

DURANGO POINTE

100% OCCUPIED INVESTMENT OPPORTUNITY

3975 South Durango Drive, Las Vegas, Nevada 89147 • Offering Memorandum



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5960 South Jones Blvd.
Las Vegas, NV 89118
702.388.1800
www.MDLgroup.com

Investment Sales Team

Jarrad Katz, SIOR, CCIM
President | Principal
Lic# B.0145888.LLC | PM.0167521.BKR
702.610.1002
jkatz@mdlgroup.com

Galit Kimerling, SIOR
Senior Vice President
Lic# S.0065773
323.244.1628
gkimerling@mdlgroup.com

DURANGO POINTE

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DURANGO POINTE

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03

Executive Summary

- + Property Overview
- + Property Details
- + Investment Highlights

DURANGO POINTE

Property Overview

MDL Group is pleased to present 3975 S Durango Drive (the "Property"), a 100% occupied medical and professional office investment in the Southwest Las Vegas submarket. Tenants include Indulge Aesthetics, Dental Designs of Las Vegas, Kraft-Sussman Funeral & Cremation Services, and Mohave Dermatology. The single-story building is professionally managed by MDL Group. Surrounded by medical, office, and retail uses, the Property benefits from excellent visibility, accessibility, and strong submarket growth.

Area Overview

Durango Pointe benefits from a prime location on South Durango Drive, just North of West Flamingo Road - two highly traveled thoroughfares in the Southwest Las Vegas submarket, offering excellent visibility and high daily traffic counts. The property is surrounded by a strong mix of medical offices, professional services, retail centers, and restaurants, generating steady traffic and complementary demand. Its proximity to established neighborhoods and convenient access to major roadways enhances the site's appeal for both tenants and visitors. This strong location profile, combined with a 100% occupied tenant base, supports long-term stability and offers investors a compelling opportunity for reliable cash flow and future value appreciation.



Service you deserve. People you trust.



Investment Snapshot



\$4,025,130.46

Sale Price



\$261,633.48

NOI



100%

Occupancy



±12,558 SF

Building's Square Footage



6.5%

Cap Rate

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DURANGO POINTE

3975 S Durango Drive
Las Vegas, NV 89147





Property Details

+ Property Name	Durango Pointe
+ Property Address	3975 S Durango Drive. Las Vegas, NV 89147
+ Parcel Number	163-17-812-005
+ Total Buildings	1
+ Total Building's Size	±12,558 SF
+ Occupancy	100%
+ Submarket	Southwest

+ Land Size	±0.91 AC
+ Zoning	Commercial General (CG)
+ Signage	Yes
+ Year Built	2001
+ Parking Ratio	3.21:1,000 (40 uncovered parking spaces)
+ Traffic Counts	S. Durango Dr. // 33,000 VPD W. Flamingo Rd. // 30,000 VPD



Service you deserve. People you trust.

High-visibility
investment
opportunity with secure
income & dependable
long-term performance.



Strategic | High Traffic Location

Located at 3975 S Durango Drive, Las Vegas, NV 89147, the property benefits from excellent visibility and accessibility within the thriving Southwest submarket. This area continues to attract strong medical and service-oriented user, supported by nearby amenities and convenient arterial road connections.



Well Maintained

The property is professionally managed by MDL Group, with building systems routinely maintained to ensure quality operation and asset preservation.



Long Standing Diverse Tenant Mix

The property is 100% occupied with a stable mix of medical and professional tenants, including Dental Designs of Las Vegas, Indulge Aesthetics, Kraft-Sussman Funeral & Cremation Services, and Mohave Dermatology.

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Tenant Summary

+ Tenant Profiles



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Tenant Summary: Tenant Profiles



DENTAL DESIGNS OF LAS VEGAS

COSMETIC & GENERAL DENTISTRY



+ Tenant	Indulge Aesthetics
+ Suite Size	±1,696 SF
+ Lease Start	11/01/2019
+ Lease Exp.	03/31/2027
+ Website	indulgeaesthetics.com

Indulge Aesthetics Medical Spa is a full-service, medically supervised aesthetic practice based in Las Vegas. For over a decade, it has offered customized, research-driven skincare, laser, body, and injectable treatments designed to restore and enhance each client's natural beauty. The spa's expert team—highly trained in the latest technologies and protocols—takes a personalized approach to care, treating everything from fine lines, pigmentation, and skin laxity to body contouring and volume restoration. Indulge Aesthetics is committed to delivering safe, effective, long-term results while making every client feel pampered, confident, and supported in their skin.

