

DESERT INN SQUARE

3160 E. Desert Inn Road, Las Vegas, NV 89121

AVAILABLE
For Lease



5960 South Jones Boulevard
Las Vegas, Nevada 89118
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Leasing Details



\$1.00 - \$1.10 PSF NNN

Lease Rate



\$0.64 PSF

Monthly CAM Charges



±850 - ±1,100 SF

Space Available

Demographics

	1 mile	3 miles	5 miles
Population			
2025 Population	22,053	227,587	492,364
Average Household Income			
2025 Average Household Income	\$86,509	\$72,350	\$75,003

Property Highlights

- Central submarket: Join national and regional tenants like Jackson Hewitt, 7 Plus Agua, and Metro PCS
- Tenants include Deb's Doggie Door, Mar-Tax, LV Cell Fix, Sunset Mini-Mart, Easy Insurance, Garcia Jewelry, and Money Today
- Located on the signalized hard corner of Desert Inn Rd. and Mojave Rd.
- Great street visibility and high traffic volume ±30,000 VPD on Desert Inn Rd.
- C-2 zoning, Clark County Jurisdiction
- Great for: Retail sales, laundromat, professional use, and repair services

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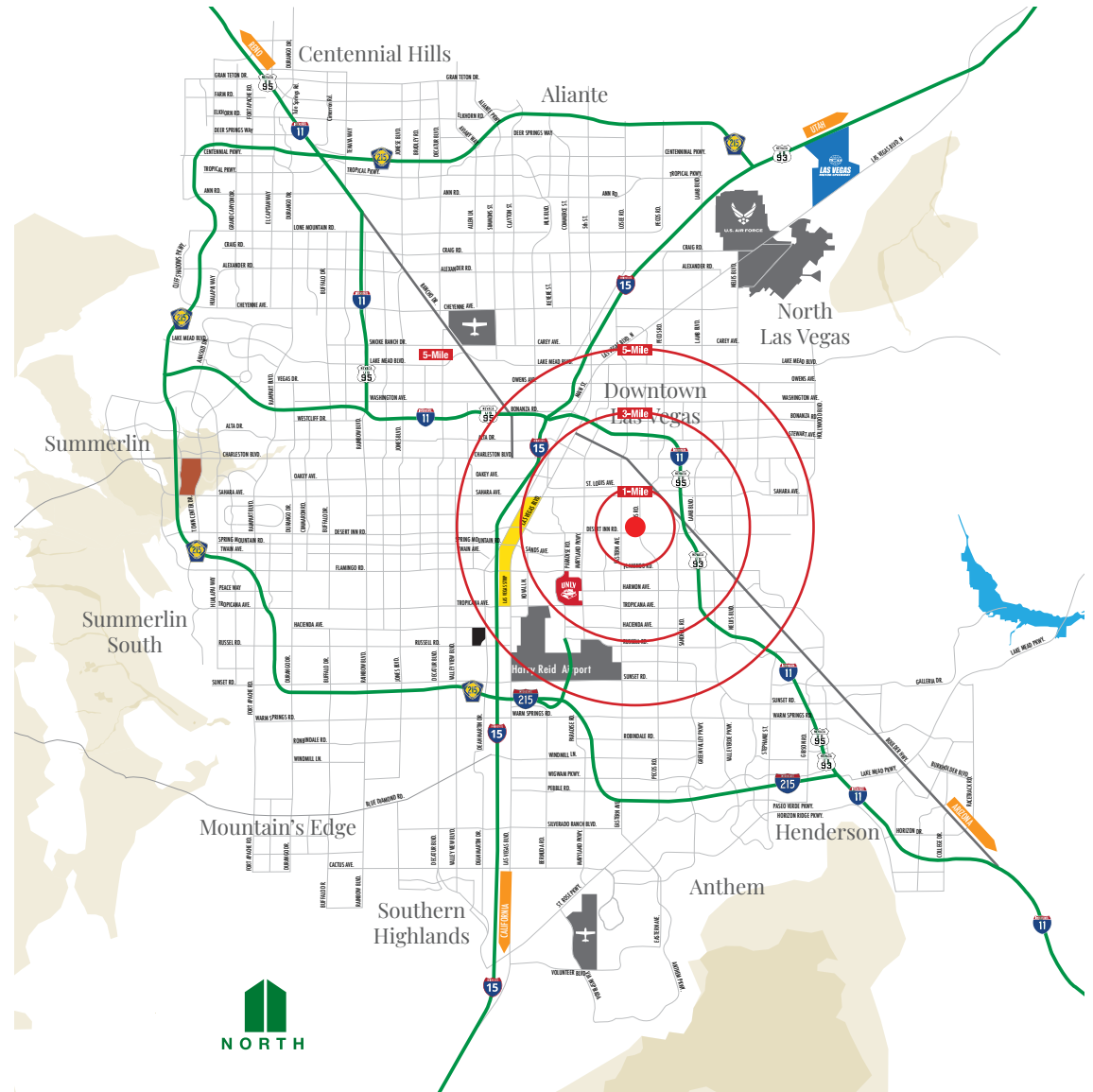
For Lease

