

# DESERT INN SQUARE

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

AVAILABLE  
For Lease



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Las Vegas, Nevada 89118  
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[www.mdlgroup.com](http://www.mdlgroup.com)

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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
<b>Population</b>			
2025 Population	22,053	227,587	492,364
<b>Average Household Income</b>			
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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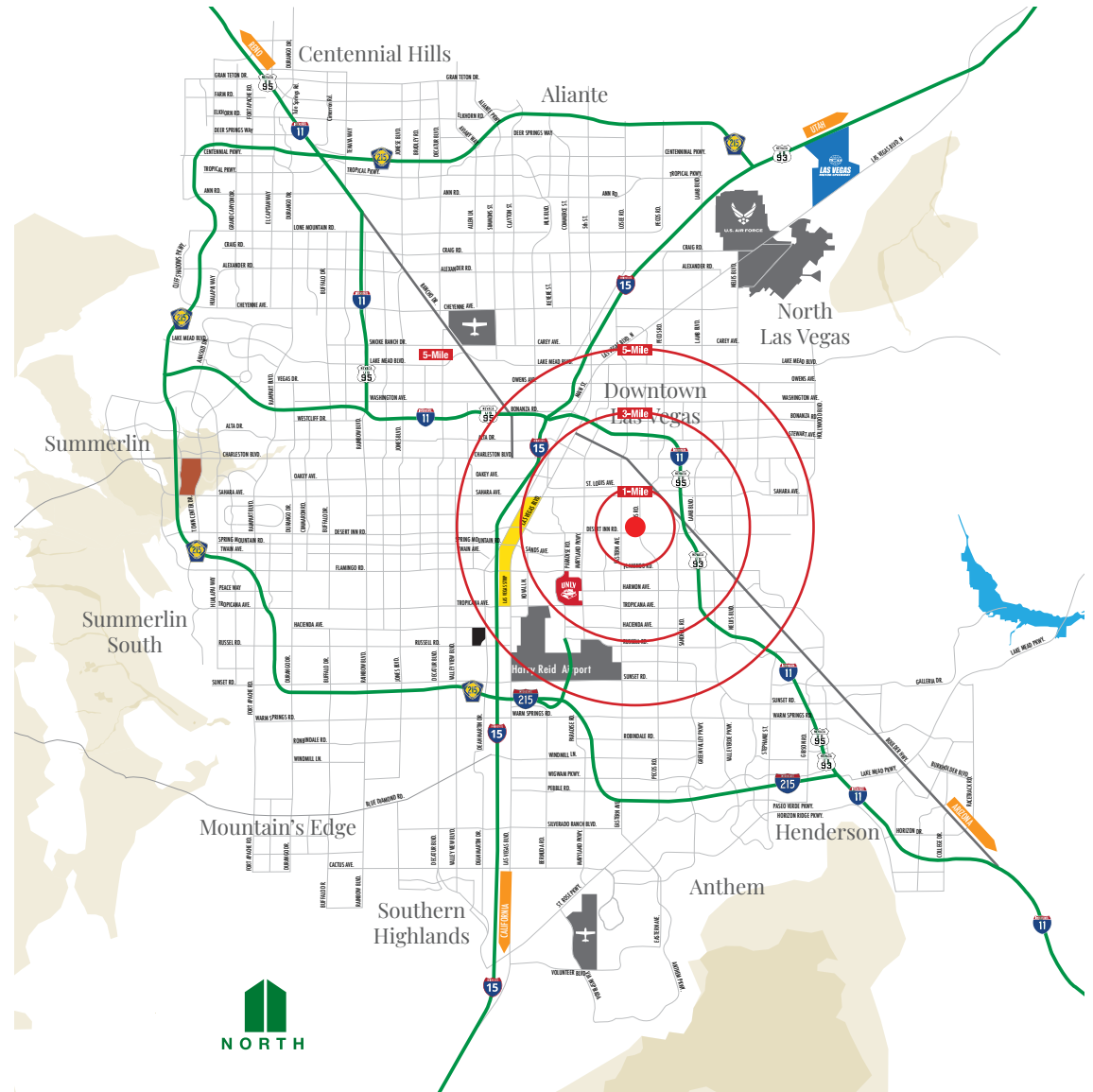
For Lease

Population	1 mile	3 miles	5 miles
2010 Population	19,709	215,632	465,120
2020 Population	22,003	225,627	489,033
<b>2025 Population</b>	<b>22,053</b>	<b>227,587</b>	<b>492,364</b>
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

