



FULLY OCCUPIED RETAIL CENTER

SAHARA EASTERN PLAZA

2520 SOUTH EASTERN AVENUE | LAS VEGAS, NV 89121

OFFERING MEMORANDUM



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Activity ID #ZAH0220105

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PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

An aerial photograph of a busy commercial intersection. A property, which appears to be a retail store with a green roof and a parking lot, is highlighted with a green outline. The surrounding area includes various commercial buildings, parking lots, and streets with traffic. In the background, a cityscape and mountains are visible under a clear sky.

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LAS VEGAS STRIP

VALLEY
HIGH
SCHOOL



Smith's

AutoNation Honda
East Las Vegas



AUTO SAVVY

ACE OF CARS
LV LLC

CARDENAS

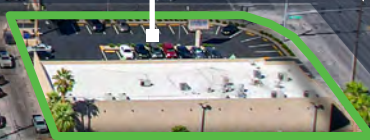


SAHARA
EASTERN
PLAZA



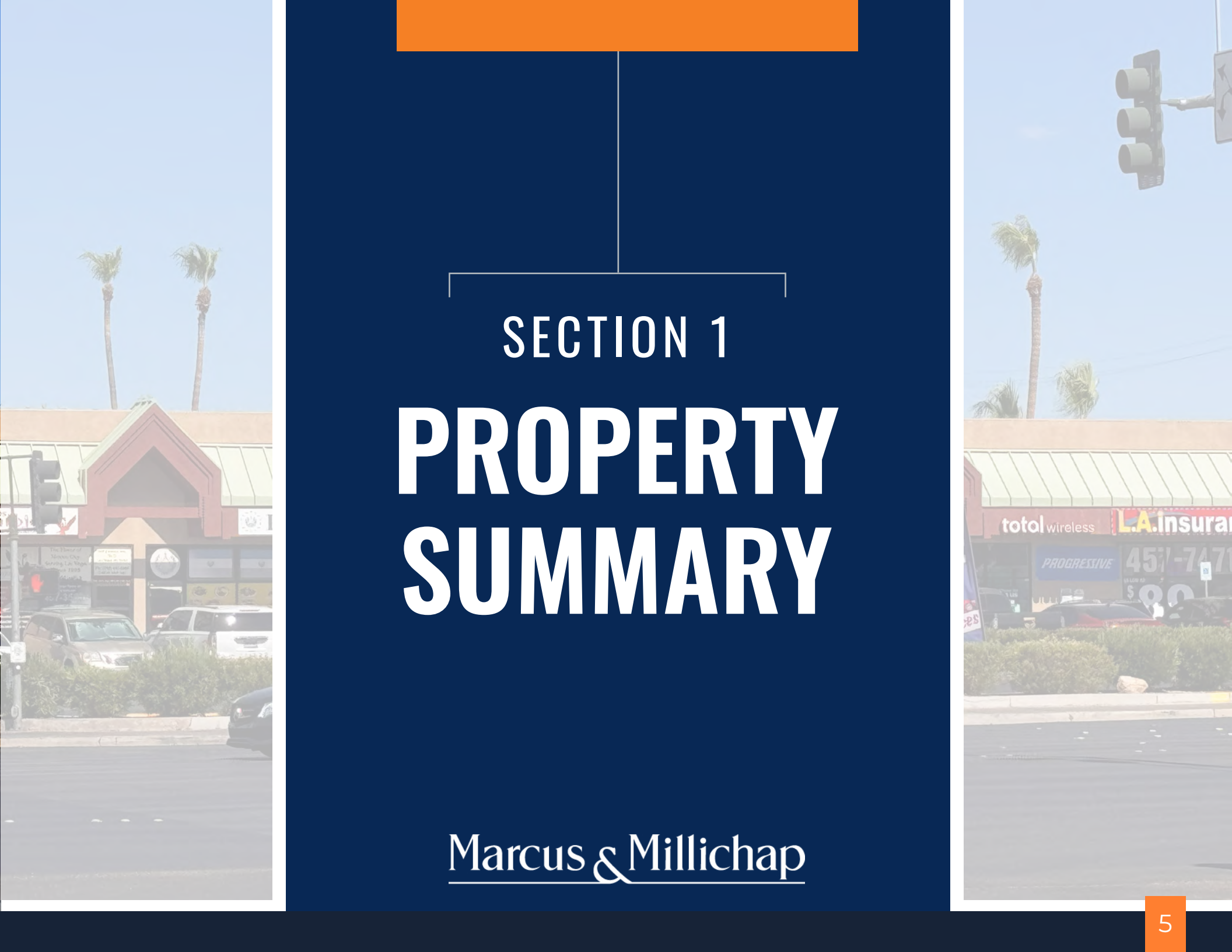
SOUTH EASTERN AVE (± 29,000 VPD)

