

Bonanza Nellis Shopping Center

NWC Nellis Blvd & Bonanza Rd

FOR LEASE ± 1,200 - 2,100 SF



PROPERTY HIGHLIGHTS

- Property is strategically located in the main commercial/retail business district for this submarket
- Exceptional traffic counts at this intersection
- Retail traffic generators located close by are Kmart and King's Ranch Market
- Coin operated laundry space available
- APN: 140-298-02-006

	1 Mile	3 Mile	5 Mile
Population	23,601	193,936	390,140
Ave HH Income	\$59,935	\$59,142	\$56,519
Households	7,595	62,293	130,873
Traffic Counts			
Bonanza Ave	18,000 cars daily		
Nellis Blvd	55,000 cars daily (Source: NV DoT 2009)		

FOR MORE INFORMATION:

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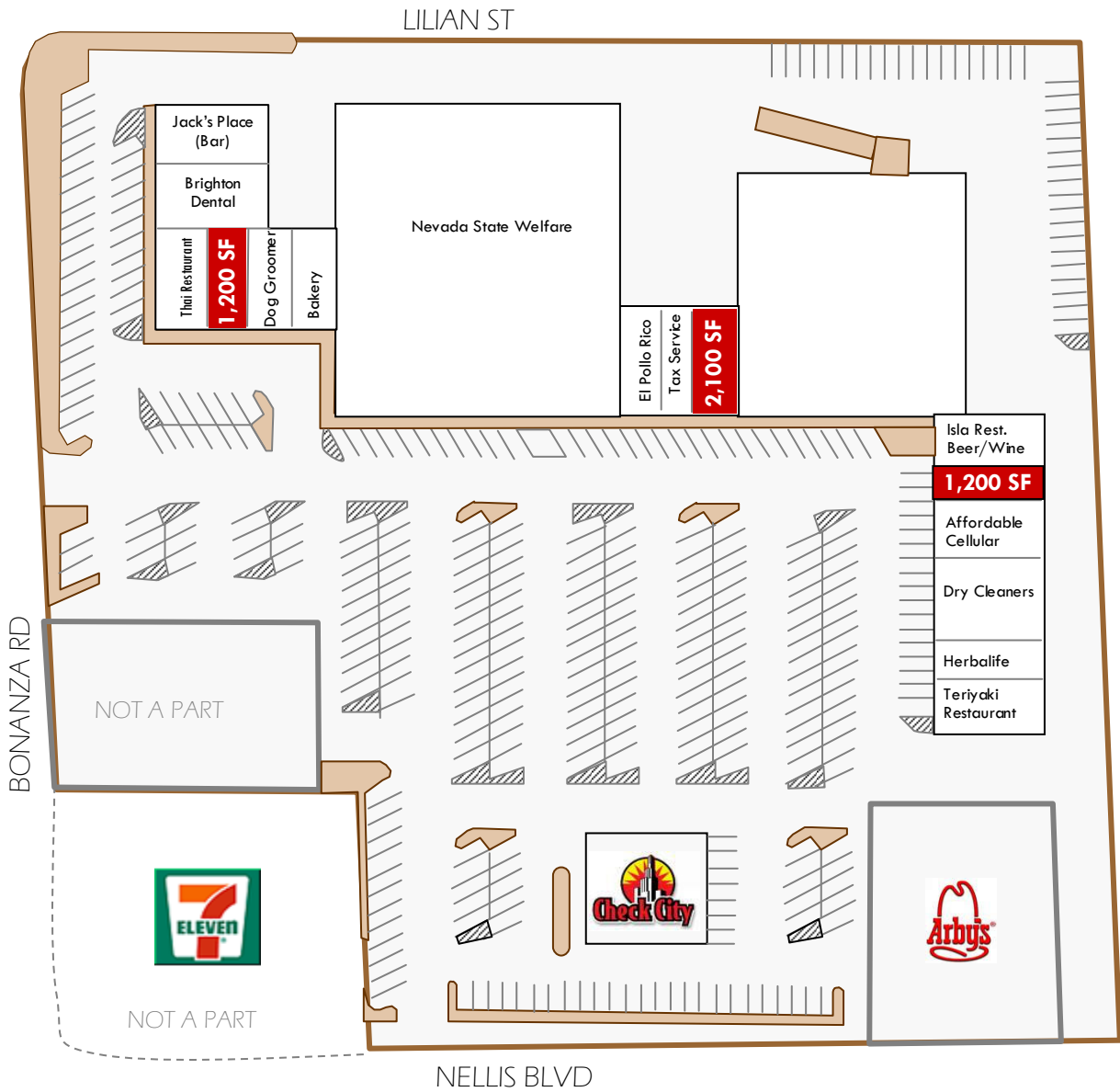
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Site Plan