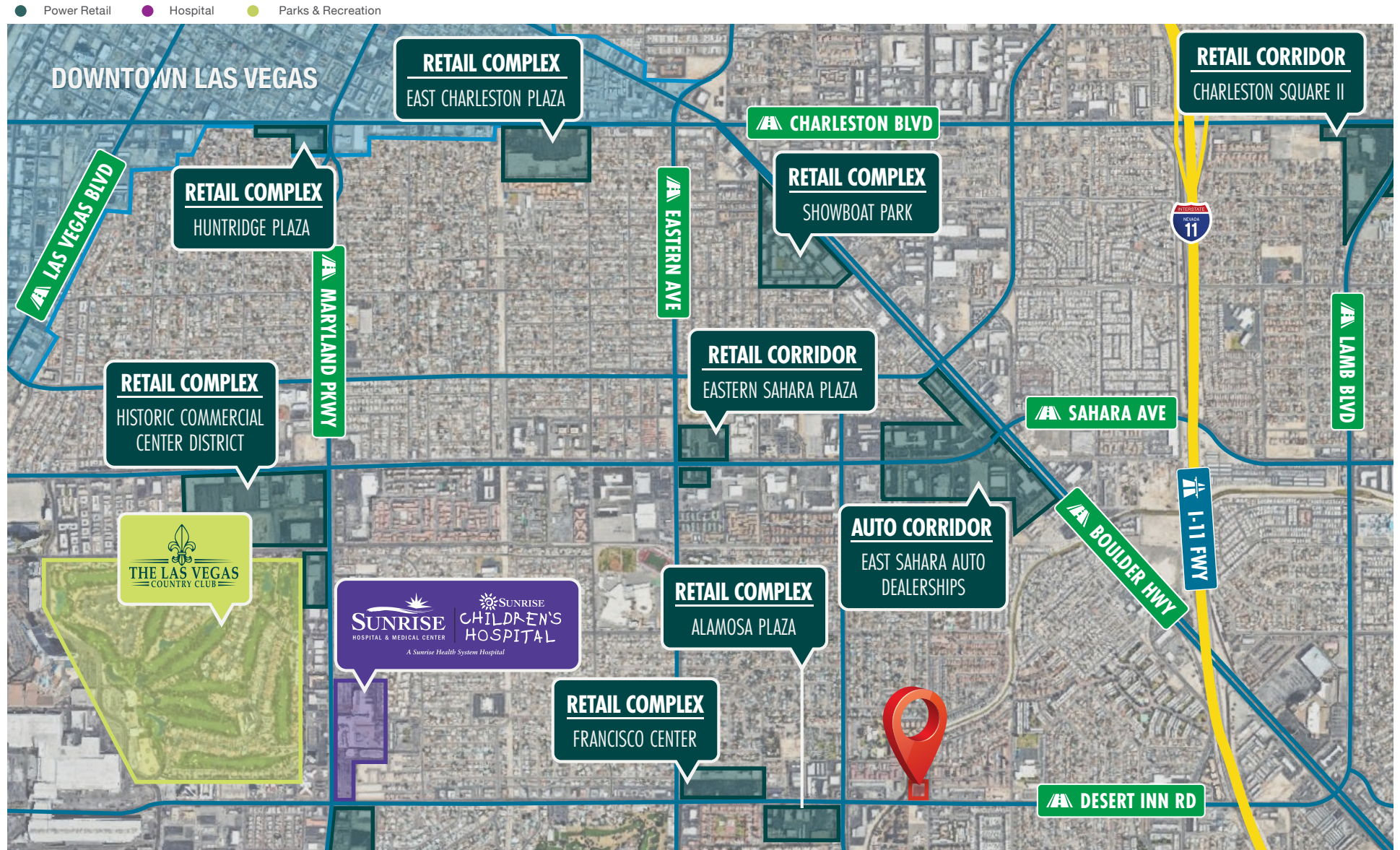
Households	1 mile	3 miles	5 miles
2025 Wealth Index	66	48	49
2010 Households	8,152	83,861	166,576
2020 Households	8,540	90,485	183,186
<b>2025 Total Households</b>	<b>8,571</b>	<b>93,260</b>	<b>189,452</b>
2030 Total Households	8,679	97,080	197,227
2010-2020 Annual Rate	0.47%	0.76%	0.96%
2020-2025 Annual 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
<b>2025 Average Household Income</b>	<b>\$86,509</b>	<b>\$72,350</b>	<b>\$75,003</b>
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
<b>2025 Total Housing Units</b>	<b>9,126</b>	<b>101,582</b>	<b>209,814</b>
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