TITLEMAX



enterprise

EAST SAHARA AVENUE (± 48,500 VPD)



SECTION 1

PROPERTY SUMMARY

Marcus & Millichap

PROPERTY SUMMARY

Unique opportunity to acquire a fully occupied 8,719 square foot retail strip center situated upon .61 acres of land with Commercial General (CG) Zoning located at the hard, signalized intersection of Sahara Avenue at Eastern Avenue.

PROPERTY SUMMARY

Marcus & Millichap is pleased to exclusively present an excellent opportunity to acquire a quintessential infill Las Vegas retail strip center with traffic counts exceeding 77,500 vehicles per day and surrounded by an extremely dense residential population. Built in 1991, the premises are situated upon a .61 acre parcel of land.

Sahara Eastern Plaza has maintained durable tenancy with long-standing tenants averaging 18+ years of historical occupancy. The neighborhood-serving strip center features eight daily needs and service-oriented tenants, including a corporate Subway Restaurant that has occupied since 2001, a recently leased Total Wireless (Verizon), L.A. Insurance, who has occupied since 1996, a grocery market and several popular restaurants appealing to the surrounding community.

Lease structures are all NNN and full expense recovery. Additionally, the majority of the leases provide for annual rental escalations which help ensure optimal balancing against inflation.

Improvements made over the past several years include a new pylon sign as well as a newly surfaced parking lot and roof maintenance. A future owner may decide to have a billboard installed onsite as existed previously and was leased to an outdoor sign company. Property is being sold as-is.

SURROUNDING AMENITIES & ECONOMIC DRIVERS

Close proximity to the Las Vegas Strip, Interstate 11, Valley High School, UNLV, the Harry Reid International Airport, Sunrise Hospital, and much more.

LOCATION AND ACCESSIBILITY

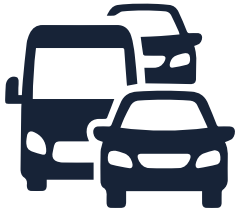
At one of the most highly trafficked corners in the Las Vegas Valley, Sahara Eastern Plaza enjoys the hard, signalized location combined with a heightened ease of access that includes curb cuts on both major streets.

The retail center features a desirable parking ratio of 5.05 spaces per 1,000 square feet.



INVESTMENT HIGHLIGHTS

2520 SOUTH EASTERN AVENUE, LAS VEGAS, NV 89121



77,500 VPD
COMBINED TRAFFIC
COUNTS ON SAHARA @
EASTERN



DENSELY POPULATED
206,655 RESIDENTS IN
3-MILE RADIUS
DAYTIME
POPULATION 293,486



ACCESSIBILITY
EASILY ACCESSIBLE TO
THE STRIP, DOWNTOWN,
VALLEY HIGH & MORE



DIRECT ACCESS
PRIME SIGNALIZED
HARD CORNER
WITH TWO POINTS OF
INGRESS EGRESS



AVG HH INCOME
\$67,124 AVERAGE HOUSE-
HOLD INCOME IN 3-MILE
RADIUS



+/- 0.61 ACRES
44 PARKING SPACES
PARKING RATIO =
5.05 PER 1,000



INVESTMENT HIGHLIGHTS

Highly Trafficked Prime,
Signalized,
Hard-Corner Location
Featuring
77,500+ Vehicles Per Day