+ Tenant	Dental Designs of Las Vegas
+ Suite Size	±2,340 SF
+ Lease Start	01/01/2007
+ Lease Exp.	01/31/2028
+ Website	dentaldesignslasvegas.com

Dental Designs of Las Vegas is a patient-focused dental practice led by Dr. Nicole B. Romero, DMD. The team provides a full spectrum of care — including preventive cleanings and checkups, cosmetic treatments, smile makeovers, emergency services, and restorative dentistry. By combining modern techniques with a gentle, personalized approach, Dental Designs helps every patient achieve a healthy, confident smile. The practice is dedicated to comfort, quality, and lifelong oral wellness.

+ Tenant	Kraft-Sussman Funeral & Cremation Services
+ Suite Size	±6,147 SF
+ Lease Start	08/03/2021
+ Lease Exp.	07/31/2031
+ Website	altogetherfuneral.com

Kraft-Sussman Funeral & Cremation Services is a locally owned, full-service funeral home committed to delivering compassionate, personalized, and dignified care during life's most difficult moments. The dedicated team guides families through every step—offering traditional funerals, cremation, memorial services, advance planning, and eco-friendly options like Aquamation. With an emphasis on honoring each life's unique legacy, Kraft-Sussman blends professional expertise with heartfelt attention, ensuring respect, comfort, and peace for families and their loved ones.

+ Tenant	Mohave Dermatology
+ Suite Size	±2,375 SF
+ Lease Start	05/06/2022
+ Lease Exp.	05/31/2027
+ Website	mohavedermatology.com

Mohave Dermatology (Mohave Skin) is a full-service dermatology practice serving Las Vegas, Mesquite, and Pahrump. Their expert team provides medical, surgical, and aesthetic care — from acne, psoriasis, and skin cancer treatment (including Mohs surgery) to Botox, fillers, and personalized skincare plans. With advanced expertise and a patient-centered approach, Mohave Dermatology helps every patient achieve healthy, radiant skin.



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Maps & Plans

- + Demographic Profile
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Fast Facts



449,644

Daytime Population



19,108

Number of Businesses



86%

Employees Drive to Work



57.4%

White Collar Employees



0.72%

2025-2030 Growth Rate

5-Mile Radius

Population	1 mile	3 miles	5 miles
2010 Population	22,111	155,526	350,409
2020 Population	23,470	174,635	394,027
2025 Population	23,817	179,636	408,768
2030 Population	24,411	184,921	423,770
2010-2020 Annual Rate	0.60%	1.17%	1.18%
2020-2025 Annual Rate	0.28%	0.54%	0.70%
2025-2030 Annual Rate	0.49%	0.58%	0.72%
2025 Median Age	41.5	41.9	40.4