Population	1 mile	3 miles	5 miles
2010 Population	19,709	215,632	465,120
2020 Population	22,003	225,627	489,033
2025 Population	22,053	227,587	492,364
2030 Population	22,226	234,386	506,671
2010-2020 Annual Rate	1.11%	0.45%	0.50%
2020-2025 Annual Rate	0.04%	0.16%	0.13%
2025-2030 Annual Rate	0.16%	0.59%	0.57%
2025 Median Age	43.0	38.6	36.9

Households	1 mile	3 miles	5 miles
2025 Wealth Index	66	48	49
2010 Households	8,152	83,861	166,576
2020 Households	8,540	90,485	183,186
2025 Total Households	8,571	93,260	189,452
2030 Total Households	8,679	97,080	197,227
2010-2020 Annual Rate	0.47%	0.76%	0.96%
2020-2025 Annual Rate	0.07%	0.58%	0.64%
2025-2030 Annual Rate	0.25%	0.81%	0.81%

Average Household Income	1 mile	3 miles	5 miles
2025 Average Household Income	\$86,509	\$72,350	\$75,003
2030 Average Household Income	\$96,524	\$80,611	\$83,624
2025-2030 Annual Rate	2.22%	2.19%	2.20%

Housing	1 mile	3 miles	5 miles
2010 Total Housing Units	9,321	99,973	206,126
2020 Total Housing Units	9,204	100,015	205,994
2025 Total Housing Units	9,126	101,582	209,814
2025 Owner Occupied Housing Units	5,129	35,195	77,226
2025 Renter Occupied Housing Units	3,442	58,065	112,226
2025 Vacant Housing Units	555	8,322	20,362
2030 Total Housing Units	9,318	106,432	219,526
2030 Owner Occupied Housing Units	5,307	37,356	81,834
2030 Renter Occupied Housing Units	3,372	59,724	115,393
2030 Vacant Housing Units	639	9,352	22,299