Eight Daily Needs
Restaurant, Grocery &
Service Oriented Tenants
Including Subway and
Total Wireless (Verizon)

Strong Infill Las Vegas
Retail Corridor Surrounded by
Multiple Regional and
National Retailers

Close Proximity to the
Las Vegas Strip,
Downtown Las Vegas,
Valley High School,
Sunrise Hospital and UNLV



Tremendous Population
Density with 206,655
Residents in the 3-Mile
Radius and Daytime
Population of 293,486

Durable Rent Roll:
Long Term Tenancy with
Average Historical
Occupancy Exceeding
18 Years

Irreplaceable
Hard Corner Location
with Small Unit Sizes and
Ease of Access

Annual Rental
Increases with
Most Tenants -
All NNN Leases

OFFERING SUMMARY

\$3,475,000

PURCHASE PRICE

±8,719

SQUARE FEET

\$220,672

NET OPERATING
INCOME

6.35%

CAP RATE



SUMMARY OF TERMS

INTEREST OFFERED

Fee Simple interest in an 8,719 square foot retail center.

PROPERTY TOURS

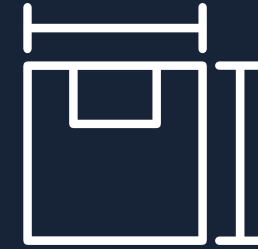
All property tours must be arranged with the listing agents in advance. At no time shall the tenants, on-site management or staff be contacted directly.

OFFERING SUMMARY

PROPERTY ADDRESS	2520 S. EASTERN AVE LAS VEGAS, NV 89121
LIST PRICE	\$3475,000
NUMBER OF BUILDINGS	1
RENTABLE BUILT AREA	± 8,719 SF
OCCUPANCY	100%
LOT SIZE	± 0.61 ACRES
YEAR BUILT	1991
ZONING	CG (COMM GENERAL)
APN:	162-12-101-001