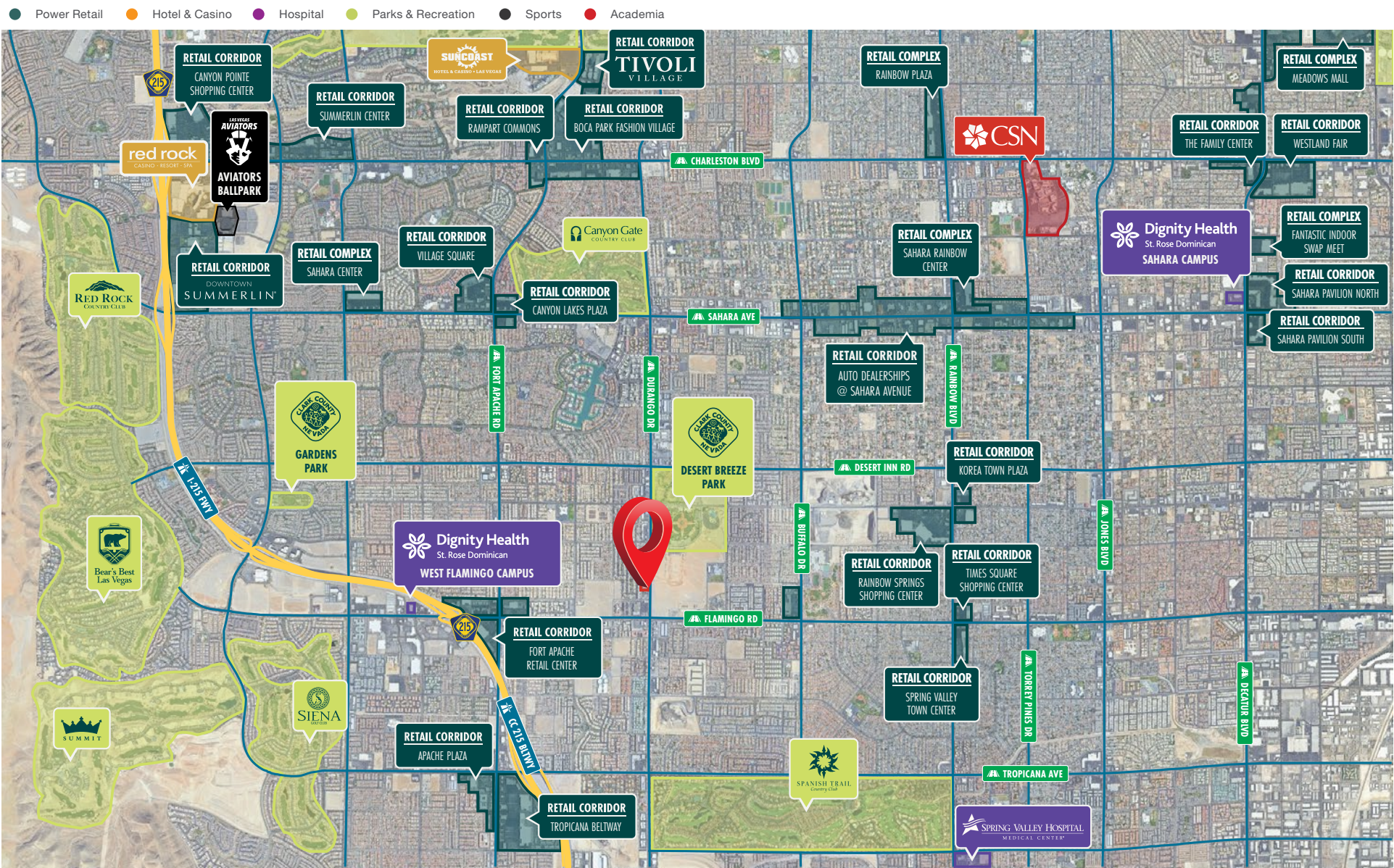
Households	1 mile	3 miles	5 miles
2010 Households	8,997	63,112	140,137
2020 Households	9,110	71,377	159,424
2025 Total Households	9,306	74,377	167,566
2030 Total Households	9,612	77,225	175,231
2010-2020 Annual Rate	0.12%	1.24%	1.30%
2020-2025 Annual Rate	0.41%	0.79%	0.95%
2025-2030 Annual Rate	0.65%	0.75%	0.90%

Average Household Income	1 mile	3 miles	5 miles
2025 Average Household Income	\$98,721	\$114,563	\$110,467
2030 Average Household Income	\$111,193	\$127,789	\$123,679
2025-2030 Annual Rate	2.41%	2.21%	2.29%

Housing	1 mile	3 miles	5 miles
2010 Total Housing Units	10,373	71,441	162,619
2020 Total Housing Units	9,772	76,324	172,071
2025 Total Housing Units	9,821	78,642	179,389
2025 Owner Occupied Housing Units	4,745	40,229	84,598
2025 Renter Occupied Housing Units	4,561	34,148	82,968
2025 Vacant Housing Units	515	4,265	11,823
2030 Total Housing Units	10,211	81,486	187,412
2030 Owner Occupied Housing Units	5,069	42,228	89,545
2030 Renter Occupied Housing Units	4,544	34,997	85,686
2030 Vacant Housing Units	599	4,261	12,181

