

4854 | W Lone Mountain Rd
Las Vegas, NV 89130
NWC Lone Mountain & Decatur

FOR SALE OR LEASE
±57,425 SF
275' x 208'



Price reduced to \$4.0 Million

Mezzanine is an additional 5,000 SF
Parcel size: 5.26 acres

Signalized intersection with cross access to
Decatur Blvd and Lone Mountain Rd

Area surrounded by mature residential
neighborhoods

Pylon signage available

Other tenants in the center include Ace Hardware,
Roberto's Tacos, McDonalds, Baskin Robins, Medical
and Dental offices

Las Vegas Zoning:
Limited Commercial District (C-1)

APN 125-36-818-001



FOR MORE INFORMATION PLEASE CONTACT:

DAN ADAMSON

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702.363.3100 EXT 112



7100 W Smoke Ranch Rd
Suite 100
Las Vegas, NV 89128

Phone: 702.363.3100
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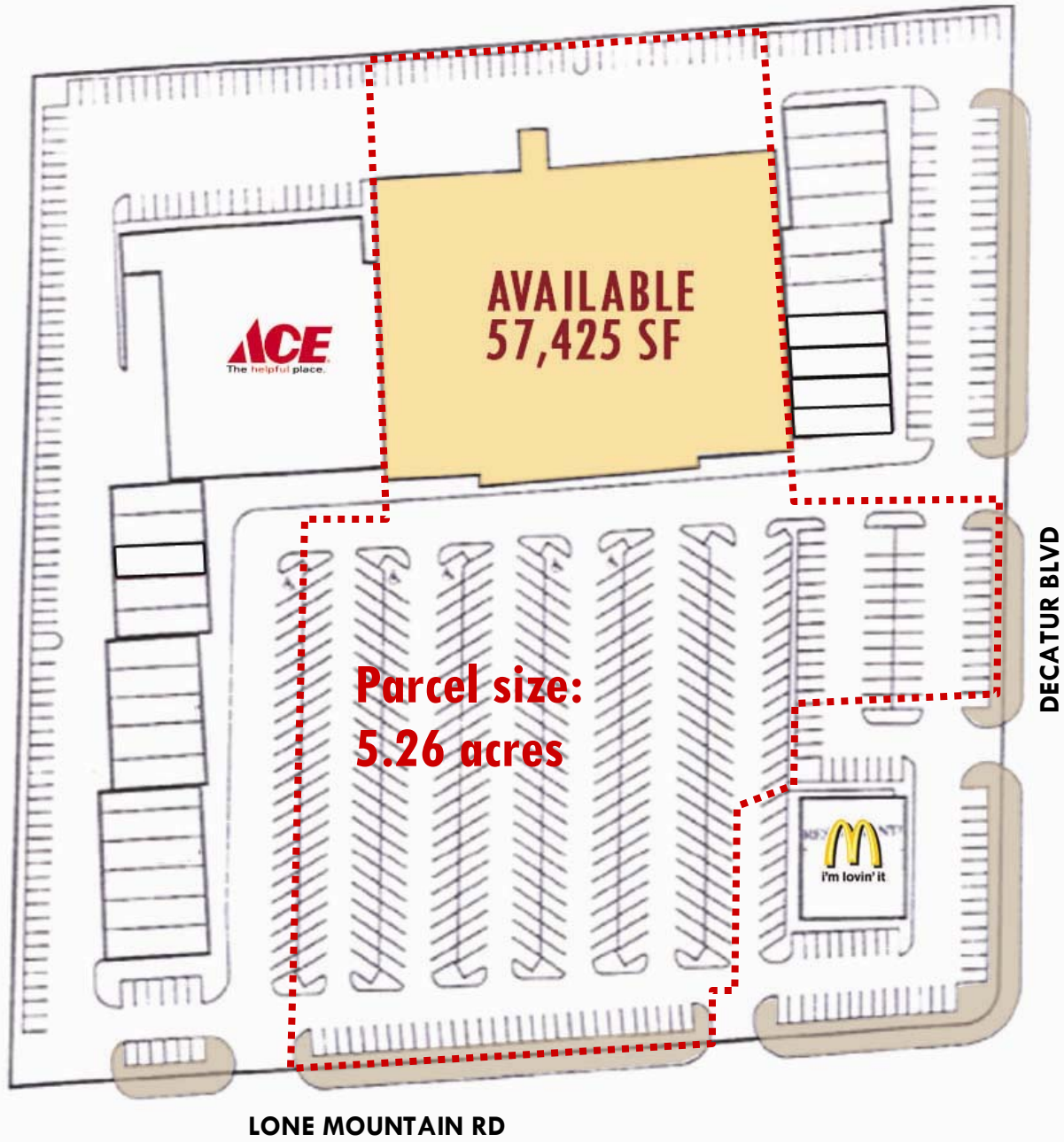
Leasing | Tenant Representation | Investment Sales | Land Acquisition