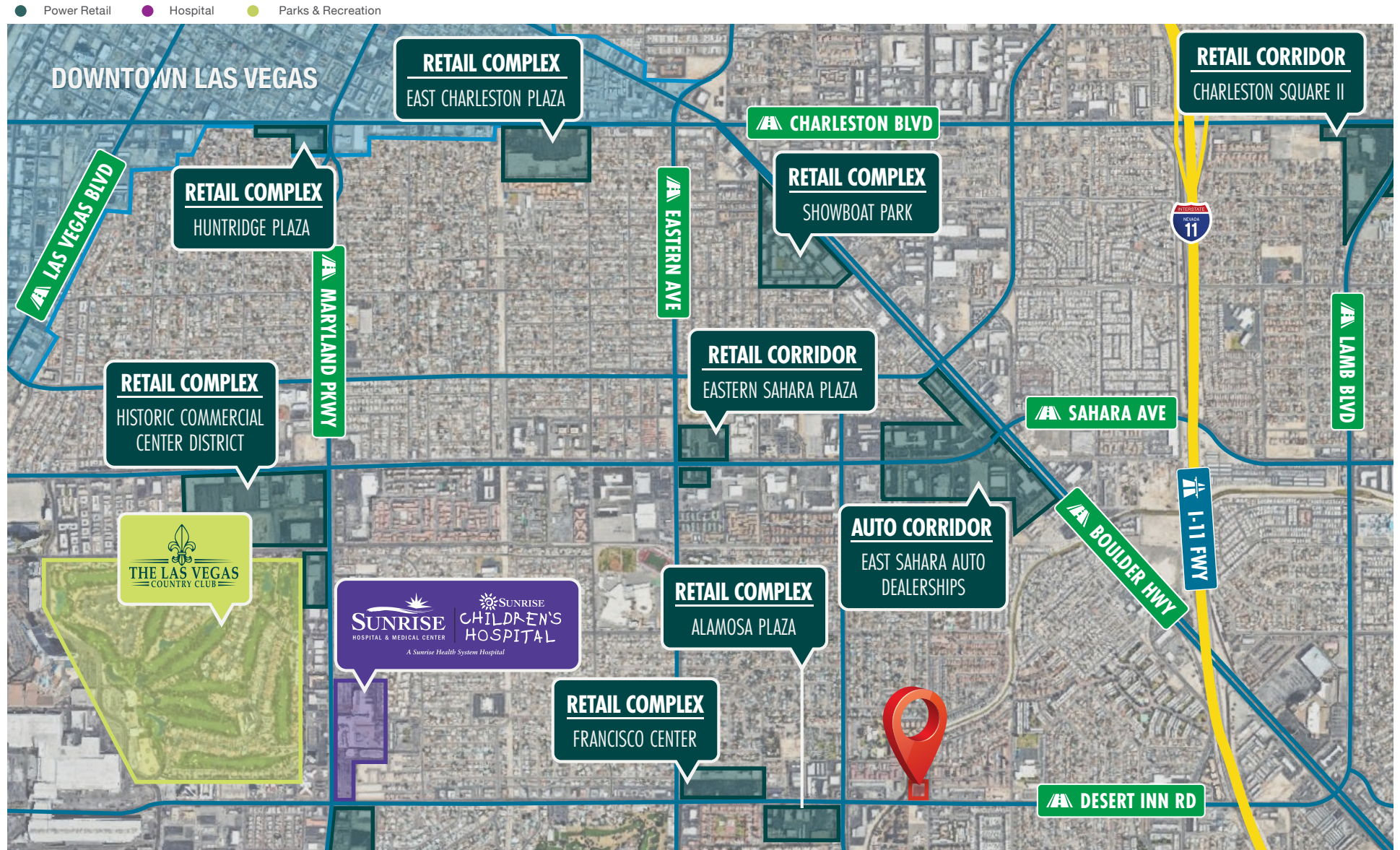


Service you deserve. People you trust.



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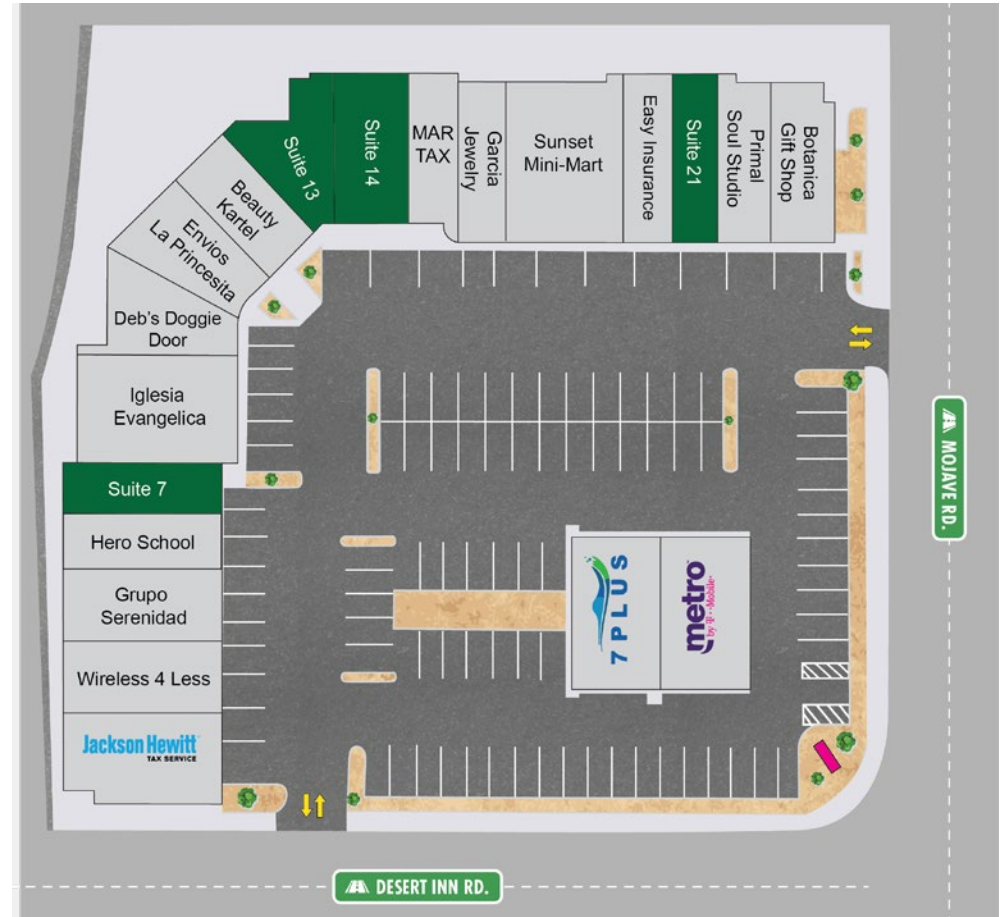


