

Sahara Durango Center

SEC Sahara Ave & Durango Dr

FOR LEASE

1,120 - 2,240 SF

**STARTING RATES AT
\$1.45 PER SF NNN**



PROPERTY HIGHLIGHTS



- Anchored by Smart & Final, Smith's grocery, Del Taco, Hallmark and Cici's Pizza
- Surrounded by The Lakes, Canyon Gate Country Club and Peccole Ranch
- Easy access from Spanish Trails and Summerlin
- Excellent property access from both Sahara Ave and Durango Dr
- AP Number: 163-091-01-003
- Zoning Classification: C-1

FOR MORE INFORMATION:

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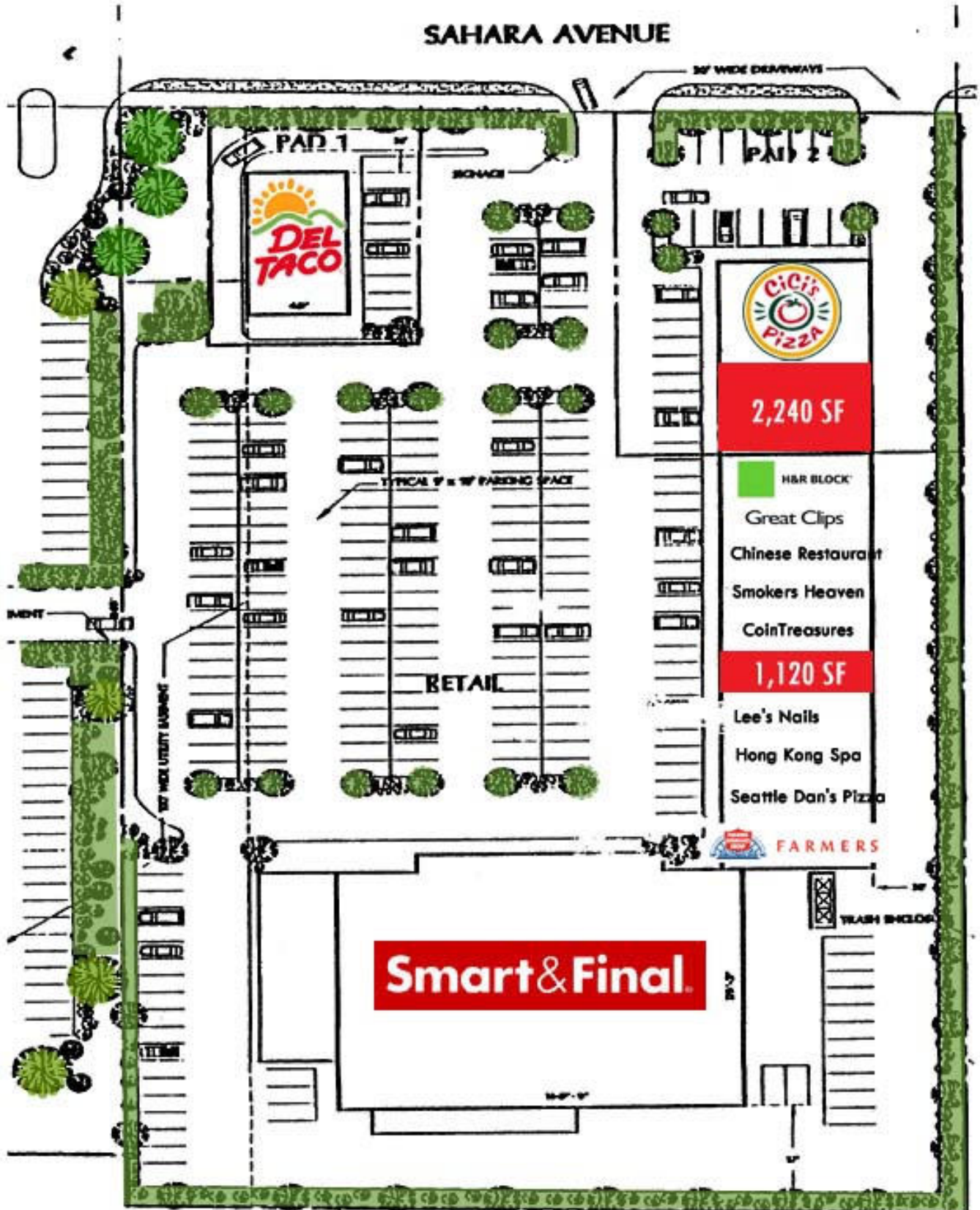
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Site Plan