Siteplan

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Ingress/Egress

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INGRESS/EGRESS LOCATIONS

Access to the subject property includes convenient ingress/egress at multiple points along Decatur Blvd and Lone Mountain Rd.

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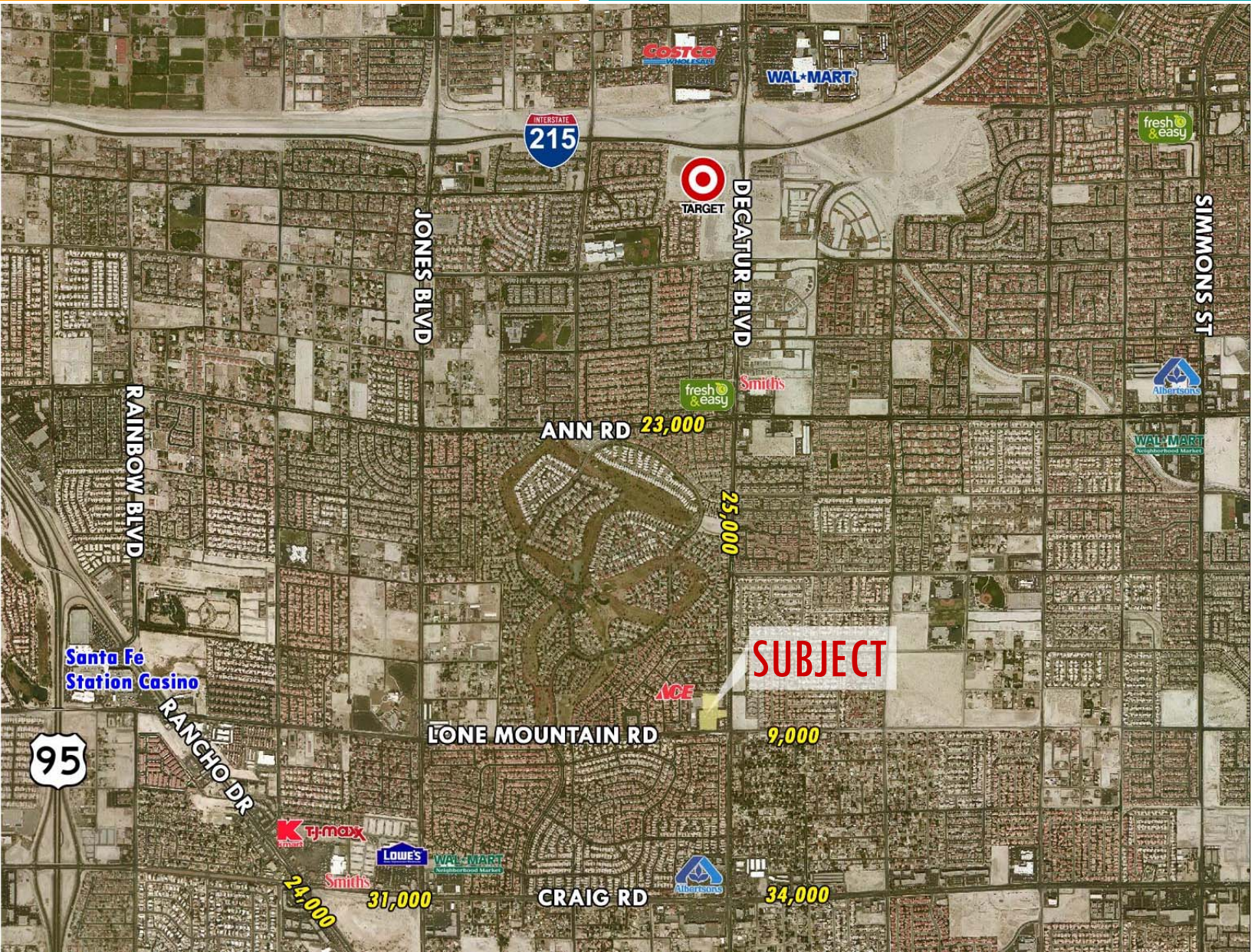
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Aerial