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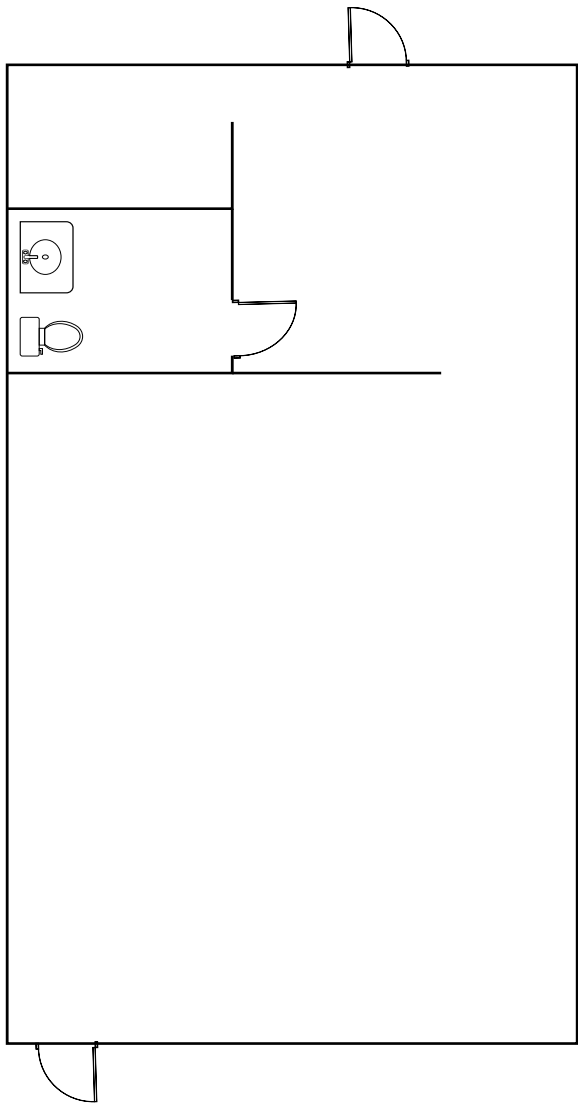
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For Lease

Tenant	Suite	Size	Use/Lease Rate
Jackson Hewitt Tax Service	1-2	±1,700	Tax Accountant
LV Cell Fix	3	±1,000	Cell Phone Repair
Grupo Serenidad	4-5	±1,620	AA Center
Hero School	6	±750	Donation Center
Available	7	±850	\$1.00 - \$1.10 PSF NNN
Iglesia Evangelica	8-9	±1,750	Church
Deb's Doggie Door	10	±950	Dog Grooming
Envios La Princesita	11	±900	Money Transfer Service
Beauty Kartel	12	±710	Hair Salon
Available	13	±990	\$1.00 - \$1.10 PSF NNN
Available	14	±1,110	\$1.00 - \$1.10 PSF NNN
Mar Tax	15	±800	Tax Preparation
Garcia Jewelry	16	±820	Jewelry Store
Sunset Mini-Mart	17-19	±2,670	Market
Easy Insurance	20	±880	Insurance Agency
Available	21	±850	\$1.00 - \$1.10 PSF NNN
Primal Soul Studio	22	±730	Piercing
Botanica Gift Shop	23	±1,390	Flower Shop
7 Plus Agua	P1	±1,092	Water Supply Store
Metro PCS	P2	±1,092	Cell Phone Store



