

DURANGO TRAILS OFFICE PARK

5145 S. Durango Drive, Suite 101, Las Vegas, NV 89113

AVAILABLE
For Sublease



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Sale Details



\$2.23 PSF NNN

Sublease Rate



±1,076 SF

Available Space



Southwest

Submarket

Property Highlights

- ±1,076 SF office suite available
- Sublease expires on **September 30, 2028**
- Suite is an open floor plan with kitchenette & bathroom
- Built in 2005 and maintained in excellent shape
- Zoned for Commercial Professional (C-P)
- Professionally managed office park
- In the heart of the southwest, the fastest growing and most in-demand area in Las Vegas

Demographics

Population	1 mile	3 miles	5 miles
2025 Population	±19,849	±183,376	±528,264
Average Household Income	1 mile	3 miles	5 miles
2025 Average Household Income	\$60,921	\$65,683	\$67,302



Property Overview

RARE small office suite for sublease in the heart of the rapidly growing Southwest submarket. The suite has an open floor plan including a kitchenette and bathroom. The suite configuration makes this the ideal space for a variety of uses.

Property Details

+ Parcel Number:	163-296-16-013
+ Submarket:	Southwest
+ Building:	5145 (Ste. 101)
+ Zoning:	Commercial Professional (C-P)
+ Suite Size:	±1,076 SF
+ Lot Size:	±0.09 Acres
+ Year Built:	2005
+ Available Signage:	Multi-Tenant Monument
+ Traffic Counts	Durango Drive ±29,300 VPD
	Tropicana Avenue ±33,000 VPD

Area Overview

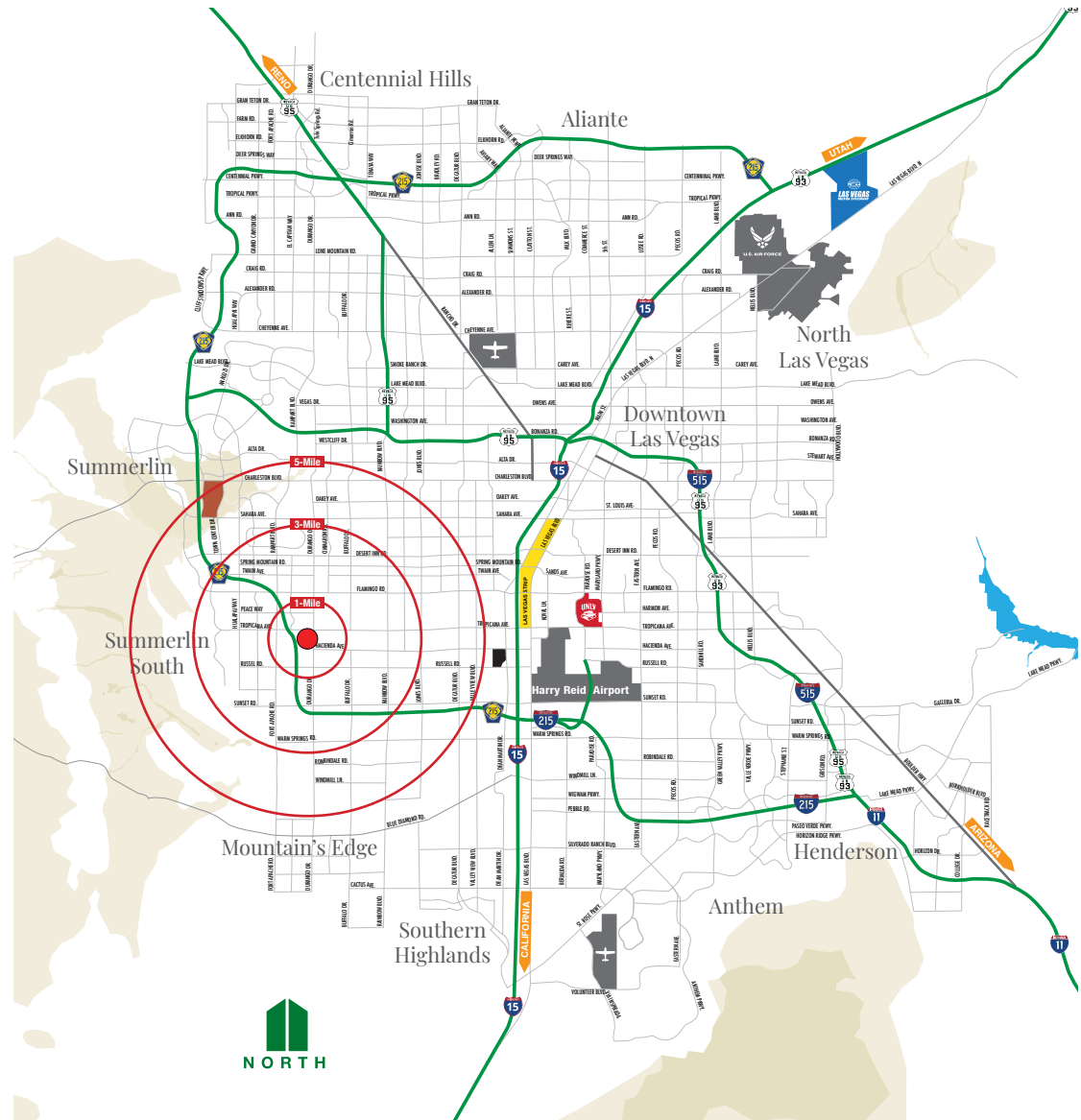
Immediately adjacent to the Spanish Trail, this property is ideally located near key area amenities, including IKEA, the I-215, and the new Durango Resort Hotel & Casino, which opened in 2024. Situated in the rapidly growing southwest valley of Las Vegas, this location offers strong demographic trends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