NWC Bonanza Rd & Nellis Blvd

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Demographic and Income Profile

Bonanza Rd & Nellis Blvd
Ring: 1 mile radius

Latitude: 36.174111
Longitude: -115.062241

Summary		2000		2010		2015	
Population		23,912		25,655		26,303	
Households		7,684		8,148		8,328	
Families		5,795		5,948		6,025	
Average Household Size		3.11		3.15		3.16	
Owner Occupied Housing Units		4,973		4,690		4,704	
Renter Occupied Housing Units		2,710		3,458		3,624	
Median Age		30.4		30.4		30.5	
Trends: 2010 - 2015 Annual Rate		Area		State		National	
Population		0.50%		1.76%		0.76%	
Households		0.44%		1.72%		0.78%	
Families		0.26%		1.61%		0.64%	
Owner HHs		0.06%		1.84%		0.82%	
Median Household Income		2.19%		2.71%		2.36%	
Households by Income		2000		2010		2015	
		Number	Percent	Number	Percent	Number	Percent
<\$15,000		899	11.6%	721	8.8%	557	6.7%
\$15,000 - \$24,999		982	12.7%	746	9.2%	627	7.5%
\$25,000 - \$34,999		1,183	15.3%	984	12.1%	850	10.2%
\$35,000 - \$49,999		1,590	20.6%	1,440	17.7%	1,181	14.2%
\$50,000 - \$74,999		1,908	24.7%	2,190	26.9%	2,501	30.0%
\$75,000 - \$99,999		701	9.1%	1,290	15.8%	1,395	16.8%
\$100,000 - \$149,999		350	4.5%	585	7.2%	910	10.9%
\$150,000 - \$199,999		66	0.9%	111	1.4%	188	2.3%
\$200,000+		42	0.5%	81	1.0%	118	1.4%
Median Household Income		\$42,405		\$51,646		\$57,544	
Average Household Income		\$48,595		\$58,200		\$65,336	
Per Capita Income		\$15,998		\$18,587		\$20,795	
Population by Age		2000		2010		2015	
		Number	Percent	Number	Percent	Number	Percent
0 - 4		2,091	8.7%	2,335	9.1%	2,429	9.2%
5 - 9		2,253	9.4%	2,135	8.3%	2,247	8.5%
10 - 14		1,974	8.3%	1,904	7.4%	2,035	7.7%
15 - 19		1,769	7.4%	1,990	7.8%	1,764	6.7%
20 - 24		1,782	7.5%	2,080	8.1%	2,175	8.3%
25 - 34		3,837	16.0%	4,163	16.2%	4,388	16.7%
35 - 44		3,713	15.5%	3,318	12.9%	3,427	13.0%
45 - 54		2,736	11.4%	3,161	12.3%	2,899	11.0%
55 - 64		1,835	7.7%	2,292	8.9%	2,404	9.1%
65 - 74		1,235	5.2%	1,370	5.3%	1,573	6.0%
75 - 84		585	2.4%	712	2.8%	747	2.8%
85+		102	0.4%	197	0.8%	213	0.8%
Race and Ethnicity		2000		2010		2015	
		Number	Percent	Number	Percent	Number	Percent
White Alone		14,697	61.5%	13,222	51.5%	13,055	49.6%
Black Alone		2,586	10.8%	3,215	12.5%	3,376	12.8%
American Indian Alone		239	1.0%	265	1.0%	264	1.0%
Asian Alone		1,525	6.4%	1,745	6.8%	1,858	7.1%
Pacific Islander Alone		104	0.4%	143	0.6%	136	0.5%
Some Other Race Alone		3,476	14.5%	5,464	21.3%	5,931	22.5%
Two or More Races		1,284	5.4%	1,601	6.2%	1,683	6.4%
Hispanic Origin (Any Race)		7,923	33.1%	12,240	47.7%	13,435	51.1%

Data Note: Income is expressed in current dollars

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015.