NWC Lone Mountain & Decatur

FOR SALE OR LEASE

4858 W Lone Mountain Rd
Las Vegas, NV 89130



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Demographic and Income Profile

Lone Mountain & Decatur
Ring: 1 mile radius

Latitude: 36.246791
Longitude: -115.207585

Summary						
	2000		2010		2015	
Population	13,864		16,437		17,659	
Households	5,239		6,127		6,523	
Families	4,126		4,683		4,945	
Average Household Size	2.65		2.68		2.71	
Owner Occupied Housing Units	4,828		5,214		5,488	
Renter Occupied Housing Units	411		913		1,035	
Median Age	39.5		41.5		41.2	
Trends: 2010 - 2015 Annual Rate						
	Area		State		National	
Population	1.44%		1.76%		0.76%	
Households	1.26%		1.72%		0.78%	
Families	1.09%		1.61%		0.64%	
Owner HHs	1.03%		1.84%		0.82%	
Median Household Income	1.98%		2.71%		2.36%	
Households by Income						
	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	250	4.7%	197	3.2%	136	2.1%
\$15,000 - \$24,999	276	5.2%	211	3.4%	155	2.4%
\$25,000 - \$34,999	414	7.8%	327	5.3%	244	3.7%
\$35,000 - \$49,999	869	16.3%	706	11.5%	500	7.7%
\$50,000 - \$74,999	1,481	27.8%	1,695	27.7%	1,761	27.0%
\$75,000 - \$99,999	1,062	20.0%	1,383	22.6%	1,417	21.7%
\$100,000 - \$149,999	751	14.1%	1,285	21.0%	1,854	28.4%
\$150,000 - \$199,999	125	2.3%	168	2.7%	257	3.9%
\$200,000+	93	1.7%	156	2.5%	200	3.1%
Median Household Income	\$62,038		\$73,677		\$81,274	
Average Household Income	\$71,042		\$82,492		\$91,290	
Per Capita Income	\$26,923		\$30,701		\$33,677	
Population by Age						
	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	958	6.9%	1,137	6.9%	1,222	6.9%
5 - 9	1,005	7.2%	1,125	6.8%	1,229	7.0%
10 - 14	887	6.4%	1,110	6.8%	1,203	6.8%
15 - 19	609	4.4%	982	6.0%	1,027	5.8%
20 - 24	455	3.3%	653	4.0%	781	4.4%
25 - 34	1,894	13.7%	1,698	10.3%	1,932	10.9%
35 - 44	2,348	16.9%	2,431	14.8%	2,303	13.0%
45 - 54	1,947	14.0%	2,413	14.7%	2,540	14.4%
55 - 64	1,757	12.7%	2,089	12.7%	2,145	12.1%
65 - 74	1,370	9.9%	1,673	10.2%	2,006	11.4%
75 - 84	559	4.0%	916	5.6%	990	5.6%
85+	75	0.5%	212	1.3%	278	1.6%
Race and Ethnicity						
	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
White Alone	11,504	83.0%	11,964	72.8%	12,273	69.5%
Black Alone	893	6.4%	1,675	10.2%	2,017	11.4%
American Indian Alone	89	0.6%	137	0.8%	150	0.8%
Asian Alone	478	3.4%	825	5.0%	1,002	5.7%
Pacific Islander Alone	63	0.5%	131	0.8%	142	0.8%
Some Other Race Alone	403	2.9%	967	5.9%	1,206	6.8%
Two or More Races	434	3.1%	738	4.5%	869	4.9%
Hispanic Origin (Any Race)	1,258	9.1%	2,987	18.2%	3,775	21.4%