Sahara Durango Center SEC Sahara Ave & Durango Dr



Demographic and Income Profile

Sahara & Durango
Ring: 1 mile radius

Latitude: 36.144224
Longitude: -115.278978

Summary		2000		2010		2015	
Population		16,053		17,887		18,470	
Households		6,754		7,583		7,834	
Families		4,281		4,546		4,617	
Average Household Size		2.38		2.36		2.36	
Owner Occupied Housing Units		3,388		3,450		3,523	
Renter Occupied Housing Units		3,366		4,133		4,310	
Median Age		36.6		38.8		39.4	
Trends: 2010 - 2015 Annual Rate		Area		State		National	
Population		0.64%		1.76%		0.76%	
Households		0.65%		1.72%		0.78%	
Families		0.31%		1.61%		0.64%	
Owner HHS		0.42%		1.84%		0.82%	
Median Household Income		3.06%		2.71%		2.36%	
Households by Income		2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent	
<\$15,000	629	9.3%	531	7.0%	383	4.9%	
\$15,000 - \$24,999	725	10.7%	515	6.8%	393	5.0%	
\$25,000 - \$34,999	781	11.5%	676	8.9%	545	7.0%	
\$35,000 - \$49,999	1,201	17.7%	1,274	16.8%	960	12.3%	
\$50,000 - \$74,999	1,511	22.3%	1,762	23.2%	1,895	24.2%	
\$75,000 - \$99,999	765	11.3%	1,054	13.9%	1,107	14.1%	
\$100,000 - \$149,999	615	9.1%	1,084	14.3%	1,538	19.6%	
\$150,000 - \$199,999	218	3.2%	280	3.7%	466	5.9%	
\$200,000+	330	4.9%	405	5.3%	545	7.0%	
Median Household Income	\$50,556		\$60,479		\$70,303		
Average Household Income	\$77,634		\$82,637		\$96,769		
Per Capita Income	\$32,762		\$34,834		\$40,760		
Population by Age		2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent	
0 - 4	983	6.1%	1,136	6.4%	1,169	6.3%	
5 - 9	930	5.8%	1,051	5.9%	1,115	6.0%	
10 - 14	932	5.8%	1,028	5.7%	1,061	5.7%	
15 - 19	899	5.6%	939	5.2%	986	5.3%	
20 - 24	1,143	7.1%	1,094	6.1%	1,115	6.0%	
25 - 34	2,730	17.0%	2,677	15.0%	2,599	14.1%	
35 - 44	2,483	15.5%	2,651	14.8%	2,711	14.7%	
45 - 54	2,424	15.1%	2,605	14.6%	2,602	14.1%	
55 - 64	1,745	10.9%	2,271	12.7%	2,267	12.3%	
65 - 74	1,152	7.2%	1,444	8.1%	1,744	9.4%	
75 - 84	532	3.3%	773	4.3%	859	4.7%	
85+	96	0.6%	217	1.2%	243	1.3%	
Race and Ethnicity		2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent	
White Alone	12,566	78.3%	11,978	67.0%	11,753	63.6%	
Black Alone	1,005	6.3%	1,574	8.8%	1,752	9.5%	
American Indian Alone	66	0.4%	96	0.5%	100	0.5%	
Asian Alone	1,071	6.7%	1,882	10.5%	2,209	12.0%	
Pacific Islander Alone	103	0.6%	178	1.0%	175	0.9%	
Some Other Race Alone	609	3.8%	1,255	7.0%	1,456	7.9%	
Two or More Races	633	3.9%	924	5.2%	1,024	5.5%	
Hispanic Origin (Any Race)	1,635	10.2%	3,313	18.5%	3,897	21.1%	