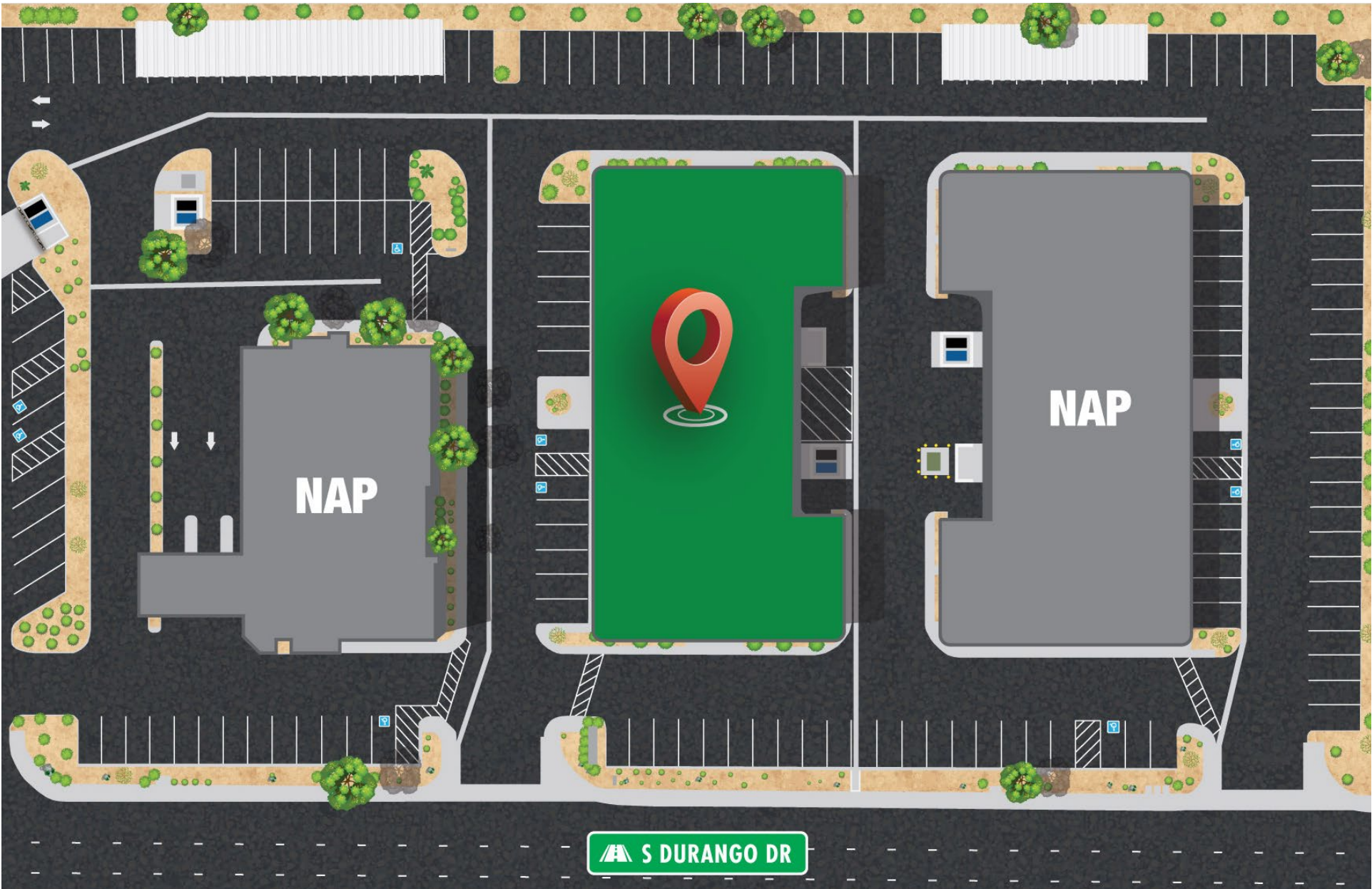
Source: ESRI

Maps & Plans: Aerial



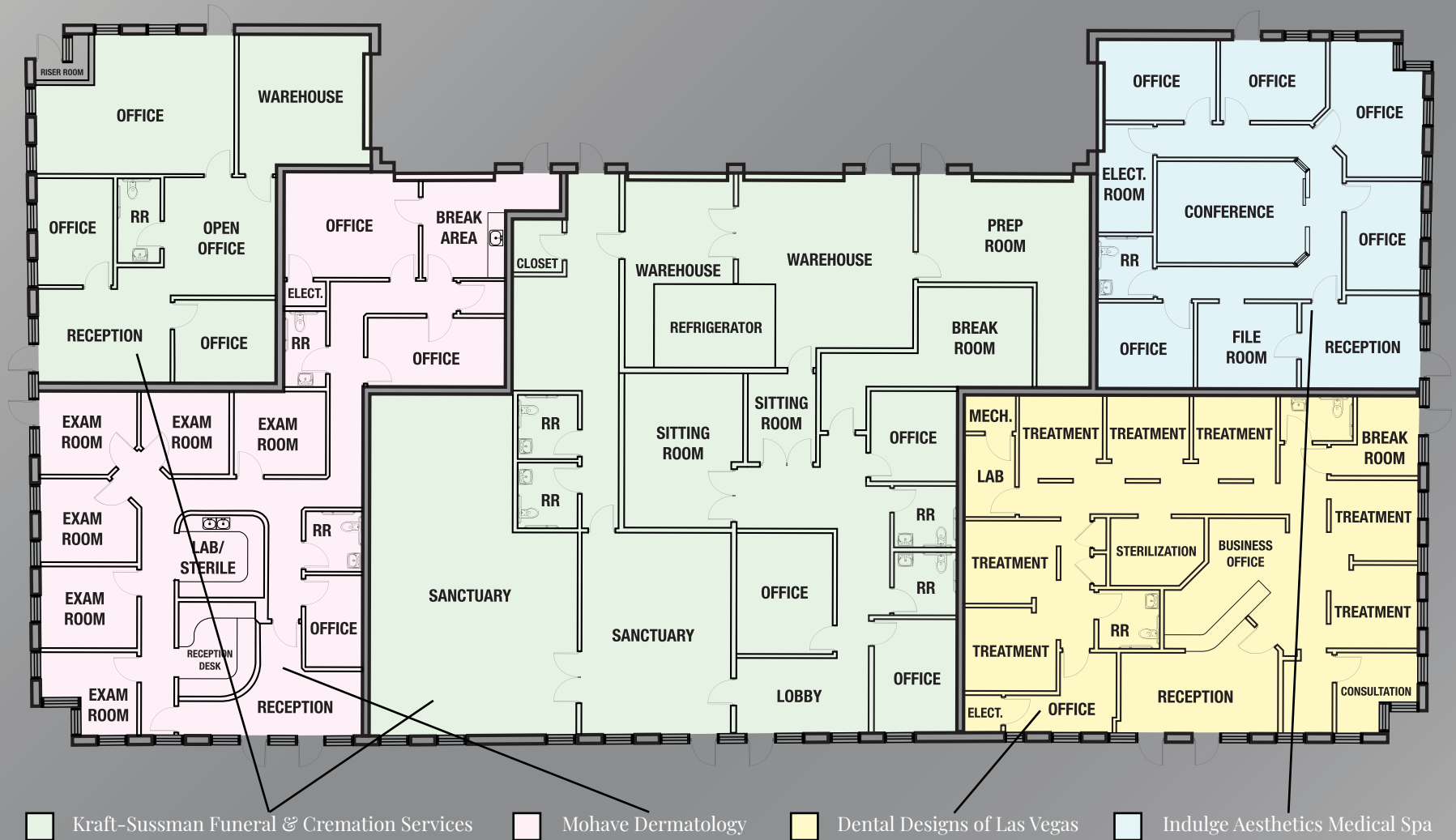






Floor Plan

3975 S DURANGO DRIVE





Financial

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Financial

- + Rent Roll with Sale Analysis
- + Sale Comps
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Rent Roll with Sale Analysis