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

Lone Mountain & Decatur
Ring: 3 miles radius

Latitude: 36.246791
Longitude: -115.207585

Summary		2000		2010		2015	
Population		91,079		139,101		155,853	
Households		32,088		46,575		51,692	
Families		24,559		34,729		38,274	
Average Household Size		2.82		2.97		3.00	
Owner Occupied Housing Units		26,314		35,324		38,928	
Renter Occupied Housing Units		5,773		11,251		12,764	
Median Age		34.6		35.4		35.4	
Trends: 2010 - 2015 Annual Rate		Area		State		National	
Population		2.30%		1.76%		0.76%	
Households		2.11%		1.72%		0.78%	
Families		1.96%		1.61%		0.64%	
Owner HHs		1.96%		1.84%		0.82%	
Median Household Income		2.03%		2.71%		2.36%	
Households by Income		2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent	
<\$15,000	1,748	5.4%	1,720	3.7%	1,267	2.5%	
\$15,000 - \$24,999	2,158	6.7%	1,932	4.1%	1,547	3.0%	
\$25,000 - \$34,999	3,037	9.4%	2,951	6.3%	2,405	4.7%	
\$35,000 - \$49,999	5,587	17.3%	5,847	12.6%	4,522	8.7%	
\$50,000 - \$74,999	9,728	30.2%	12,526	26.9%	13,788	26.7%	
\$75,000 - \$99,999	5,417	16.8%	10,565	22.7%	11,518	22.3%	
\$100,000 - \$149,999	3,513	10.9%	8,656	18.6%	12,966	25.1%	
\$150,000 - \$199,999	590	1.8%	1,317	2.8%	2,218	4.3%	
\$200,000+	450	1.4%	1,060	2.3%	1,463	2.8%	
Median Household Income	\$58,067		\$71,081		\$78,608		
Average Household Income	\$65,267		\$79,388		\$88,175		
Per Capita Income	\$23,253		\$26,851		\$29,580		
Population by Age		2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent	
0 - 4	7,248	8.0%	11,572	8.3%	12,988	8.3%	
5 - 9	7,743	8.5%	10,876	7.8%	12,469	8.0%	
10 - 14	6,908	7.6%	10,242	7.4%	11,813	7.6%	
15 - 19	5,183	5.7%	9,349	6.7%	9,752	6.3%	
20 - 24	4,487	4.9%	7,066	5.1%	8,418	5.4%	
25 - 34	14,549	16.0%	19,565	14.1%	21,587	13.9%	
35 - 44	16,137	17.7%	22,142	15.9%	23,821	15.3%	
45 - 54	12,079	13.3%	19,863	14.3%	21,524	13.8%	
55 - 64	8,377	9.2%	13,968	10.0%	15,753	10.1%	
65 - 74	5,359	5.9%	8,630	6.2%	10,963	7.0%	
75 - 84	2,401	2.6%	4,441	3.2%	5,088	3.3%	
85+	610	0.7%	1,388	1.0%	1,678	1.1%	
Race and Ethnicity		2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent	
White Alone	68,798	75.5%	88,978	64.0%	94,941	60.9%	
Black Alone	9,734	10.7%	21,161	15.2%	25,513	16.4%	
American Indian Alone	657	0.7%	1,201	0.9%	1,350	0.9%	
Asian Alone	3,562	3.9%	7,029	5.1%	8,568	5.5%	
Pacific Islander Alone	486	0.5%	1,182	0.8%	1,296	0.8%	
Some Other Race Alone	4,346	4.8%	12,294	8.8%	15,461	9.9%	
Two or More Races	3,497	3.8%	7,257	5.2%	8,725	5.6%	
Hispanic Origin (Any Race)	11,488	12.6%	32,894	23.6%	42,065	27.0%	

