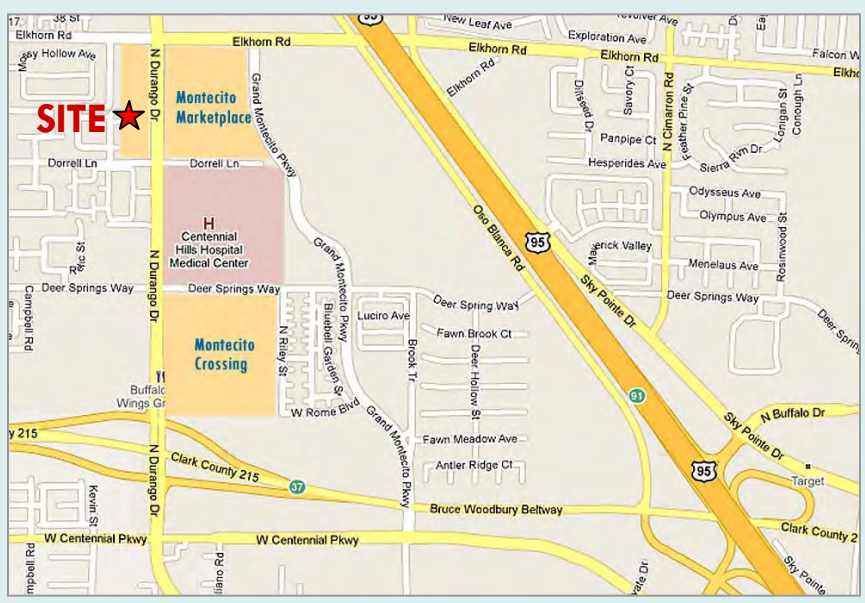


7105 N Durango Dr Las Vegas, NV 89149

FOR LEASE ± 2,367 SF FORMER BANK

- Former bank branch
- Free standing building with frontage on Durango Dr
- Building constructed in 2008
- Double drive thru lane attached to the building
- Directly across the street from a Smith's and TJ Maxx anchored retail center
- Zoning: Town Center District (T-C)
- APN: 125-20-117-005

	1 Mile	3 Mile	5 Mile
Population	19,185	79,277	171,655
Ave HH Income	\$95,893	\$92,579	\$88,460
Households	6,797	27,212	59,995
Traffic Counts			
Durango Dr	25,000 cars daily (Source: NV DoT 2009)		



FOR MORE INFORMATION PLEASE CONTACT:
BRIAN SORRENTINO, CCIM
 brians@roicre.com
 702.363.3100 EXT 102