May 2025

Tenant Name	Unit	SF	Lease Start	Lease Expiration	Monthly Rent	Monthly Rent/SF	Monthly CAM	Monthly CAM/SF	Monthly Total Rent	Security Deposit	% of Project
Indulge Aesthetics, LLC	101	1,696	11/01/19	03/31/27	\$2,882.33	\$1.70	\$1,003.72	\$0.59	\$3,886.05	\$2,187.84	13.51%
Heartland Dental Care, Inc. <i>dba Dental Design of Las Vegas</i>	102/103	2,340	01/01/07	01/31/28	\$4,394.04	\$1.88	\$1,373.21	\$0.59	\$5,767.25	\$4,446.00	18.63%
FPG Nevada, LLC <i>dba Kraft-Sussman Funeral & Cremation Services</i>	104/105/108	6,147	08/04/21	07/31/31	\$10,244.30	\$1.67	\$3,879.89	\$0.63	\$14,124.19	\$9,375.00	48.95%
J H Daulat DO PC <i>dba Mohave Dermatology</i>	107	2,375	05/06/22	05/31/27	\$4,282.12	\$1.80	\$1,393.75	\$0.59	\$5,675.87	\$5,000.00	18.91%
Totals:		12,558			\$21,802.79		\$7,650.57		\$29,453.36		100%

Total Annual Gross Revenue	\$353,440.32
Total Expenses	-\$91,806.84
NOI	\$261,633.48
Cap Rate	6.50%
Sale Price	\$4,025,130.46
Sale Price PSF	\$320.52
WALT	33 Months

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Sale Comps

					
	1	2	3	4	5
Address	5075 W Diablo Dr. Las Vegas, NV 89118	5175 W Diablo Dr. Las Vegas, NV 89118	9061 W Sahara Ave. Las Vegas, NV 89117	6048 S Durango Dr. Las Vegas, NV 89113	8924 Spanish Ridge Ave. Las Vegas, NV 89148
Buyer	Diablo Logistics Center NV Property Owner LP	Diablo Logistics Center NV Property Owner LP	Seal Investment, LLC	SAU, LLC	4640 S Decatur, LLC
Building SF	±79,119 SF	±64,644 SF	±8,412 SF	±5,822 SF	±13,280 SF
Sale Price	\$19,359,491	\$15,890,509	\$2,300,000	\$2,400,000	\$5,500,000
Sale Price PSF	\$244.69	\$245.82	\$273.42	\$412.23	\$414.16
CAP Rate	±5.50%	±5.50%	±6.46%	±5.96%	±5.80%
Sale Date	5/30/2025	5/30/2025	5/2/2025	11/27/2024	4/15/2025

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Lease Comps

					
	1	2	3	4	5
Address	8020 W Sahara Ave. Las Vegas, NV 89117	5052 S Jones Blvd. Las Vegas, NV 89118	4425 S Jones Blvd. Las Vegas, NV 89103	2980 S Jones Blvd. Las Vegas, NV 89146	3080 S Durango Dr. Las Vegas, NV 89117
Tenant Name	Imagine Financial Group, LLC	Sleep Telemedicine Services	Medical	Spine Surgery & General Orthopedic Surgery	Las Vegas Artificial Grass
SF Leased	±6,187 SF	±2,046 SF	±1,212 SF	±5,381 SF	±900 SF
Lease Rate PSF	\$1.70 MG	\$1.75 NNN	\$1.70 MG	\$2.04 NNN	\$2.25 MG
Sign Date	January 2025	October 2024	October 2025	June 2025	January 2025

DURANGO POINTE

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Market Overview

Clark County Nevada

Synopsis

As of the 2010 census, the population was 1,951,269, with an estimated population of 2,265,461 in 2022. 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 11th-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 \$8.1 billion, which surpasses that of the state government.

 **±435**
Size (Sq. Mi.)

Quick Facts
 **2,265,461**
Population

 **290**
Pop. Density (Per Sq. Mi.)

Source: www.clarkcountynv.gov,
www.wikipedia.com

Nevada Tax Advantages

Synopsis

Nevada has always been a popular state for businesses. Some of the main reasons for that are low-cost startup, regulatory, licensing and annual fees, taxes and tax structure, privacy of business owners, and competitive utility rates for commercial operations.