Demographic and Income Profile

Bonanza Rd & Nellis Blvd
Ring: 3 miles radius

Latitude: 36.174111
Longitude: -115.062241

Summary		2000		2010		2015	
Population		182,487		202,940		210,276	
Households		59,288		64,425		66,377	
Families		43,215		45,710		46,780	
Average Household Size		3.04		3.11		3.13	
Owner Occupied Housing Units		35,512		35,119		35,883	
Renter Occupied Housing Units		23,776		29,306		30,494	
Median Age		30.5		30.8		31.1	
Trends: 2010 - 2015 Annual Rate		Area		State		National	
Population		0.71%		1.76%		0.76%	
Households		0.60%		1.72%		0.78%	
Families		0.46%		1.61%		0.64%	
Owner HHs		0.43%		1.84%		0.82%	
Median Household Income		2.48%		2.71%		2.36%	
Households by Income		2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent	
<\$15,000	8,327	14.1%	7,118	11.0%	5,806	8.7%	
\$15,000 - \$24,999	8,324	14.1%	6,599	10.2%	5,709	8.6%	
\$25,000 - \$34,999	8,534	14.4%	7,840	12.2%	6,944	10.5%	
\$35,000 - \$49,999	11,656	19.7%	10,915	16.9%	8,816	13.3%	
\$50,000 - \$74,999	13,119	22.2%	15,672	24.3%	18,132	27.3%	
\$75,000 - \$99,999	5,281	8.9%	9,062	14.1%	9,951	15.0%	
\$100,000 - \$149,999	2,876	4.9%	5,311	8.2%	8,083	12.2%	
\$150,000 - \$199,999	482	0.8%	1,001	1.6%	1,624	2.4%	
\$200,000+	496	0.8%	906	1.4%	1,312	2.0%	
Median Household Income	\$40,415		\$49,619		\$56,077		
Average Household Income	\$47,719		\$58,254		\$66,161		
Per Capita Income	\$15,737		\$18,863		\$21,289		
Population by Age		2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent	
0 - 4	16,585	9.1%	19,062	9.4%	19,875	9.5%	
5 - 9	16,865	9.2%	17,029	8.4%	17,882	8.5%	
10 - 14	14,542	8.0%	14,647	7.2%	15,661	7.4%	
15 - 19	13,216	7.2%	15,235	7.5%	13,941	6.6%	
20 - 24	13,833	7.6%	15,721	7.7%	16,458	7.8%	
25 - 34	29,834	16.3%	32,762	16.1%	34,351	16.3%	
35 - 44	28,040	15.4%	26,744	13.2%	27,396	13.0%	
45 - 54	20,182	11.1%	24,683	12.2%	23,664	11.3%	
55 - 64	13,984	7.7%	18,203	9.0%	19,680	9.4%	
65 - 74	9,646	5.3%	11,250	5.5%	13,201	6.3%	
75 - 84	4,784	2.6%	5,887	2.9%	6,277	3.0%	
85+	975	0.5%	1,717	0.8%	1,890	0.9%	
Race and Ethnicity		2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent	
White Alone	114,935	63.0%	109,925	54.2%	110,282	52.4%	
Black Alone	20,745	11.4%	26,329	13.0%	27,983	13.3%	
American Indian Alone	1,774	1.0%	2,094	1.0%	2,127	1.0%	
Asian Alone	9,872	5.4%	12,492	6.2%	13,771	6.5%	
Pacific Islander Alone	814	0.4%	1,164	0.6%	1,120	0.5%	
Some Other Race Alone	25,648	14.1%	39,572	19.5%	42,844	20.4%	
Two or More Races	8,700	4.8%	11,364	5.6%	12,148	5.8%	
Hispanic Origin (Any Race)	63,065	34.6%	95,742	47.2%	105,120	50.0%	