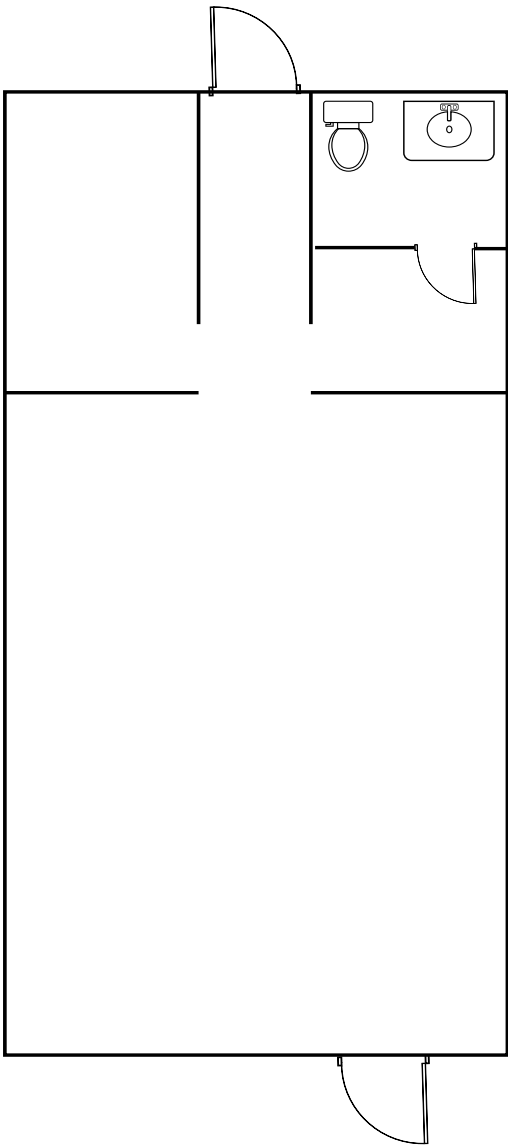
Great for: Retail sales (no smoke shop user), laundromat, professional use, & repair services



Space Information

+ Suite:	7
+ Available SF:	±850
+ Lease Rate:	\$1.00 - \$1.10 PSF NNN
+ CAM Charges:	\$0.64 PSF
+ Available:	Immediately

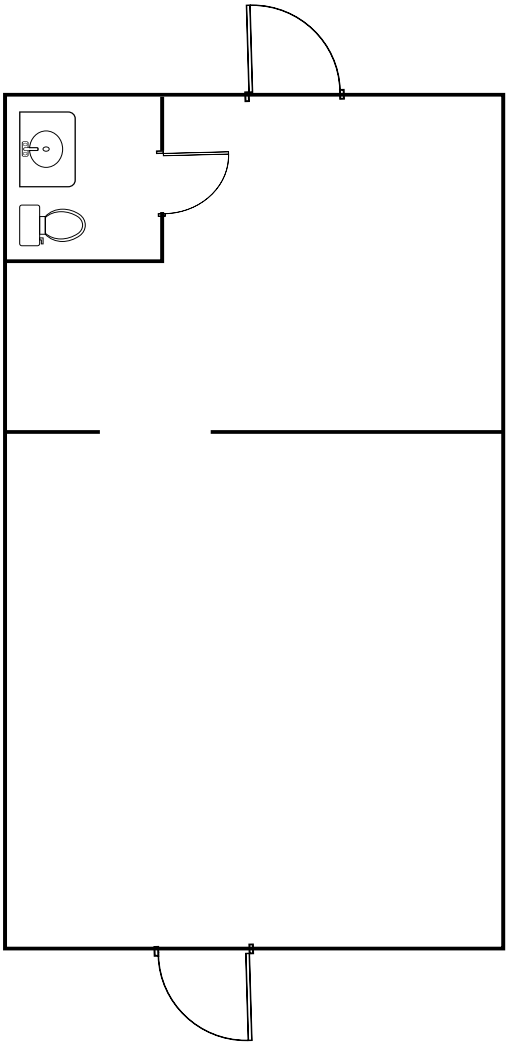
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Space Information

+ Suite:	14
+ Available SF:	±1,110
+ Lease Rate:	\$1.00 - \$1.10 PSF NNN
+ CAM Charges:	\$0.64 PSF
+ Available:	Immediately

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Space Information

+ Suite:	21
+ Available SF:	±850
+ Lease Rate:	\$1.00 - \$1.10 PSF NNN
+ CAM Charges:	\$0.64 PSF
+ Available:	Immediately

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Clark County Nevada


Synopsis

As of the 2020 census, the population was 2,265,461, with an estimated population of 2,350,611 in 2024. 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 14th 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

 **298**
Pop. Density
(Per Square Mile)

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

Professional Sports

Synopsis

The Las Vegas Valley is home to many sports, most of which take place in the unincorporated communities around Las Vegas rather than in the city itself. It has rapidly established itself as a premier sports city, hosting a lineup of major professional teams that have brought home championships. These successful teams not only foster fan interest and growth but also play a significant role in strengthening the local economy.