The Tax Climate Index comparison to neighboring states is significant: California ranks 48th, Arizona 14th, Idaho 16th, Oregon 28th and Utah 8th.

Nevada Tax System:

Nevada ranks as the 7th best state in the Tax Foundation's 2024 State Business Tax Climate Index, an independent ranking of states in five areas of taxation: corporate taxes, individual income taxes, sales taxes, unemployment insurance taxes, and taxes on property, including residential and commercial property.

Nevada uses these tax benefits to attract new businesses. There are plenty of taxes you must pay in other states, but not in Nevada.

Here are the main tax advantages:

- 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

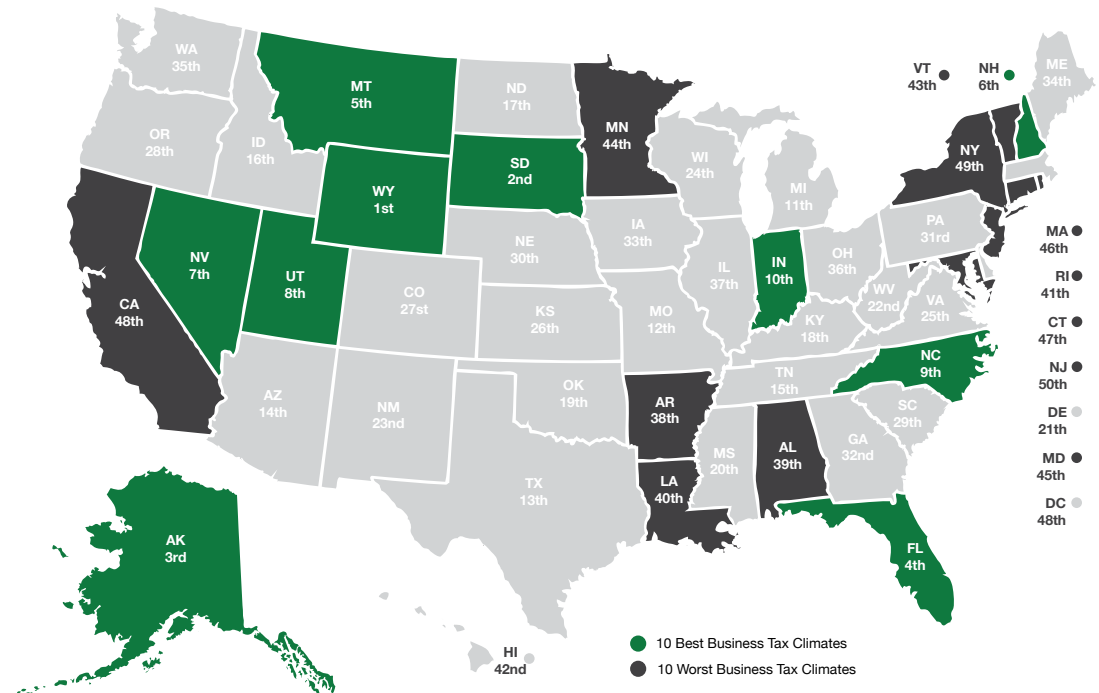
Source: Nevada Governor's Office of Economic Development;
www.TaxFoundation.org



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2024 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