Demographic and Income Profile

Sahara & Durango
Ring: 3 miles radius

Latitude: 36.144224
Longitude: -115.278978

Summary		2000		2010		2015	
Population		134,717		156,980		166,167	
Households		53,197		61,935		65,392	
Families		35,284		39,587		41,377	
Average Household Size		2.52		2.53		2.53	
Owner Occupied Housing Units		33,199		35,042		36,939	
Renter Occupied Housing Units		19,997		26,893		28,453	
Median Age		36.1		38.3		38.4	
Trends: 2010 - 2015 Annual Rate		Area		State		National	
Population		1.14%		1.76%		0.76%	
Households		1.09%		1.72%		0.78%	
Families		0.89%		1.61%		0.64%	
Owner HHs		1.06%		1.84%		0.82%	
Median Household Income		3.04%		2.71%		2.36%	
Households by Income		2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent	
<\$15,000	3,978	7.5%	3,332	5.4%	2,418	3.7%	
\$15,000 - \$24,999	5,135	9.6%	3,851	6.2%	2,979	4.6%	
\$25,000 - \$34,999	6,355	11.9%	5,677	9.2%	4,569	7.0%	
\$35,000 - \$49,999	9,478	17.8%	9,575	15.5%	7,157	10.9%	
\$50,000 - \$74,999	12,555	23.6%	14,641	23.6%	16,106	24.6%	
\$75,000 - \$99,999	7,233	13.6%	10,623	17.2%	11,165	17.1%	
\$100,000 - \$149,999	5,106	9.6%	9,238	14.9%	13,559	20.7%	
\$150,000 - \$199,999	1,620	3.0%	2,035	3.3%	3,399	5.2%	
\$200,000+	1,762	3.3%	2,964	4.8%	4,040	6.2%	
Median Household Income	\$52,548		\$63,586		\$73,845		
Average Household Income	\$69,375		\$81,287		\$94,105		
Per Capita Income	\$27,802		\$32,283		\$37,286		
Population by Age		2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent	
0 - 4	8,555	6.4%	10,101	6.4%	10,658	6.4%	
5 - 9	8,907	6.6%	9,559	6.1%	10,339	6.2%	
10 - 14	8,647	6.4%	9,395	6.0%	10,050	6.0%	
15 - 19	7,776	5.8%	9,287	5.9%	9,206	5.5%	
20 - 24	8,279	6.1%	9,728	6.2%	10,282	6.2%	
25 - 34	22,473	16.7%	22,764	14.5%	24,615	14.8%	
35 - 44	22,719	16.9%	23,481	15.0%	23,406	14.1%	
45 - 54	19,981	14.8%	23,995	15.3%	24,151	14.5%	
55 - 64	13,433	10.0%	19,240	12.3%	20,318	12.2%	
65 - 74	8,901	6.6%	11,283	7.2%	14,150	8.5%	
75 - 84	4,156	3.1%	6,270	4.0%	6,784	4.1%	
85+	891	0.7%	1,877	1.2%	2,209	1.3%	
Race and Ethnicity		2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent	
White Alone	102,302	75.9%	102,470	65.3%	103,127	62.1%	
Black Alone	7,947	5.9%	12,781	8.1%	14,473	8.7%	
American Indian Alone	724	0.5%	1,047	0.7%	1,117	0.7%	
Asian Alone	12,073	9.0%	19,689	12.5%	23,292	14.0%	
Pacific Islander Alone	564	0.4%	1,023	0.7%	1,041	0.6%	
Some Other Race Alone	5,585	4.1%	11,513	7.3%	13,534	8.1%	
Two or More Races	5,522	4.1%	8,458	5.4%	9,584	5.8%	
Hispanic Origin (Any Race)	15,340	11.4%	31,299	19.9%	37,325	22.5%	

