

# FOR LEASE

4275 S. Durango Drive  
Las Vegas, NV 89147



## OFFERING SUMMARY

**Available SQ FT (approx):** 5,500

**Initial Lease Rate:** \$1.99 SF/M (NNN)

*\* Lease increases to a base of \$2.50/sq ft after first year.*

**CAM Charges:** \$0.69/SF/M

**Building Size:** 5,500

**Zoning:** C-1

## PROPERTY OVERVIEW

Omniterra Solutions is proud to present 4275 S Durango Drive, a fully built out restaurant with large kitchen, circular bar with custom lighting system, walk-in cooler, walk-in freezer, and tons of prep area. Dining area has full audio system with stage with additional unique lighting fixtures.

## PROPERTY HIGHLIGHTS

- Large bar with unique lighting.
- Frontage on Major Street
- Close proximity to freeway
- +/- 35,000+ Average Daily Traffic Count
- Stand-alone Building



TOMER ITZHAKI

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[tom@otsrealty.com](mailto:tom@otsrealty.com)

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

Tel: 702.220.7587 | Fax: 702.643.6292

The information obtained above has been provided by a third party and is deemed reliable at the time of production of this offering memorandum [ADVERTISEMENT]. Omniterra Solutions does not guarantee the information and is not responsible for misinformation or changes of terms made by any other party."