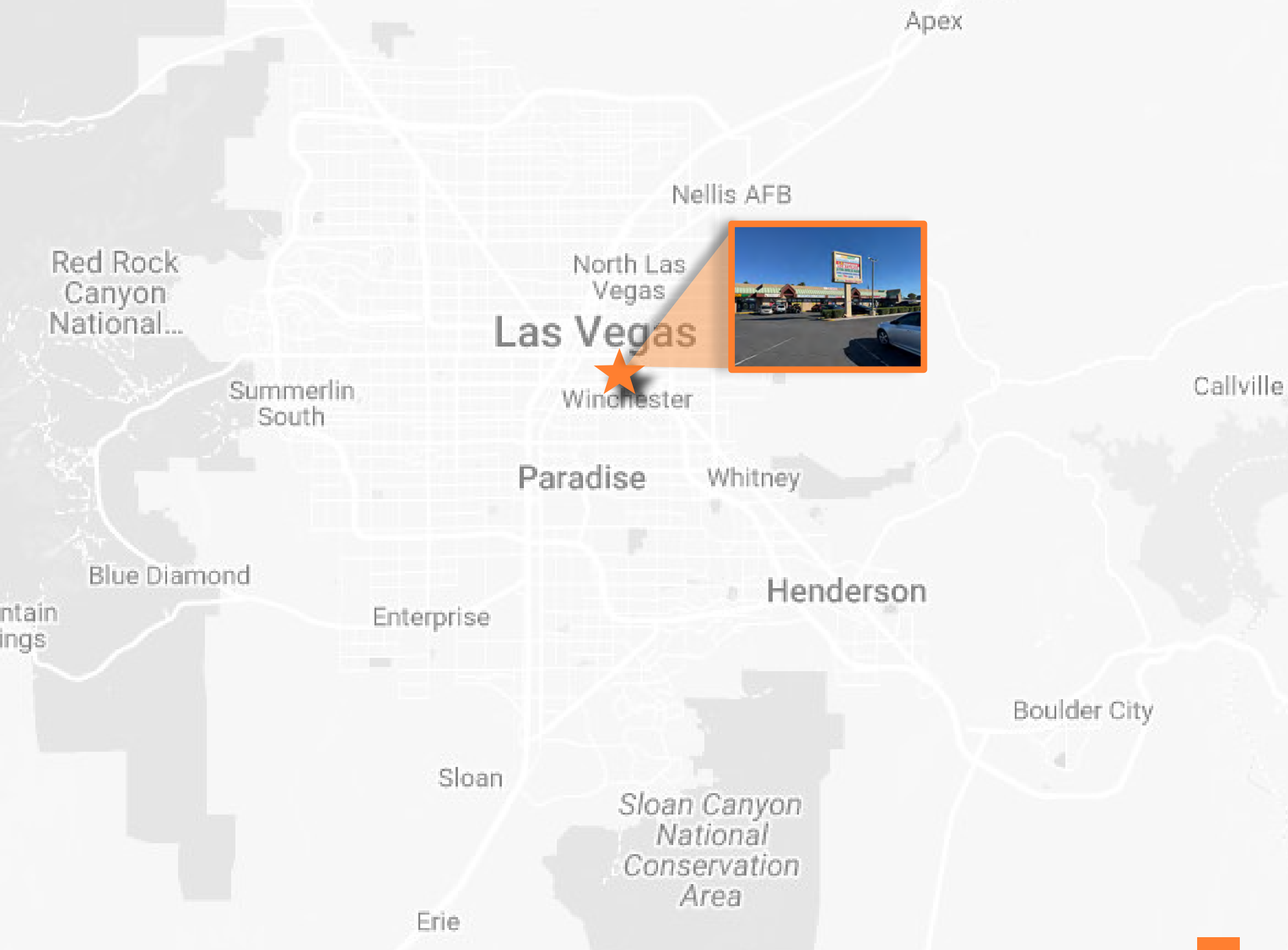


PARCEL SUMMARY



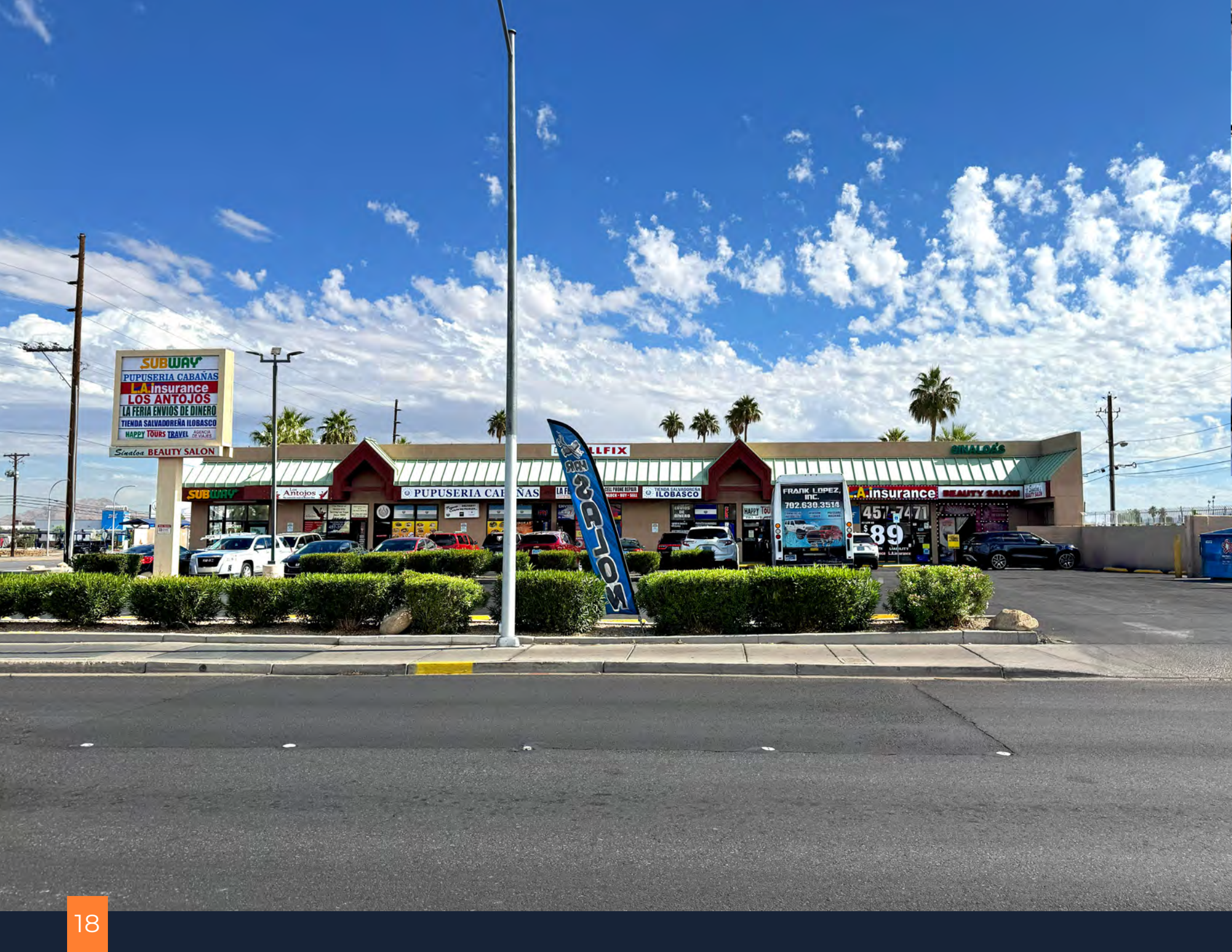
Sahara Eastern Plaza is situated upon a .61 acre parcel with two points of ingress/egress and 44 parking spaces. A 5.05 | 1,000sf parking ratio combined with convenient access along the prime, hard corner signalized intersection.











SUBWAY
PUPUSERIA CABAÑAS
LA insurance
LOS ANTOJOS
LA FERIA ENVIOS DE DINERO
TIENDA SALVADOREÑA ILOBASCO
HAPPY TOURS TRAVEL
Sinaloa BEAUTY SALON

LOS ANGELES

FRANK LOPEZ, INC.
702.638.3514

LA insurance
457-7471
89



TENANT PROFILES



Subway Restaurant (Corporate)

Subway® is simply the better choice when it comes to freshly made, convenient and affordable food — serving up a craveable menu with better-for-you options to millions of guests, every day.

Whether it's our bread baked fresh daily, new flavorful signature subs or our classic fan favorites made fresh to order, Subway® delivers a quality, flavorful meal that you can feel good about.



Los Antojos Restaurant

Welcome to Los Antojos - Mexican Restaurant, the home of creative sushi rolls that are fresh and delicious every time, right in the heart of Las Vegas!

Come try our crispy Scallion pancakes and delectable Shanghai spring rolls to try while you wait for our chefs to craft your special Volcano roll.

With a commitment to authenticity, a diverse menu, and exceptional service, we invite you to see why loyal customers keep coming back!



Pupuseria Cabanas, Inc.

Cozy eatery for Salvadoran fare such as pupusas, soups and horchata.



Mi Casa Envios

We provide shipping services nationwide and throughout Latin America. We offer a reliable and efficient service, helping you achieve your goals by providing optimal service at a low cost.

