption, solidifying the Southwest's status as a premier location for investment and expansion.



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Nevada Tax Advantages

NEVADA

has always been a popular choice for businesses due to various factors such as low-cost startup, regulatory benefits, and competitive utility rates.

The Tax Climate Index rankings: California ranks 48th, Arizona 14th, Idaho 9th, Oregon 35th, and Utah 15th.

Here are the main tax advantages of this state:

- No income tax
- No tax on pensions
- No tax on social security
- No tax on estate or inheritance
- Low property taxes
- No gross receipts tax
- No franchise tax
- No inventory tax
- No tax on issuance of corporate shares
- No tax on sale or transfer of shares

Nevada Tax System:

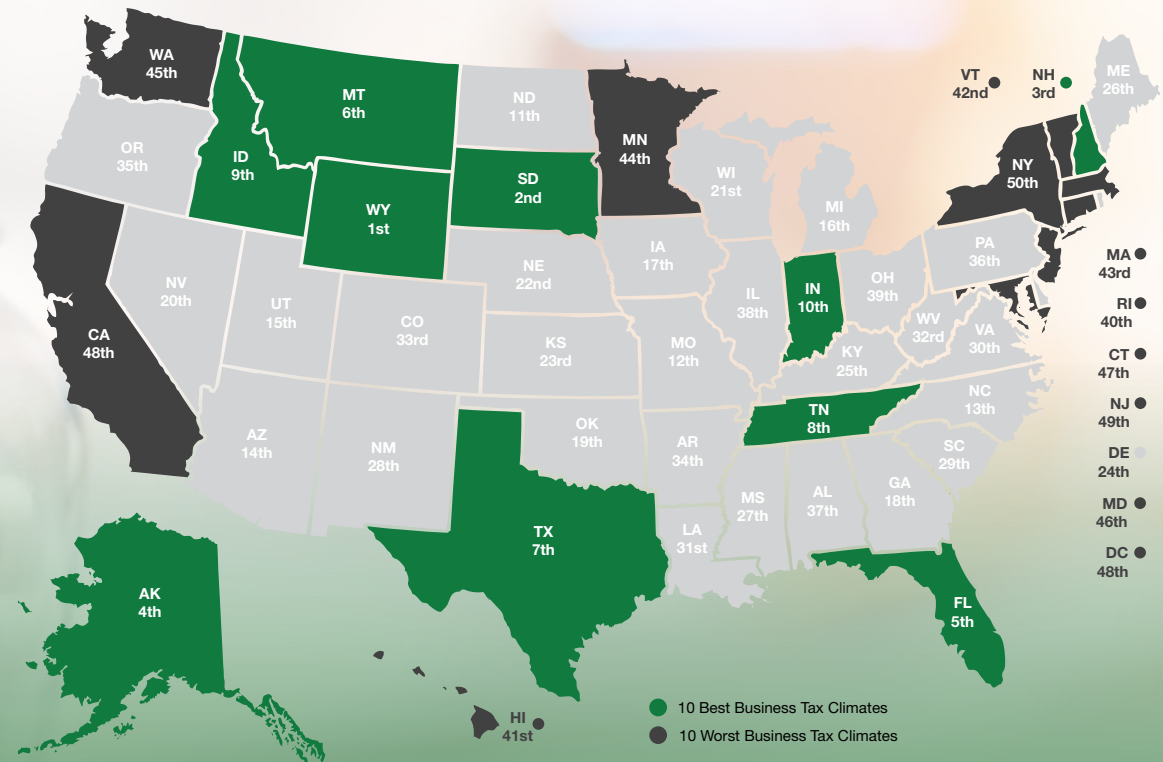
Nevada is ranked 20th in the Tax Foundation's 2025 State Business Tax Climate Index, focusing on corporate taxes, individual income taxes, sales taxes, unemployment insurance taxes, and property taxes.

Source: Nevada Governor's Office of Economic Development; www.TaxFoundation.org

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2025 State Business Tax Climate Index



Road Transportation

Las Vegas, and surrounding towns are less than one day's drive over arterial interstate highways to nearly 60 million consumers as well as to the major U.S. deep water seaports serving the Pacific Rim.



Rail Transportation

Major Union Pacific and Southern Pacific rail connections in Las Vegas and Reno also, too, play an essential role in carrying the world's freight from the Pacific Coast to America's Heartland and beyond.



Air Transportation

Globally, Harry Reid International Airport in Las Vegas has been a Top 20 airport for more than five years, annually serving more than 40 million and handling more than 189 million pounds of cargo.

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Southern Nevada Growth

200,000+

Number of jobs added between 2011 and 2019.

7,500+

Number of new businesses added between 2011 and 2019.

85%

Milestone graduation rate for Clark County school district in 2019.

Innovation Ecosystem

- In 2016, **Las Vegas established an Innovation District** to spur smart-city technology infrastructure and launched the *International Innovation Center @ Vegas (IIC@V)* incubator to support development of high priority emerging technologies.
- The **Las Vegas-based Nevada Institute for Autonomous Systems** was designated in 2013 as one of six official unmanned aircraft systems (UAS) test sites in the United States, and the UNLV Tech Park has quickly emerged as a hub for regional innovation.
- In July 2019, **Google** broke ground on a \$600 million data center, and in October 2019 **Switch** announced a partnership with UNLV to support sports science R&D. Switch also expanded its footprint in Southern Nevada to ±4.6M SF of data center space.
- The **Las Vegas Convention and Visitors Authority (LVCVA)** partnered with the **Boring Company** to build a high-speed electric autonomous people mover for the Las Vegas Convention Center.

Source: Las Vegas Global Economic Alliance (LVGEA)



Education & Workforce Development

Southern Nevada's post-secondary education and training institutions have significantly increased their offerings. Notably:

- The **University of Nevada, Las Vegas (UNLV)** doubled its research and development (R&D) performance over the last decade and reached R1 status in 2018, the highest classification for research universities. Additionally, the newly formed UNLV School of Medicine started class in 2017.
- **Nevada State College (NSC)** more than double its degree awards since 2011, with especially strong growth in awards to racial and ethnic minorities, and in health professions that support a key regional target industry.
- **College of Southern Nevada (CSN)** was named as a *Leader College of Distinction* by national non-profit network Achieving the Dream in 2019 for its work on improving student outcomes & reducing student achievement gaps.

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