Demographic and Income Profile

Lone Mountain & Decatur
Ring: 5 miles radius

Latitude: 36.246791
Longitude: -115.207585

Summary		2000		2010		2015	
Population		249,881		367,017		408,450	
Households		87,848		125,942		139,215	
Families		64,586		90,513		99,485	
Average Household Size		2.82		2.91		2.93	
Owner Occupied Housing Units		62,676		87,186		96,952	
Renter Occupied Housing Units		25,172		38,756		42,262	
Median Age		33.1		34.6		34.6	
Trends: 2010 - 2015 Annual Rate		Area		State		National	
Population		2.16%		1.76%		0.76%	
Households		2.02%		1.72%		0.78%	
Families		1.91%		1.61%		0.64%	
Owner HHs		2.15%		1.84%		0.82%	
Median Household Income		2.54%		2.71%		2.36%	
Households by Income		2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent	
<\$15,000	7,562	8.6%	7,690	6.1%	5,970	4.3%	
\$15,000 - \$24,999	7,743	8.8%	7,547	6.0%	6,291	4.5%	
\$25,000 - \$34,999	10,406	11.8%	10,455	8.3%	8,866	6.4%	
\$35,000 - \$49,999	16,051	18.3%	18,967	15.1%	15,098	10.8%	
\$50,000 - \$74,999	22,259	25.3%	31,717	25.2%	36,373	26.1%	
\$75,000 - \$99,999	12,453	14.2%	23,873	19.0%	26,665	19.2%	
\$100,000 - \$149,999	8,449	9.6%	19,316	15.3%	29,861	21.4%	
\$150,000 - \$199,999	1,441	1.6%	3,176	2.5%	5,509	4.0%	
\$200,000+	1,525	1.7%	3,198	2.5%	4,581	3.3%	
Median Household Income	\$51,831		\$63,760		\$72,281		
Average Household Income	\$61,107		\$73,973		\$83,935		
Per Capita Income	\$21,634		\$25,327		\$28,506		
Population by Age		2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent	
0 - 4	20,750	8.3%	30,986	8.4%	34,421	8.4%	
5 - 9	21,677	8.7%	29,039	7.9%	32,910	8.1%	
10 - 14	18,900	7.6%	27,080	7.4%	30,899	7.6%	
15 - 19	15,402	6.2%	25,872	7.0%	26,550	6.5%	
20 - 24	14,720	5.9%	21,394	5.8%	24,674	6.0%	
25 - 34	42,091	16.8%	51,466	14.0%	57,175	14.0%	
35 - 44	41,836	16.7%	56,455	15.4%	59,083	14.5%	
45 - 54	31,214	12.5%	50,932	13.9%	54,882	13.4%	
55 - 64	21,362	8.5%	36,499	9.9%	42,208	10.3%	
65 - 74	13,899	5.6%	21,861	6.0%	28,019	6.9%	
75 - 84	6,512	2.6%	11,635	3.2%	13,126	3.2%	
85+	1,519	0.6%	3,797	1.0%	4,504	1.1%	
Race and Ethnicity		2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent	
White Alone	172,685	69.1%	222,021	60.5%	237,330	58.1%	
Black Alone	37,097	14.8%	63,035	17.2%	73,228	17.9%	
American Indian Alone	1,689	0.7%	3,022	0.8%	3,404	0.8%	
Asian Alone	10,528	4.2%	18,452	5.0%	22,044	5.4%	
Pacific Islander Alone	1,318	0.5%	2,776	0.8%	2,958	0.7%	
Some Other Race Alone	16,527	6.6%	38,349	10.4%	46,495	11.4%	
Two or More Races	10,037	4.0%	19,361	5.3%	22,991	5.6%	
Hispanic Origin (Any Race)	40,804	16.3%	96,315	26.2%	119,116	29.2%	