We are also a service agency offering transportation for both personal and business shipments. You can count on our professionalism, efficiency, and personalized attention, ensuring your needs as a client are met with a high level of security and guaranteeing stability and long-term presence in the countries where we operate.



Tienda Salvadoreña Ilobasco

Grocery market and convenience store.



Total Wireless | Verizon Value, Inc., a Verizon company

Join the fastest growing no-contract carrier in the US Based on annual distribution growth. Switch to more value than you'd ever expect from a prepaid plan.

TENANT PROFILES



L.A. Insurance

Your Affordable Insurance Agency
with Maximum Coverage

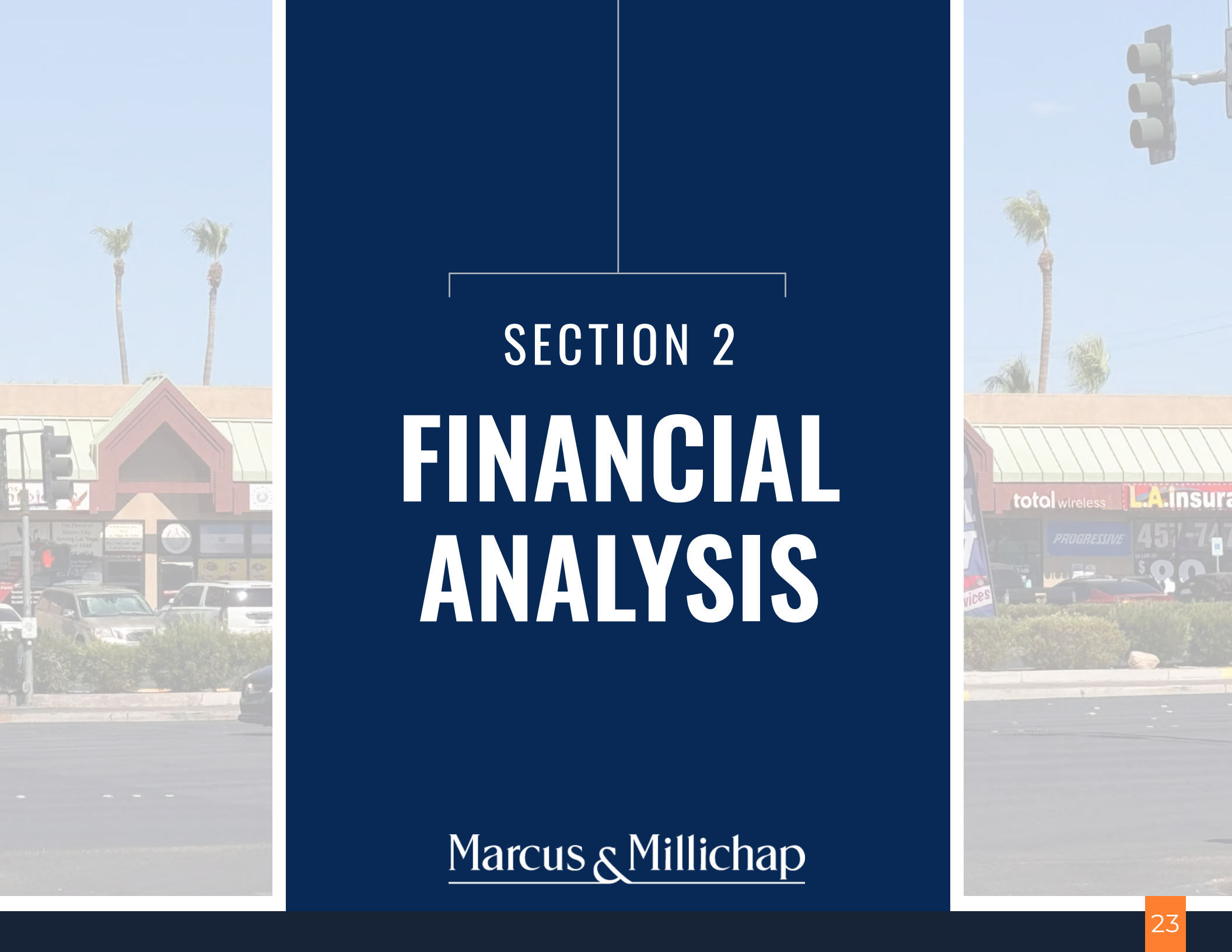
L.A. Insurance is an
affordable insurance company,
serving clients across the USA for
over 34 years.