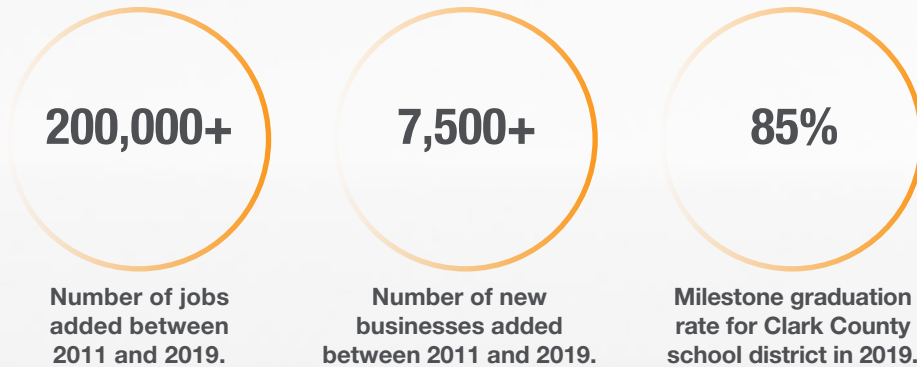
Major Union Pacific and Southern Pacific rail connections in Las Vegas and Reno, play an essential role in carrying the world's freight from the Pacific Coast to America's Heartland and beyond.



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 passengers and handling more than 189 million pounds of cargo.

Southern Nevada Growth



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.

The 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 and reducing student achievement gaps.

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)

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™



Property Management

Our team sets the industry standard for professional commercial real estate property management services in Las Vegas, Nevada.

MDL Group has been recognized by Vegas Inc. as #1 Third Party Management Company in the Las Vegas market in 2013, 2014, 2015, and 2017. We are dedicated to exceeding clients' expectations everyday with an above-and-beyond service delivery approach.

Why Choose MDL Group?

Responsive

- 24/7 live response
- Direct tenant interactions
- Superior in-place staff and proven structure
- Local on-site accounting

Proactive

- Weekly property inspections
- Mid-year / year-end CAM reconciliations & budgeting
- Regular tenant check-ins
- Preemptive approach in avoiding issues

Experienced

- Over 35 years of experience
- Long-term vendor relationships
- Average employee retention rate of 8.08 years
- Effective and efficient systems

Interested in receiving a Property Management Proposal?

Scan the QR Code, complete the short form, and we'll be happy to assist you with your property.



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Disclaimer

This package is provided to you by MDL Group and is intended solely for your limited use and benefit in determining whether you desire to express further interest in purchasing the property described in the attached documentation (the “Property”). The providing of “this package” to you and your use thereof is conditioned upon your agreement to the terms set forth below.

This package contains selected information pertaining to the Property. It does not purport to be a representation of the state of affairs of the current owner, nor should it be construed to contain all or part of the information which prospective investors would deem necessary to evaluate the Property for purchase. Any financial projections and information provided are for general reference purposes only, are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the current owner and MDL Group. All projections, assumptions and other information provided are made herein are subject to material variation. MDL Group has not independently investigated the accuracy of the information within the package, as such information was obtained by the owner and/or public records. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers.

Neither the owner, MDL Group, nor any of their respective directors, officers, agents, affiliates, or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of the information contained within this package or any supplemental information provided after the delivery of this package to you, and no legal commitment or obligation shall arise by reason of your receipt of this package or use of its contents. Please also refer to the disclaimer at the bottom of each page of this package, which disclaimer is incorporated herein by reference.

You should understand and be advised that the owner of the Property expressly reserves the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with you or any other party at any time with or without notice which may arise as a result of this package. The owner shall have no legal commitment or obligation to you or any other party reviewing this package, nor shall the owner be required to accept an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any conditions to the property manager.

Owner’s obligation therein has been satisfied or waived. By receipt of “this package”, you agree that the package and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose the package or any of its contents to any other entity without the prior written authorization of owner. You also agree that you will not use the package or any of its contents in any manner detrimental to the interest of the owner or MDL Group.

This package describes certain documents including leases and other materials, which documents are described in summary form only. These summaries do not purport to be complete, nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected and advised to review all such summaries and other documents of whatever nature independently with legal counsel, tax and other professionals of their choice who have the expertise to assist in investigating this information in detail. You are therefore advised not to rely solely on the package as part of your investigations on this Property. If you have no interest in further pursuing this Property, please return this package to MDL Group.

Investment Sales Team

Jarrad Katz, SIOR, CCIM

President I Principal
Lic#: B.0145888.LLC
Lic#: PM.0167521.BKR
702.610.1002
jkatz@mdlgroup.com

Galit Kimerling, SIOR

Senior Vice President
Lic#: S.0065773
323.244.1628
gkimerling@mdlgroup.com