Demographic and Income Profile

Bonanza Rd & Nellis Blvd
Ring: 5 miles radius

Latitude: 36.174111
Longitude: -115.062241

Summary		2000		2010		2015	
Population		376,951		425,502		441,410	
Households		126,591		140,298		145,188	
Families		85,441		91,110		93,204	
Average Household Size		2.90		2.96		2.97	
Owner Occupied Housing Units		67,143		67,589		68,861	
Renter Occupied Housing Units		59,448		72,709		76,327	
Median Age		31.3		32.0		32.2	
Trends: 2010 - 2015 Annual Rate		Area		State		National	
Population		0.74%		1.76%		0.76%	
Households		0.69%		1.72%		0.78%	
Families		0.46%		1.61%		0.64%	
Owner HHs		0.37%		1.84%		0.82%	
Median Household Income		3.09%		2.71%		2.36%	
Households by Income		2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent	
<\$15,000	21,936	17.3%	19,243	13.7%	16,317	11.2%	
\$15,000 - \$24,999	20,651	16.3%	17,443	12.4%	15,500	10.7%	
\$25,000 - \$34,999	19,024	15.0%	18,548	13.2%	16,958	11.7%	
\$35,000 - \$49,999	23,942	18.9%	24,564	17.5%	20,323	14.0%	
\$50,000 - \$74,999	23,986	18.9%	30,042	21.4%	35,634	24.5%	
\$75,000 - \$99,999	9,706	7.7%	16,626	11.9%	18,746	12.9%	
\$100,000 - \$149,999	5,316	4.2%	9,740	6.9%	15,226	10.5%	
\$150,000 - \$199,999	971	0.8%	1,926	1.4%	3,389	2.3%	
\$200,000+	1,263	1.0%	2,168	1.5%	3,095	2.1%	
Median Household Income	\$35,911		\$44,337		\$51,635		
Average Household Income	\$44,888		\$54,311		\$62,156		
Per Capita Income	\$15,640		\$18,593		\$21,191		
Population by Age		2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent	
0 - 4	33,097	8.8%	38,202	9.0%	39,923	9.0%	
5 - 9	33,123	8.8%	33,736	7.9%	35,339	8.0%	
10 - 14	27,766	7.4%	28,773	6.8%	30,683	7.0%	
15 - 19	26,098	6.9%	30,764	7.2%	27,982	6.3%	
20 - 24	29,516	7.8%	33,475	7.9%	35,673	8.1%	
25 - 34	61,379	16.3%	66,671	15.7%	69,960	15.8%	
35 - 44	57,082	15.1%	55,511	13.0%	56,121	12.7%	
45 - 54	42,677	11.3%	51,995	12.2%	49,827	11.3%	
55 - 64	30,577	8.1%	40,662	9.6%	43,836	9.9%	
65 - 74	21,374	5.7%	26,095	6.1%	31,002	7.0%	
75 - 84	11,505	3.1%	14,709	3.5%	15,693	3.6%	
85+	2,755	0.7%	4,907	1.2%	5,369	1.2%	
Race and Ethnicity		2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent	
White Alone	234,463	62.2%	227,514	53.5%	228,915	51.9%	
Black Alone	44,976	11.9%	56,920	13.4%	60,525	13.7%	
American Indian Alone	3,828	1.0%	5,111	1.2%	5,219	1.2%	
Asian Alone	16,849	4.5%	21,700	5.1%	23,907	5.4%	
Pacific Islander Alone	1,634	0.4%	3,019	0.7%	2,974	0.7%	
Some Other Race Alone	57,462	15.2%	87,603	20.6%	94,630	21.4%	
Two or More Races	17,738	4.7%	23,634	5.6%	25,241	5.7%	
Hispanic Origin (Any Race)	138,791	36.8%	209,176	49.2%	229,031	51.9%	