We offer protection for your cars,
boats, motorcycles, RVs, and
business vehicles based on your
needs, to bring you
ultimate peace of mind.



Sinaloa's Beauty Salon

Everything about beauty, special-
ists in colormetry, haircuts, nails,
hair extensions and eyelashes.
Complete makeovers.



SECTION 2

FINANCIAL ANALYSIS

Marcus & Millichap

RENT ROLL AS OF OCTOBER 2026

TENANT	SUITE	SQUARE FEET	BLDG SHARE	LEASE COMM	LEASE EXP	RENT/ RSF/ MO	TOTAL RENT/MO	RENT/ RSF/YR	TOTAL RENT/YR	CHANGES ON	CHANGES TO/MO	LEASE TYPE	RENEWAL OPTIONS	RENTAL INCREASES
Subway Real Estate	1	1,064	12.2%	7/1/01	7/31/31	\$1.95	\$2,076.09	\$23.41	\$24,913	August 2027	\$2,118	NNN	One 5-Year	2% Annually
Los Antojos Restaurant	2	942	10.8%	8/15/95	11/30/27	\$3.65	\$3,438.09	\$43.80	\$41,257	N/A	N/A	NNN	None	N/A
Pupuseria Cabanas, Inc	3-4	1,933	22.2%	4/1/11	6/30/29	\$2.33	\$4,504.61	\$27.96	\$54,055	July 2027	\$4,640	NNN	None	3% Annually
Elja Envios Inc.	5	942	10.8%	8/1/09	7/31/27	\$2.15	\$2,024.46	\$25.79	\$24,298	August 2027	\$2,086	NNN	None	3% Annually
Tienda Ilobasco Corp	6	1,002	11.5%	12/10/10	7/31/29	\$1.66	\$1,661.98	\$19.90	\$19,944	April 2027	\$1,728	NNN	None	4% Annually
Total Wireless (Verizon)	7	939	10.8%	1/1/26	12/31/28	\$1.50	\$1,408.50	\$18.00	\$16,902	January 2027	\$1,451	NNN	One 3-Year	3% Annually
L.A. Insurance	8	838	9.6%	4/1/96	3/31/32	\$1.65	\$1,500.00	\$21.48	\$18,000	N/A	N/A	NNN	One 5-Year	N/A
Sinaloa Beauty Salon	9	1,059	12.1%	1/1/20	2/28/29	\$1.52	\$1,608.28	\$18.22	\$19,299	March 2027	\$1,673	NNN	One 3-Year	4% Annually
		8,719 SF	100%			\$2.09	\$18,242	\$25.11	\$218,904					
		OCCUPANCY:	100%			TOTAL CURRENT ANNUAL RENTS thru 2027:			\$220,745					

FINANCIAL ANALYSIS

OFFERING SUMMARY

Purchase Price	\$3,475,000
Net Operating Income	\$220,672
Number of Suites	8
Price Per Square Foot	\$398.55
Rentable Built Area (RBA)	8,719 SF
Lot Size	0.61 Acres
Year Built	1991
Occupancy	100%

RETURNS	YEAR 1	YEAR 2
CAP Rate	6.35%	6.49%
Cash-on Cash Return	3.69%	4.10%
Debt Coverage Ratio	1.26	1.28

FINANCING QUOTE

Loan Amount @ 65% LTV	\$2,258,750
Loan Type	New First Loan
Interest Rate	6.75%
Down Payment	\$1,216,250
Annual Debt Service	\$175,803
Amortization	30 Years
Year Due	2031

