

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. Dinning 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

702.220.7587

tomer@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."

FOR LEASE

4275 S. Durango Drive
Las Vegas, NV 89147



TOMER ITZHAKI

702.220.7587
tomer@otsrealty.com

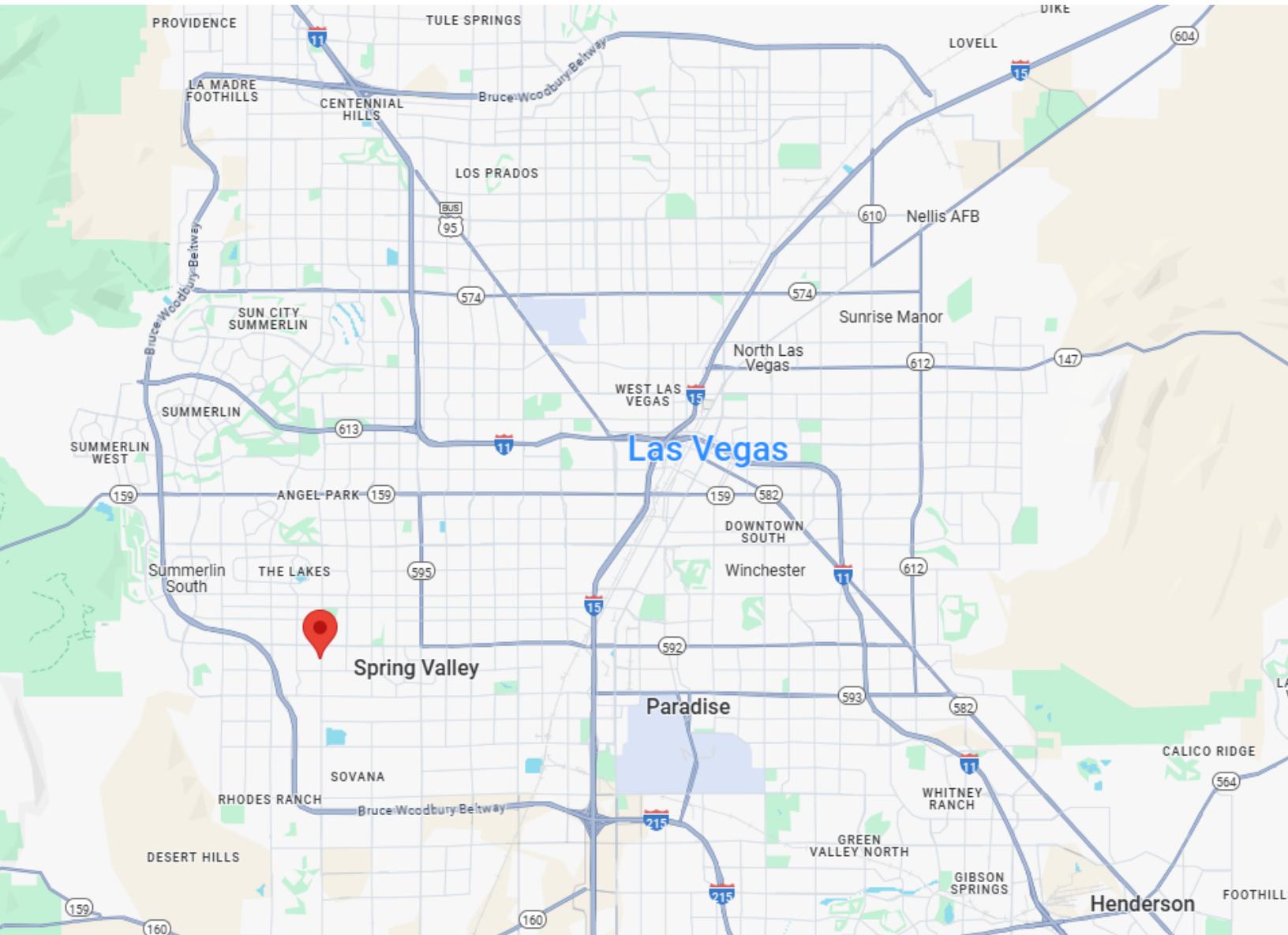
5875 S. Rainbow Blvd Suite #204 | Las Vegas, NV 89118

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."