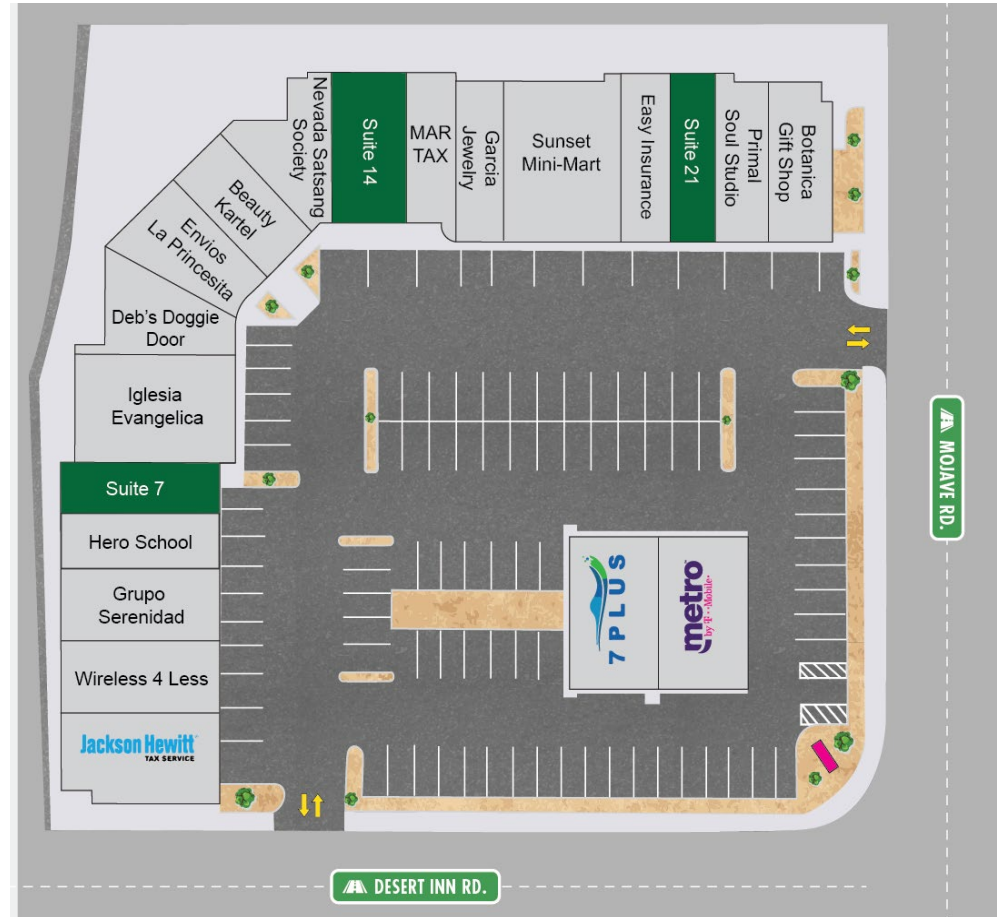


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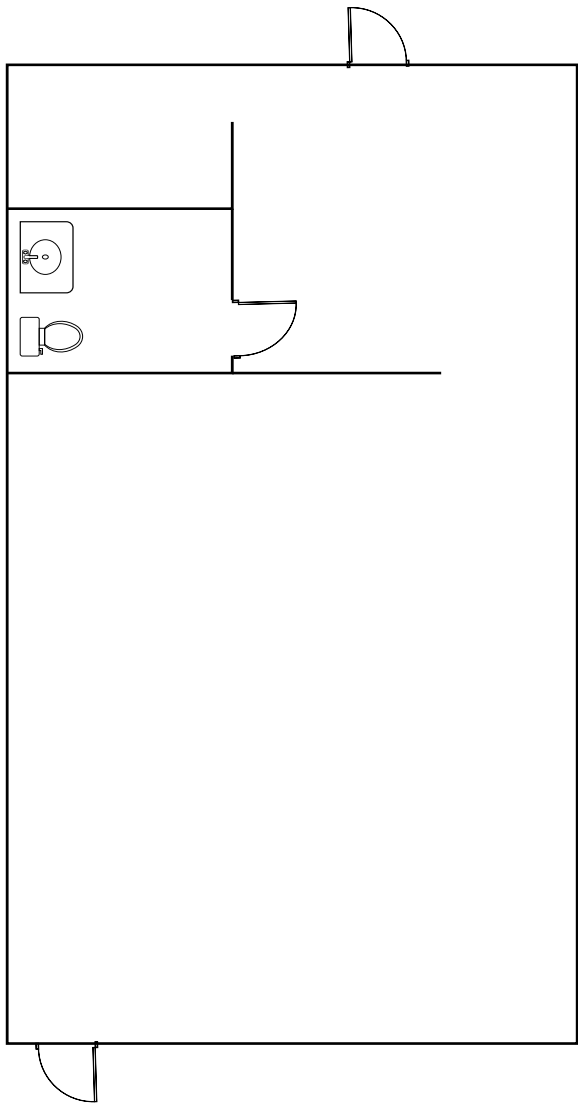
**For Lease**