7100 W Smoke Ranch Rd
 Suite 100
 Las Vegas, NV 89128
 Phone: 702.363.3100
 Fax: 702.363.0450
 www.roicre.com

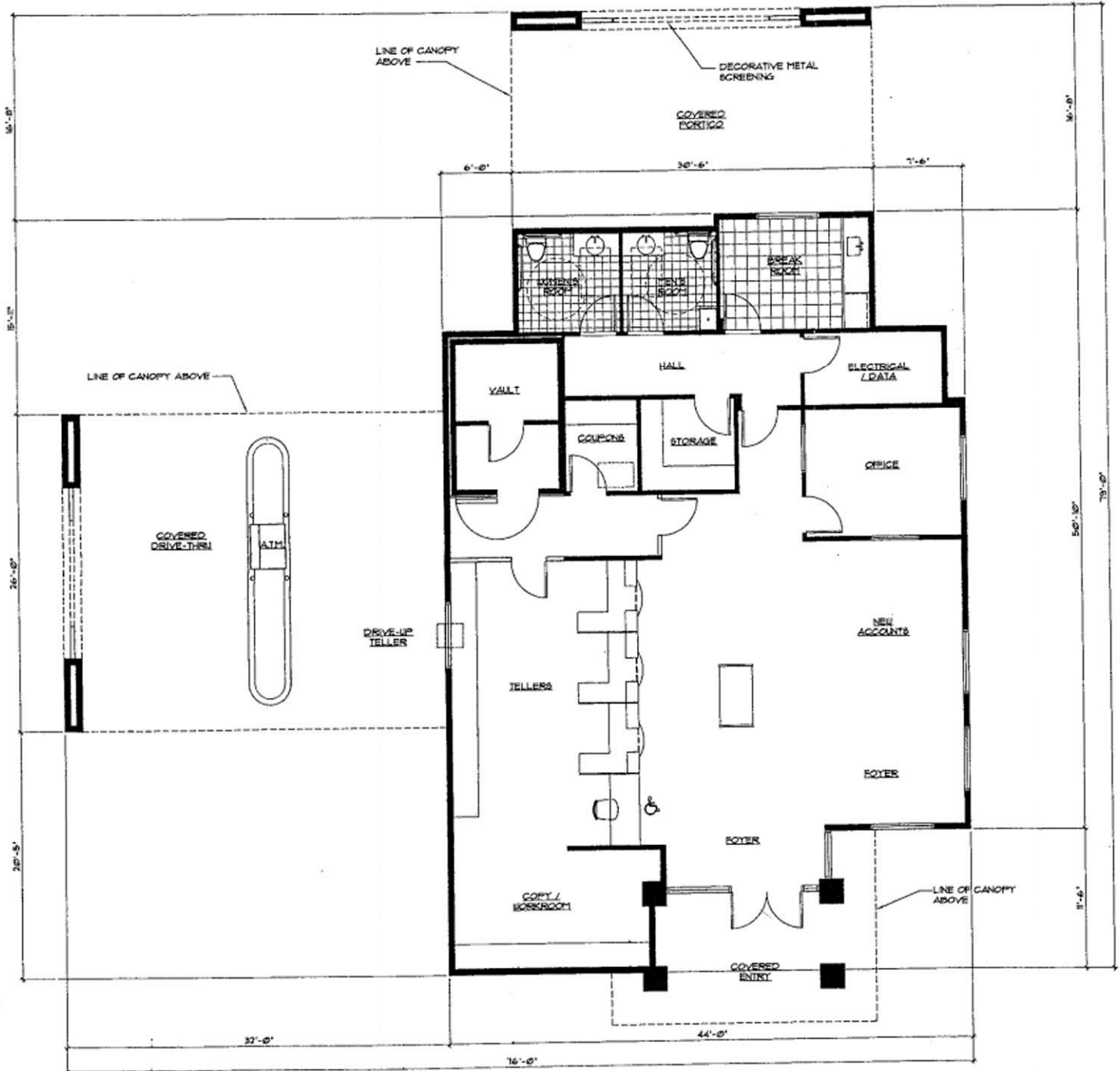
Leasing | Tenant Representation | Investment Sales | Land Acquisition

The information contained herein was obtained from sources believed reliable. However, R.O.I. Commercial Real Estate, Inc. makes no guaranties, warranties, or representations as to the completeness or accuracy thereof. The presentation of this information submitted is subject to errors, omissions, and/or changes without notice.