Population	1 mile	3 miles	5 miles
2010 Population	10,242	138,173	301,153
2020 Population	15,125	167,857	360,423
2025 Population	16,371	178,775	380,657
2030 Population	17,193	188,527	399,459
2010-2020 Annual Rate	3.98%	1.97%	1.81%
2020-2025 Annual Rate	1.52%	1.21%	1.05%
2025-2030 Annual Rate	0.98%	1.07%	0.97%
2025 Median Age	40.6	39.9	40.1

Households	1 mile	3 miles	5 miles
2025 Wealth Index	103	86	90
2010 Households	4,309	54,898	121,280
2020 Households	6,268	66,949	143,827
2025 Total Households	6,784	72,026	153,288
2030 Total Households	7,170	76,704	161,982
2010-2020 Annual Rate	3.82%	2.00%	1.72%
2020-2025 Annual Rate	1.52%	1.40%	1.22%
2025-2030 Annual Rate	1.11%	1.27%	1.11%

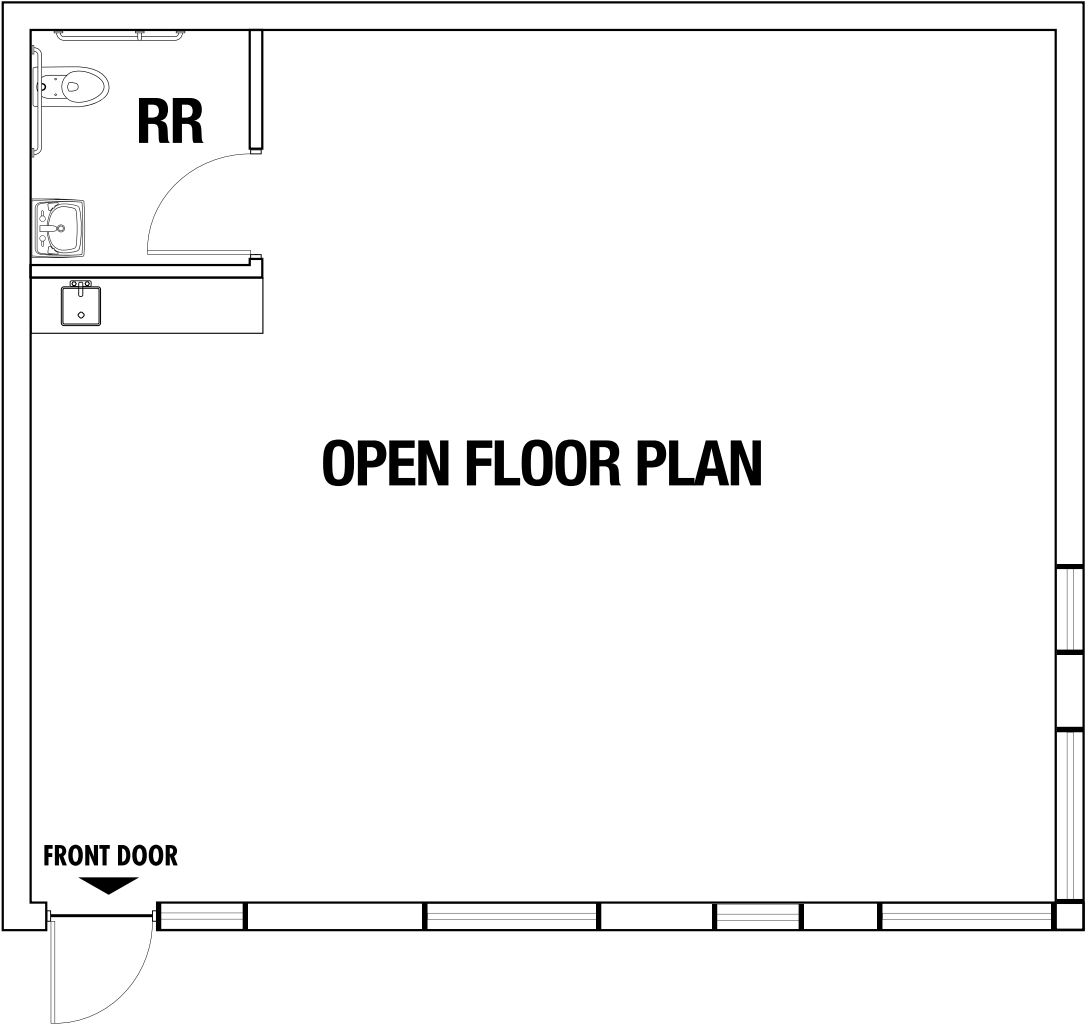
Average Household Income	1 mile	3 miles	5 miles
2025 Average Household Income	\$125,378	\$112,504	\$115,706
2030 Average Household Income	\$139,534	\$125,682	\$129,897
2025-2030 Annual Rate	2.16%	2.24%	2.34%