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
<b>Available</b>	<b>7</b>	<b>±850</b>	<b>\$1.00 - \$1.10 PSF NNN</b>
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
Nevada Satsang Society	13	±990	Church
<b>Available</b>	<b>14</b>	<b>±1,110</b>	<b>\$1.00 - \$1.10 PSF NNN</b>
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
<b>Available</b>	<b>21</b>	<b>±850</b>	<b>\$1.00 - \$1.10 PSF NNN</b>
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, &amp; repair services

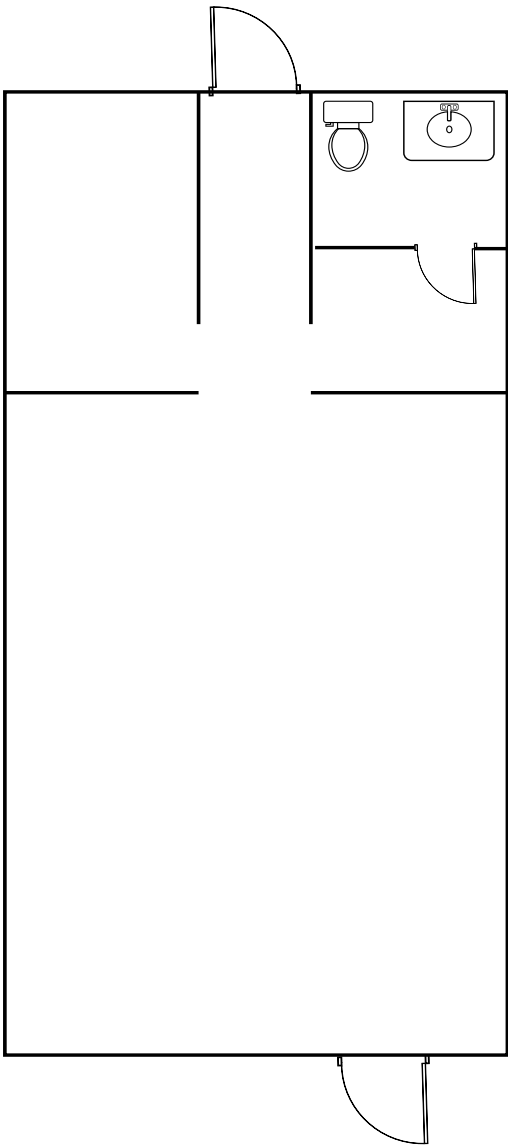




## Space Information

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

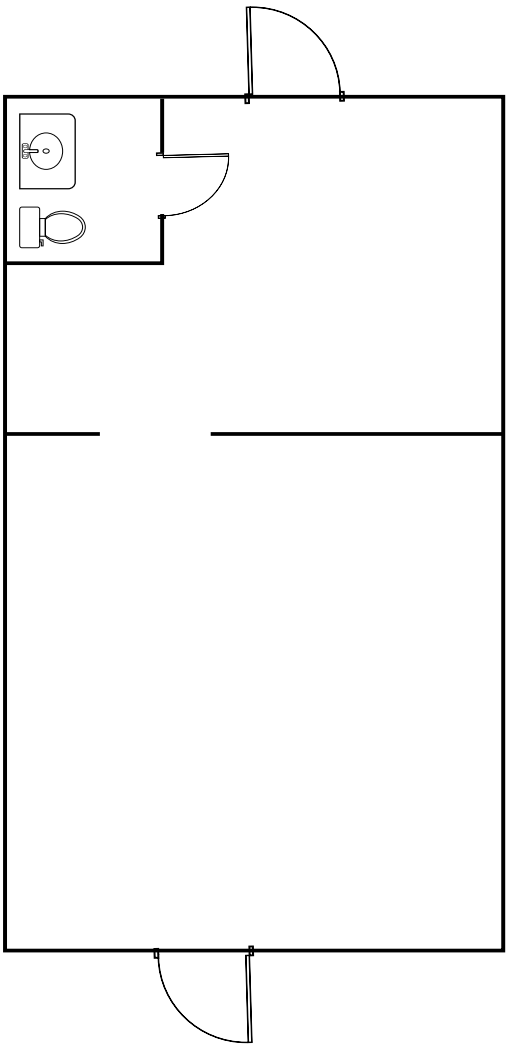
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## Space Information

+ 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](http://clarkcountynv.gov), [data.census.gov](http://data.census.gov), [lvgea.org](http://lvgea.org), [wikipedia.com](http://wikipedia.com)

# Professional Sports



## Synopsis

The Las Vegas metropolitan area is home to many sports, most of which take place in the unincorporated communities around Las Vegas rather than in the city itself.