Floor Plan

FOR LEASE ±2,367

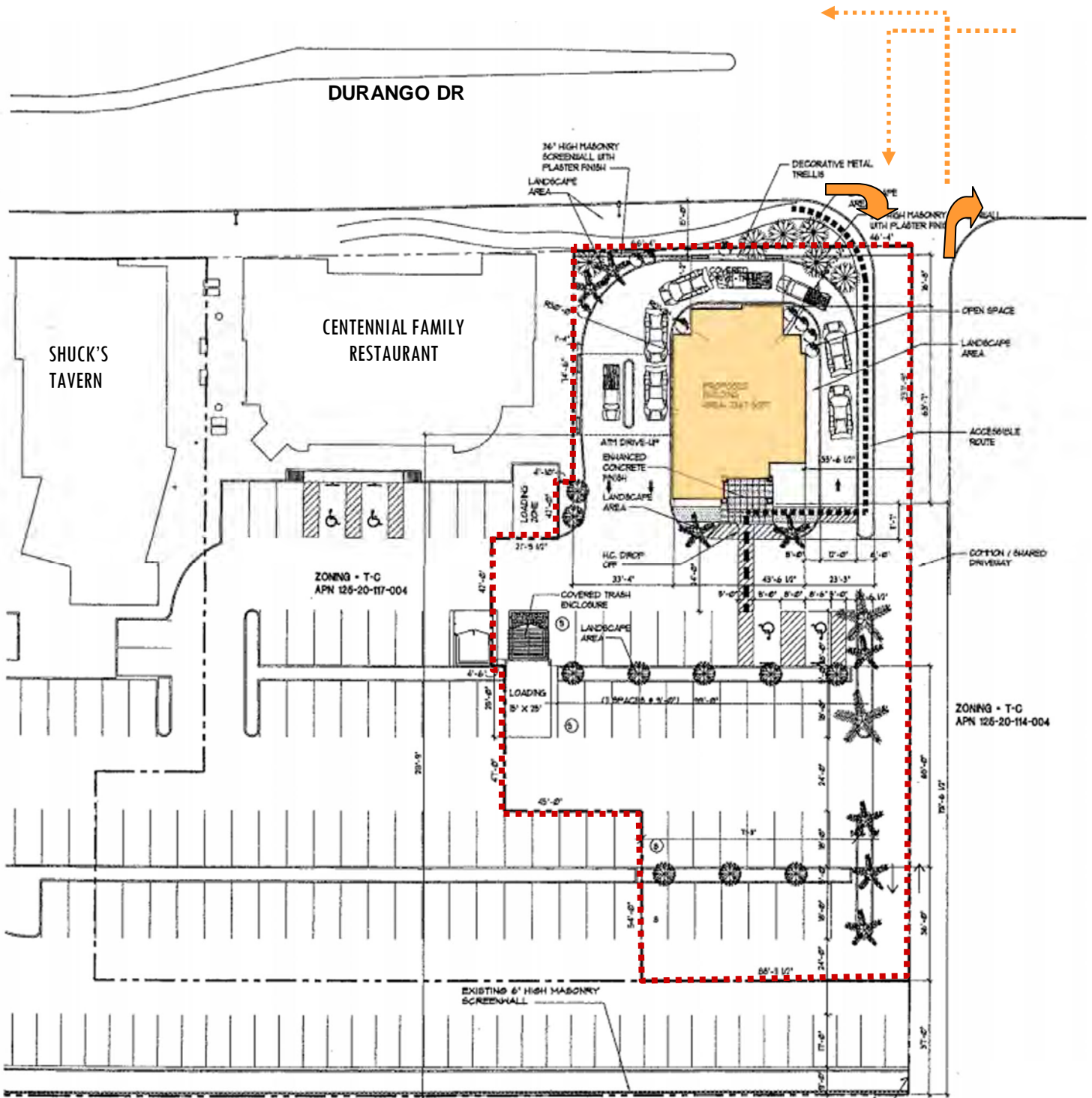
7105 N Durango Dr Las Vegas, NV 89149



Building Square Footage Breakdown

Building	±2,367 SF
Drive-thru/Canopy/Covered Entry	±1,480 SF
Total	±3,847 SF

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brians@roicre.com

702.363.3100 EXT 102

Building Features

FOR LEASE ±2,367

7105 | N Durango Dr Las Vegas, NV 89149

Area Available

Building	±2,367 SF
Drive-thru/Canopy/Covered Entry	±1,480 SF
Total	±3,847 SF

Building Features:

- Customer service area
- Open floor plan layout with private offices
- In-suite restrooms
- Break room/pantry
- Vault and storage area
- 31 Surface parking stalls



FOR MORE INFORMATION,
PLEASE CONTACT:

BRIAN SORRENTINO, CCIM
brians@roicre.com
702.363.3100 x 102



Aerial

FOR LEASE ±2,367

7105 | N Durango Dr
Las Vegas, NV 89149



FOR MORE INFORMATION PLEASE CONTACT:

BRIAN SORRENTINO, CCIM

brians@roicre.com

702.363.3100 EXT 102

Demographic and Income Profile

7105 N Durango
Ring: 1 mile radius

Latitude: 36.290142
Longitude: -115.288437

Summary		2000		2010		2015	
Population		2,263		19,185		24,130	
Households		745		6,797		8,544	
Families		600		5,577		6,970	
Average Household Size		3.03		2.82		2.82	
Owner Occupied Housing Units		707		5,433		6,759	
Renter Occupied Housing Units		38		1,364		1,785	
Median Age		32.0		40.9		42.4	
Trends: 2010 - 2015 Annual Rate		Area		State		National	
Population		4.69%		1.76%		0.76%	
Households		4.68%		1.72%		0.78%	
Families		4.56%		1.61%		0.64%	
Owner HHs		4.46%		1.84%		0.82%	
Median Household Income		3.81%		2.71%		2.36%	
Households by Income		2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent	
<\$15,000	20	2.7%	266	3.9%	203	2.4%	
\$15,000 - \$24,999	28	3.7%	113	1.7%	95	1.1%	
\$25,000 - \$34,999	69	9.2%	279	4.1%	230	2.7%	
\$35,000 - \$49,999	136	18.2%	989	14.6%	768	9.0%	
\$50,000 - \$74,999	229	30.7%	1,369	20.1%	1,641	19.2%	
\$75,000 - \$99,999	159	21.3%	1,236	18.2%	1,436	16.8%	
\$100,000 - \$149,999	82	11.0%	1,720	25.3%	2,729	31.9%	
\$150,000 - \$199,999	14	1.9%	459	6.8%	707	8.3%	
\$200,000+	10	1.3%	366	5.4%	735	8.6%	
Median Household Income	\$61,517		\$81,044		\$97,700		
Average Household Income	\$68,361		\$95,893		\$112,232		
Per Capita Income	\$24,011		\$32,990		\$38,525		
Population by Age		2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent	
0 - 4	218	9.6%	1,259	6.6%	1,489	6.2%	
5 - 9	192	8.5%	1,346	7.0%	1,661	6.9%	
10 - 14	164	7.3%	1,460	7.6%	1,840	7.6%	
15 - 19	113	5.0%	1,329	6.9%	1,648	6.8%	
20 - 24	110	4.9%	712	3.7%	969	4.0%	
25 - 34	491	21.7%	1,752	9.1%	2,020	8.4%	
35 - 44	381	16.8%	3,072	16.0%	3,403	14.1%	
45 - 54	272	12.0%	3,492	18.2%	4,142	17.2%	
55 - 64	181	8.0%	2,658	13.9%	3,672	15.2%	
65 - 74	98	4.3%	1,309	6.8%	2,164	9.0%	
75 - 84	34	1.5%	609	3.2%	860	3.6%	
85+	8	0.4%	183	1.0%	264	1.1%	
Race and Ethnicity		2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent	
White Alone	1,872	82.7%	14,877	77.5%	18,085	74.9%	
Black Alone	127	5.6%	1,623	8.5%	2,274	9.4%	
American Indian Alone	13	0.6%	130	0.7%	170	0.7%	
Asian Alone	77	3.4%	789	4.1%	1,115	4.6%	
Pacific Islander Alone	7	0.3%	78	0.4%	97	0.4%	
Some Other Race Alone	72	3.2%	792	4.1%	1,149	4.8%	
Two or More Races	95	4.2%	896	4.7%	1,240	5.1%	
Hispanic Origin (Any Race)	246	10.9%	2,978	15.5%	4,391	18.2%	

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

7105 N Durango
Ring: 3 miles radius

Latitude: 36.290142
Longitude: -115.288437

Summary		2000	2010	2015			
Population		26,368	79,277	97,382			
Households		9,121	27,212	33,283			
Families		7,149	21,455	26,125			
Average Household Size		2.84	2.91	2.92			
Owner Occupied Housing Units		8,088	22,067	26,832			
Renter Occupied Housing Units		1,033	5,145	6,452			
Median Age		34.2	37.4	38.0			
Trends: 2010 - 2015 Annual Rate		Area	State	National			
Population		4.20%	1.76%	0.76%			
Households		4.11%	1.72%	0.78%			
Families		4.02%	1.61%	0.64%			
Owner HHs		3.99%	1.84%	0.82%			
Median Household Income		2.84%	2.71%	2.36%			
Households by Income		2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent	
<\$15,000	352	3.9%	970	3.6%	740	2.2%	
\$15,000 - \$24,999	496	5.4%	698	2.6%	565	1.7%	
\$25,000 - \$34,999	850	9.3%	1,522	5.6%	1,254	3.8%	
\$35,000 - \$49,999	1,465	16.1%	3,421	12.6%	2,668	8.0%	
\$50,000 - \$74,999	2,430	26.6%	6,086	22.4%	7,143	21.5%	
\$75,000 - \$99,999	1,724	18.9%	5,637	20.7%	6,455	19.4%	
\$100,000 - \$149,999	1,287	14.1%	6,193	22.8%	9,844	29.6%	
\$150,000 - \$199,999	250	2.7%	1,308	4.8%	1,993	6.0%	
\$200,000+	272	3.0%	1,379	5.1%	2,621	7.9%	
Median Household Income	\$63,262		\$77,896		\$89,618		
Average Household Income	\$74,713		\$92,579		\$107,670		
Per Capita Income	\$26,549		\$32,131		\$37,213		
Population by Age		2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent	
0 - 4	2,204	8.4%	6,256	7.9%	7,457	7.7%	
5 - 9	2,126	8.1%	6,141	7.7%	7,598	7.8%	
10 - 14	1,924	7.3%	6,162	7.8%	7,674	7.9%	
15 - 19	1,455	5.5%	5,278	6.7%	6,496	6.7%	
20 - 24	1,207	4.6%	3,347	4.2%	4,326	4.4%	
25 - 34	4,679	17.7%	9,322	11.8%	10,862	11.2%	
35 - 44	4,669	17.7%	13,384	16.9%	14,980	15.4%	
45 - 54	3,713	14.1%	12,776	16.1%	15,159	15.6%	
55 - 64	2,485	9.4%	9,165	11.6%	11,951	12.3%	
65 - 74	1,309	5.0%	4,693	5.9%	7,159	7.4%	
75 - 84	477	1.8%	2,138	2.7%	2,886	3.0%	
85+	119	0.5%	615	0.8%	834	0.9%	
Race and Ethnicity		2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent	
White Alone	22,196	84.2%	60,273	76.0%	71,435	73.4%	
Black Alone	1,513	5.7%	6,769	8.5%	9,217	9.5%	
American Indian Alone	169	0.6%	720	0.9%	928	1.0%	
Asian Alone	821	3.1%	3,477	4.4%	4,778	4.9%	
Pacific Islander Alone	76	0.3%	385	0.5%	467	0.5%	
Some Other Race Alone	684	2.6%	3,797	4.8%	5,350	5.5%	
Two or More Races	910	3.5%	3,855	4.9%	5,208	5.3%	
Hispanic Origin (Any Race)	2,469	9.4%	13,585	17.1%	19,482	20.0%	