FOR LEASE

4275 S. Durango Drive
Las Vegas, NV 89147



TOMER ITZHAKI

702.220.7587

tomer@otsrealty.com

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

Tel: 702.220.7587 | Fax: 702.643.6292

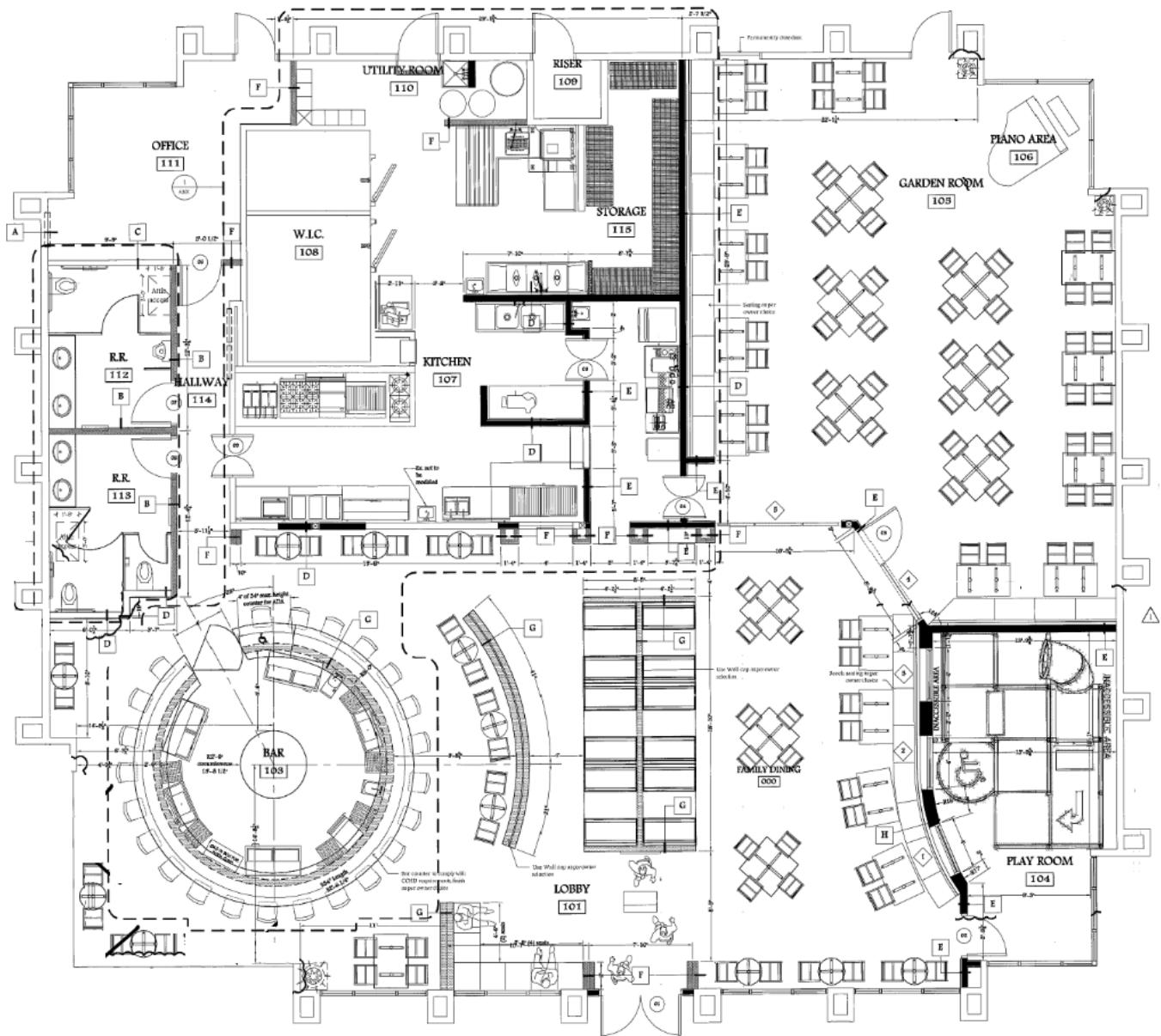
The information obtained above has been provided by a third party and is deemed reliable at the time of production of this offering memorandum [ADVERTISEMENT]. Omniterra Solutions does not guarantee the information and is not responsible for misinformation or changes of terms made by any other party."

FOR LEASE

4275 S. Durango Drive
Las Vegas, NV 89147



FLOORPLAN



TOMER ITZHAKI

702.220.7587
tomer@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."

FOR LEASE

4275 S. Durango Drive
Las Vegas, NV 89147



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

TOMER ITZHAKI

702.220.7587

tomer@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."