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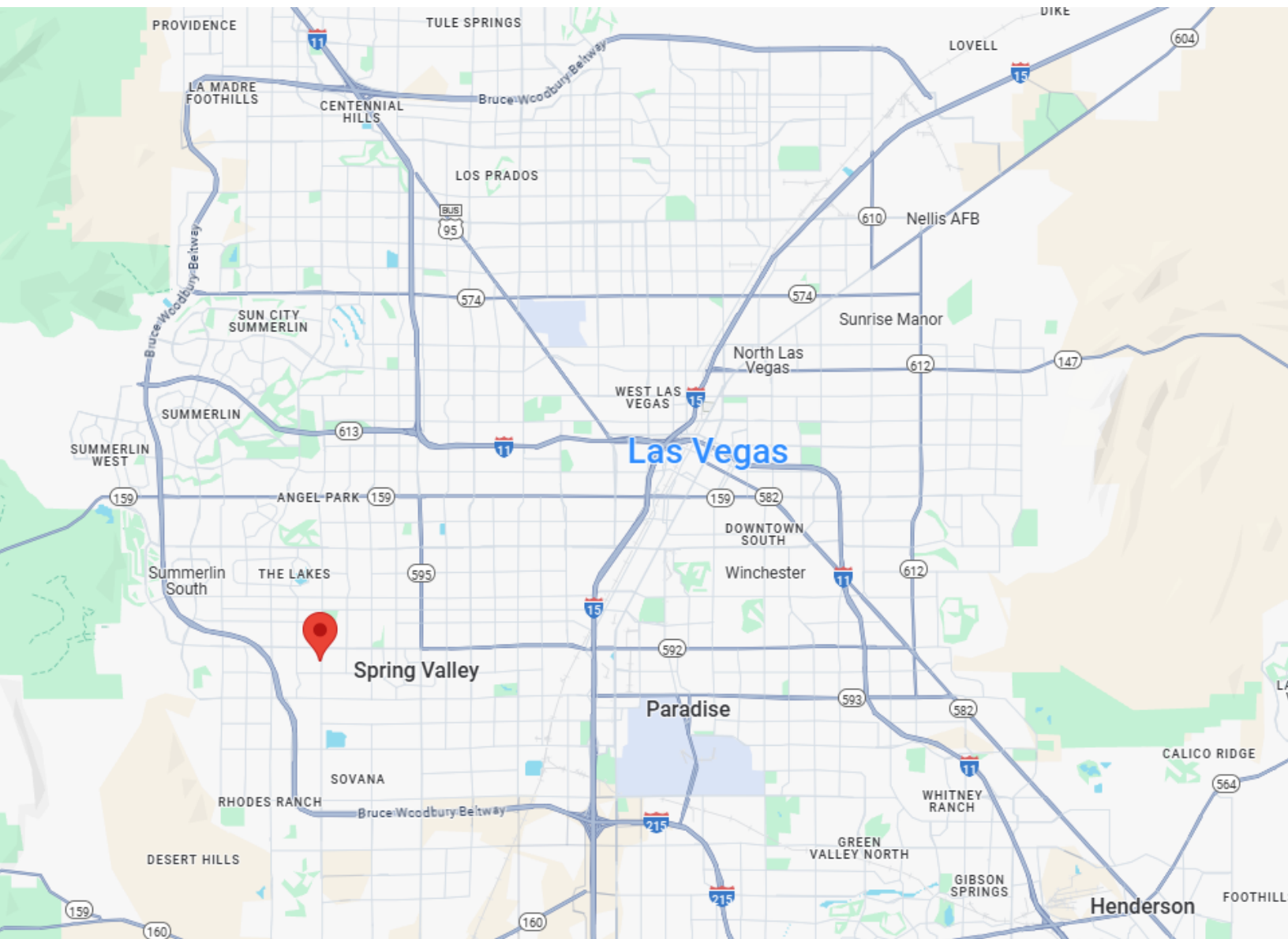
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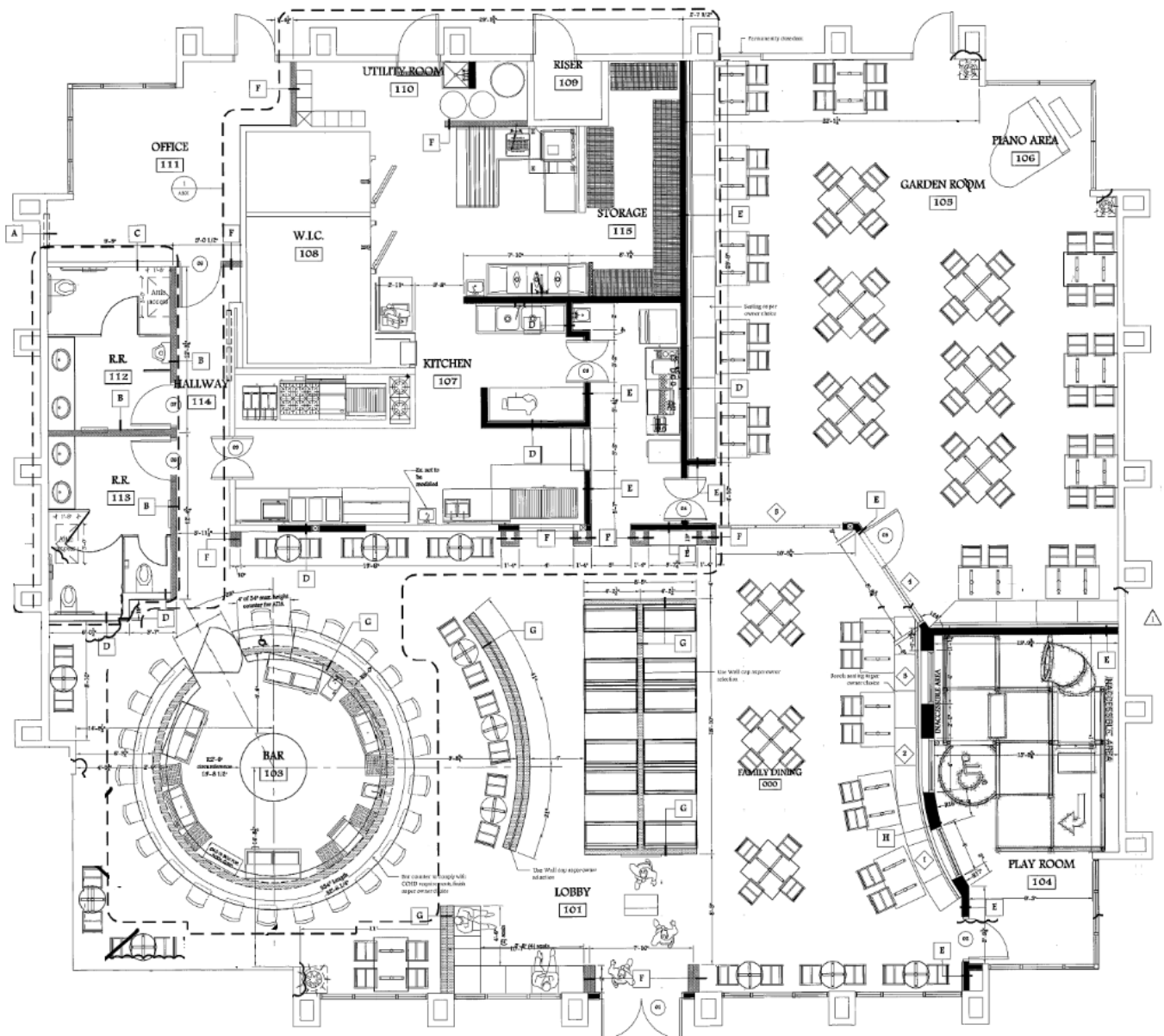


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## FLOORPLAN



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## DEMOGRAPHICS

Households			
	2 mile	5 mile	10 mile
2020 Households	35,494	153,469	420,174
2024 Households	36,306	159,016	441,169
2029 Household Projection	38,974	171,088	475,672
Annual Growth 2020-2024	0.6%	0.9%	1.2%
Annual Growth 2024-2029	1.5%	1.5%	1.6%
Owner Occupied Households	18,590	81,885	234,197
Renter Occupied Households	20,385	89,203	241,475
Avg Household Size	2.4	2.4	2.5
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$1.1B	\$4.8B	\$13.3B

Income			
	2 mile	5 mile	10 mile
Avg Household Income	\$84,830	\$86,938	\$86,407
Median Household Income	\$64,880	\$63,835	\$62,166
< \$25,000	5,912	28,822	88,448
\$25,000 - 50,000	7,951	34,704	93,311
\$50,000 - 75,000	7,231	29,256	77,055
\$75,000 - 100,000	5,011	20,321	53,881
\$100,000 - 125,000	3,555	13,623	36,804
\$125,000 - 150,000	1,948	8,725	26,359
\$150,000 - 200,000	2,301	11,075	29,726
\$200,000+	2,395	12,488	35,583

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