The Vegas Golden Knights, the city's first major league franchise, wasted no time making their mark by winning the Stanley Cup in 2023. The Las Vegas Aces have dominated the WNBA, securing back-to-back championships in 2022 and 2023. The Las Vegas Raiders, while having their championship triumphs tied to their time in Oakland and Los Angeles, have a storied history that includes three world championship victories (XI, XV, and XVIII). The Las Vegas Athletics brings a legacy of 9 world championships and are looking to add more at their new home. These teams have not only captivated local fans but have also helped solidify reputation of the city as a major player in the world of professional sports.

Las Vegas is also a great place for minor league sports, with the Las Vegas Aviators (Minor League Baseball, Triple-A affiliate of the Las Vegas Athletics), the Henderson Silver Knights (American Hockey League, affiliate of the Vegas Golden Knights), and the Las Vegas Lights FC (USL Championship soccer) all calling the area home. The city also has indoor football and box lacrosse teams, the Vegas Knight Hawks and the Las Vegas Desert Dogs, respectively, who share a venue in Henderson.



WORLD CHAMPIONS



WORLD CHAMPIONS



WORLD CHAMPIONS



WORLD CHAMPIONS



HENDERSON
SILVER KNIGHTS™



Nevada Tax Advantages

NEVADA

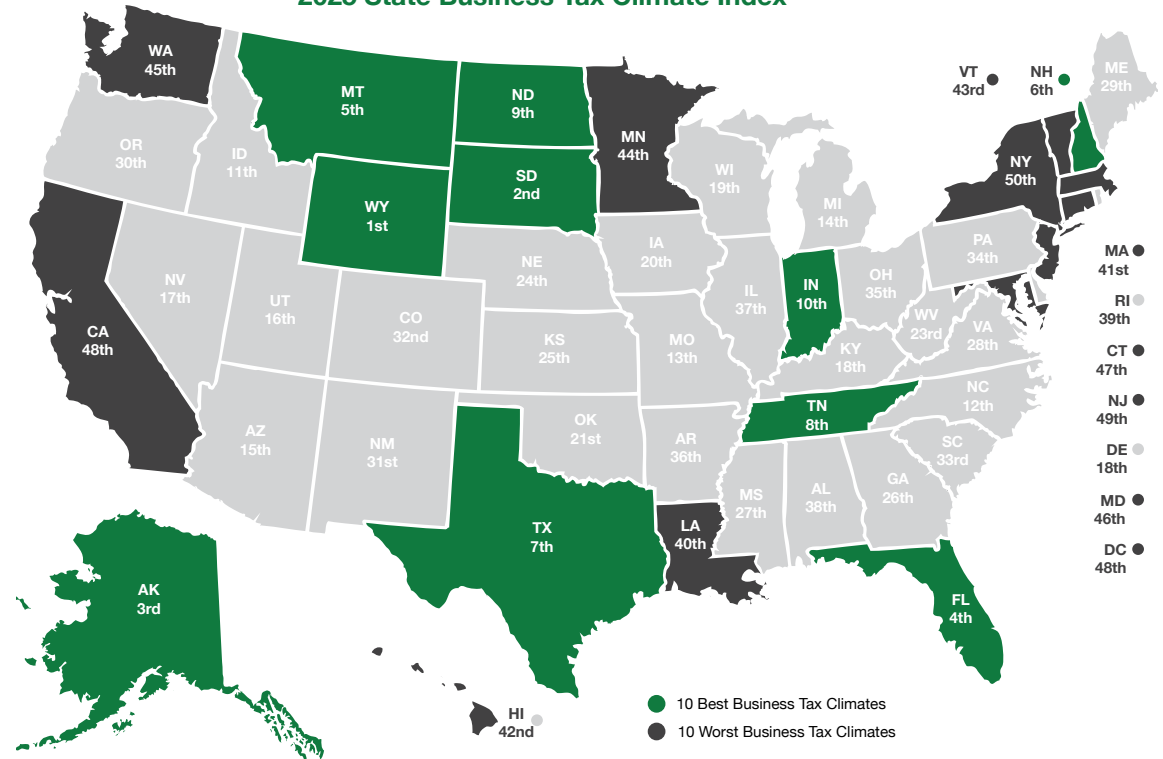
has always been a popular choice for businesses due to various factors such as low-cost startup, regulatory benefits, and competitive utility rates.

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

2025 State Business Tax Climate Index



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



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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