Housing	1 mile	3 miles	5 miles
2010 Total Housing Units	5,059	62,757	140,747
2020 Total Housing Units	6,802	71,690	154,751
2025 Total Housing Units	7,256	76,579	163,789
2025 Owner Occupied Housing Units	3,670	38,351	80,914
2025 Renter Occupied Housing Units	3,114	33,675	72,374
2025 Vacant Housing Units	472	4,553	10,501
2030 Total Housing Units	7,585	80,843	172,386
2030 Owner Occupied Housing Units	3,893	40,812	86,438
2030 Renter Occupied Housing Units	3,277	35,893	75,544
2030 Vacant Housing Units	415	4,139	10,404






● Retail Center ● Casino & Resort ● Golf & Recreation ● Hospital





Sublease Details

		
\$2.23 PSF NNN	\$0.32 PSF	±1,076 SF
Sublease Rate	CAM Charges	Available Space

Suite 101 Information

+ Floor Plan Type	Open
+ Restrooms	1
+ Sublease Term	Through September 30, 2028
+ Available	Immediately

Drawings and 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.

Interior Photos



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.



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Nevada Tax Advantages

NEVADA

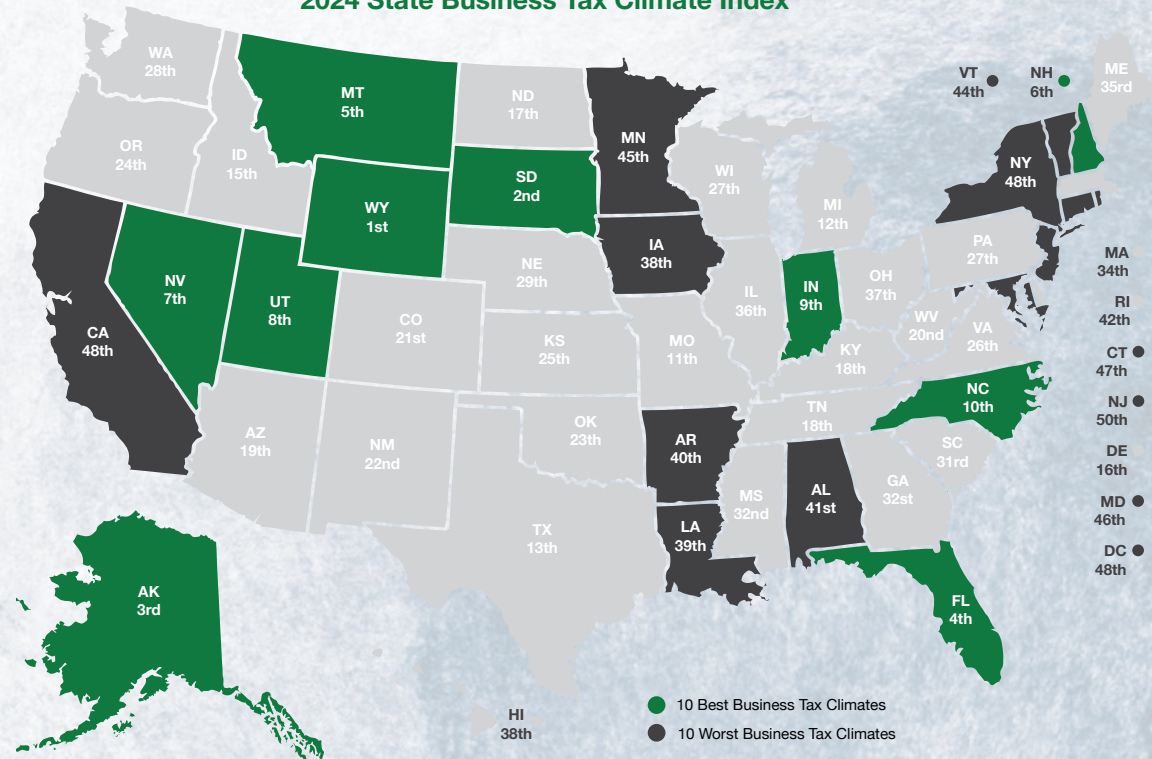
has always been a popular choice for businesses due to various factors such as low-cost startup, regulatory benefits, and competitive utility rates.

The Tax Climate Index ranking
California ranks 48th, Arizona 14th,
Idaho 16th, Oregon 28th and Utah
8th.

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

2024 State Business Tax Climate Index



Nevada Tax System:

Nevada is ranked 7th in the Tax Foundation's 2020 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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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.



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)