Demographic and Income Profile

Sahara & Durango
Ring: 5 miles radius

Latitude: 36.144224
Longitude: -115.278978

Summary		2000		2010		2015	
Population		350,054		419,342		443,024	
Households		138,801		165,842		174,797	
Families		89,788		103,883		108,495	
Average Household Size		2.52		2.52		2.53	
Owner Occupied Housing Units		80,044		88,172		93,159	
Renter Occupied Housing Units		58,757		77,670		81,638	
Median Age		35.7		37.5		37.5	
Trends: 2010 - 2015 Annual Rate		Area		State		National	
Population		1.10%		1.76%		0.76%	
Households		1.06%		1.72%		0.78%	
Families		0.87%		1.61%		0.64%	
Owner HHS		1.11%		1.84%		0.82%	
Median Household Income		2.82%		2.71%		2.36%	
Households by Income		2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent	
<\$15,000	13,734	9.9%	11,861	7.2%	8,931	5.1%	
\$15,000 - \$24,999	15,424	11.1%	12,357	7.5%	10,000	5.7%	
\$25,000 - \$34,999	18,197	13.1%	16,727	10.1%	13,987	8.0%	
\$35,000 - \$49,999	25,847	18.6%	27,561	16.6%	21,371	12.2%	
\$50,000 - \$74,999	30,030	21.6%	38,419	23.2%	43,319	24.8%	
\$75,000 - \$99,999	16,490	11.9%	25,268	15.2%	27,313	15.6%	
\$100,000 - \$149,999	11,609	8.4%	21,927	13.2%	32,616	18.7%	
\$150,000 - \$199,999	3,399	2.4%	4,824	2.9%	8,041	4.6%	
\$200,000+	4,144	3.0%	6,898	4.2%	9,222	5.3%	
Median Household Income	\$47,468		\$58,572		\$67,302		
Average Household Income	\$64,008		\$75,400		\$87,106		
Per Capita Income	\$25,551		\$29,908		\$34,472		
Population by Age		2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent	
0 - 4	23,863	6.8%	28,772	6.9%	30,294	6.8%	
5 - 9	24,114	6.9%	26,219	6.3%	28,101	6.3%	
10 - 14	22,018	6.3%	24,634	5.9%	26,258	5.9%	
15 - 19	20,169	5.8%	25,035	6.0%	24,217	5.5%	
20 - 24	22,722	6.5%	28,197	6.7%	29,856	6.7%	
25 - 34	58,275	16.6%	61,870	14.8%	68,096	15.4%	
35 - 44	56,698	16.2%	59,884	14.3%	58,869	13.3%	
45 - 54	47,562	13.6%	60,624	14.5%	60,311	13.6%	
55 - 64	34,002	9.7%	48,250	11.5%	52,058	11.8%	
65 - 74	25,038	7.2%	31,271	7.5%	37,822	8.5%	
75 - 84	12,905	3.7%	18,588	4.4%	20,084	4.5%	
85+	2,689	0.8%	5,999	1.4%	7,059	1.6%	
Race and Ethnicity		2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent	
White Alone	258,748	73.9%	267,877	63.9%	270,621	61.1%	
Black Alone	23,267	6.6%	35,795	8.5%	39,942	9.0%	
American Indian Alone	2,177	0.6%	3,052	0.7%	3,240	0.7%	
Asian Alone	25,929	7.4%	42,748	10.2%	50,305	11.4%	
Pacific Islander Alone	1,745	0.5%	3,039	0.7%	3,046	0.7%	
Some Other Race Alone	23,284	6.7%	43,720	10.4%	49,844	11.3%	
Two or More Races	14,906	4.3%	23,112	5.5%	26,025	5.9%	
Hispanic Origin (Any Race)	58,414	16.7%	109,393	26.1%	126,976	28.7%	

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.