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

7105 N Durango
Ring: 5 miles radius

Latitude: 36.290142
Longitude: -115.288437

Summary		2000		2010		2015	
Population		79,943		171,655		202,704	
Households		28,296		59,995		70,525	
Families		21,913		46,187		54,032	
Average Household Size		2.79		2.86		2.87	
Owner Occupied Housing Units		24,776		49,015		57,270	
Renter Occupied Housing Units		3,520		10,981		13,254	
Median Age		35.3		36.7		36.8	
Trends: 2010 - 2015 Annual Rate		Area		State		National	
Population		3.38%		1.76%		0.76%	
Households		3.29%		1.72%		0.78%	
Families		3.19%		1.61%		0.64%	
Owner HHS		3.16%		1.84%		0.82%	
Median Household Income		2.63%		2.71%		2.36%	
Households by Income		2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent	
<\$15,000	1,226	4.3%	2,366	3.9%	1,821	2.6%	
\$15,000 - \$24,999	1,644	5.8%	2,137	3.6%	1,753	2.5%	
\$25,000 - \$34,999	2,601	9.2%	3,714	6.2%	3,075	4.4%	
\$35,000 - \$49,999	4,622	16.3%	7,652	12.8%	5,931	8.4%	
\$50,000 - \$74,999	7,651	27.0%	14,295	23.8%	16,377	23.2%	
\$75,000 - \$99,999	5,081	18.0%	11,763	19.6%	13,097	18.6%	
\$100,000 - \$149,999	3,948	13.9%	12,681	21.1%	19,501	27.7%	
\$150,000 - \$199,999	731	2.6%	2,659	4.4%	4,240	6.0%	
\$200,000+	802	2.8%	2,728	4.5%	4,731	6.7%	
Median Household Income	\$61,841		\$74,634		\$84,992		
Average Household Income	\$72,734		\$88,460		\$102,066		
Per Capita Income	\$26,046		\$30,999		\$35,592		
Population by Age		2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent	
0 - 4	6,333	7.9%	14,060	8.2%	16,356	8.1%	
5 - 9	6,338	7.9%	13,623	7.9%	16,410	8.1%	
10 - 14	6,035	7.5%	13,282	7.7%	16,040	7.9%	
15 - 19	4,433	5.5%	11,171	6.5%	13,053	6.4%	
20 - 24	3,377	4.2%	7,276	4.2%	8,898	4.4%	
25 - 34	12,933	16.2%	21,360	12.4%	24,779	12.2%	
35 - 44	14,398	18.0%	29,221	17.0%	32,016	15.8%	
45 - 54	11,098	13.9%	26,993	15.7%	30,733	15.2%	
55 - 64	7,837	9.8%	18,386	10.7%	22,708	11.2%	
65 - 74	4,881	6.1%	10,198	5.9%	14,092	7.0%	
75 - 84	1,899	2.4%	4,797	2.8%	5,925	2.9%	
85+	383	0.5%	1,288	0.8%	1,692	0.8%	
Race and Ethnicity		2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent	
White Alone	66,201	82.8%	126,666	73.8%	143,974	71.0%	
Black Alone	5,054	6.3%	15,991	9.3%	20,772	10.2%	
American Indian Alone	455	0.6%	1,396	0.8%	1,727	0.9%	
Asian Alone	3,103	3.9%	8,642	5.0%	11,218	5.5%	
Pacific Islander Alone	256	0.3%	878	0.5%	1,016	0.5%	
Some Other Race Alone	2,180	2.7%	9,981	5.8%	13,550	6.7%	
Two or More Races	2,693	3.4%	8,101	4.7%	10,447	5.2%	
Hispanic Origin (Any Race)	7,462	9.3%	31,664	18.4%	43,506	21.5%	

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.