The Las Vegas Valley has four major league professional teams: the Vegas Golden Knights of the NHL (began play in 2017 as the region's first major pro team), the Las Vegas Raiders of the NFL (began play in 2020), the Las Vegas Aces of the WNBA (began play in 2018), and the Las Vegas Athletics of the MLB (inaugural season will commence at its new ballpark for the 2028 season).

Las Vegas is home to three minor league sports teams: the Las Vegas Aviators of Minor League Baseball, The Las Vegas Lights FC of the USL Championship, the league at the second of US men soccer league system, The Henderson Silver Knights of the American Hockey league of the NHL. The Las Vegas Lights are currently the only team playing in the city of Las Vegas, at the city-owned Cashman Field.

*Source:* [www.wikipedia.com](http://www.wikipedia.com)



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# Nevada Tax Advantages

## NEVADA

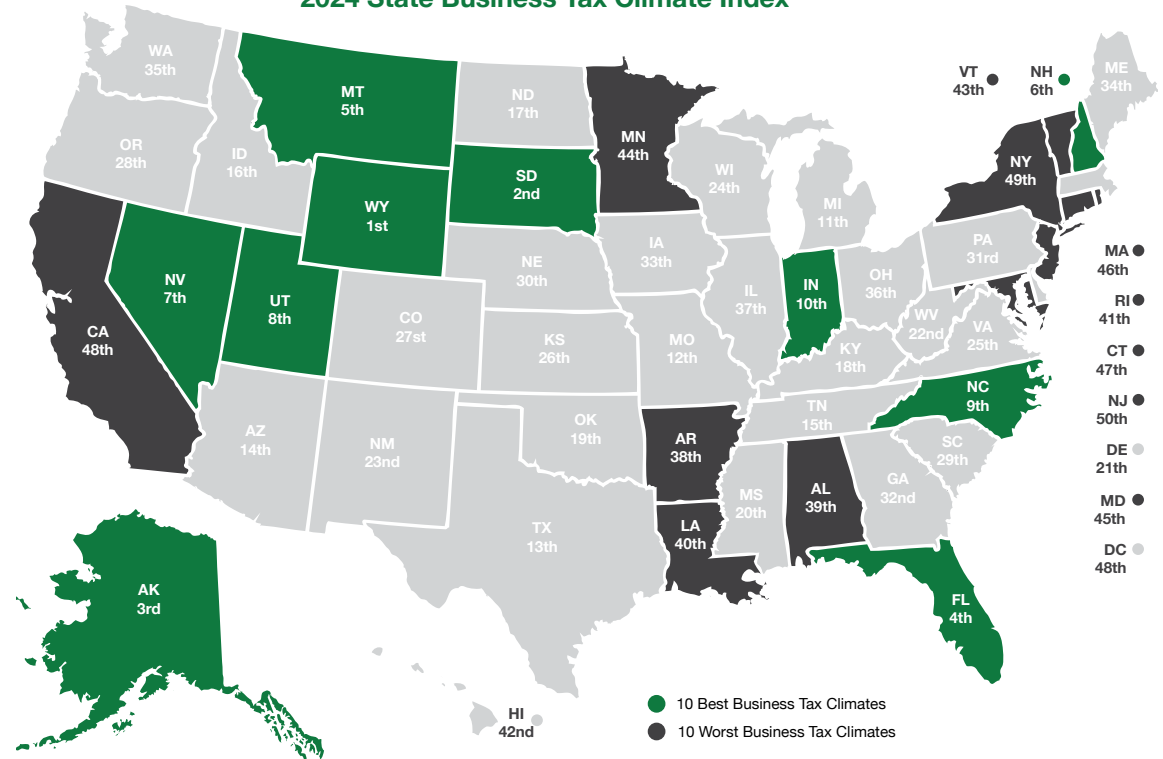
has always been a popular choice for businesses due to various factors such as low-cost startup, regulatory benefits, and competitive utility rates.

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](http://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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