OPERATING DATA

INCOME		CURRENT		YEAR 2
Scheduled Base Rental Income		\$220,745		\$225,740
Expense Reimbursement Income	27.7%	\$61,085	28.1%	\$63,482
Effective Gross Revenue		\$281,830		\$289,222
Less: Operating Expenses	21.7%	(\$61,158)	22.0%	(\$63,548)
NET OPERATING INCOME		\$220,672		\$225,674

Cash Flow		\$220,672		\$225,674
Debt Service		(\$175,803)		(\$175,803)
Net Cash Flow After Debt Service	3.69%	\$44,869	4.10%	\$49,871
Principal Reduction		\$25,285		\$27,045
TOTAL RETURN	5.67%	\$68,942	6.22%	\$75,620

OPERATING EXPENSES		CURRENT		YEAR 2
CAM		\$26,096		\$26,879
Insurance		\$12,626		\$13,005
Real Estate Taxes		\$11,115		\$12,004
Management Fee @ 4%		\$11,321		\$11,661
TOTAL EXPENSES		\$61,158		\$63,548
Expenses/SF		\$7.01		\$7.29

* Property is being sold As-Is.

Loan information subject to change.
For additional financing information, please contact
Nick Gray of Marcus & Millichap Capital Corporation.
Nick Gray: (310) 502-6134 or Nick.Gray@MarcusMillichap.com

OPERATING STATEMENT

INCOME	CURRENT	PER SF	YEAR 2	PER SF
Scheduled Base Rental Income	220,745	25.32	225,740	25.89
Expense Reimbursement Income				
CAM	26,096	2.99	26,879	3.08
Insurance	12,626	1.45	13,005	1.49
Real Estate Taxes	11,114	1.27	12,004	1.38
Management Fees @ 4%	11,249	1.29	11,594	1.33
Total Reimbursement Income	\$61,085	100%	\$63,482	100%
EFFECTIVE GROSS REVENUE	\$281,830	\$32.32	\$289,222	\$33.17
OPERATING EXPENSES	CURRENT	PER SF	YEAR 2	PER SF
Common Area Maintenance (CAM):				
Utilities - Electric (Parking Lot Lights)	965	0.11	994	0.11
Utilities - Water	2,973	0.34	3,062	0.35
Utilities - Sewer	3,836	0.44	3,951	0.45
Landscaping	1,854	0.21	1,910	0.22
Admin Fee	1,782	0.20	1,835	0.21
Trash Removal	13,657	1.57	14,066	1.61
Repairs & Maintenance	1,030	0.12	1,061	0.12
Insurance	12,626	1.45	13,005	1.49
Real Estate Taxes	11,115	1.27	12,004	1.38
Management Fee	11,253	4.0%	11,591	4.0%
Total Expenses	\$61,158	\$7.01	\$63,548	\$7.29
Expenses as a % of EGR	21.7%		22.0%	
NET OPERATING INCOME	\$220,672	\$25.31	\$225,674	\$25.88



SECTION 3

MARKET OVERVIEW

Marcus & Millichap

LAS VEGAS

Las Vegas is considered one of the top entertainment cities of the world, thanks to its abundance of resorts, restaurants, shopping and entertainment options. In addition to temporary stays, the Las Vegas-Henderson-Paradise MSA area is one of the fastest-growing metros in the nation, with a population of more than 2.3 million. The metro has become a fully diversified economy, with logistics groups, tech firms and manufacturing all taking advantage of Las Vegas' low cost of business and proximity to major West Coast markets. The 2.5 million-square-foot Las Vegas Convention Center is one of the largest in the world, attracting a host of industry events. Since 2023, the Las Vegas Grand Prix has been held on a temporarily-constructed track on the city's streets. The Sphere, built that same year, brought a new 17,000-seat venue to the metro, becoming an unmissable part of the city skyline and offering a 16k resolution screen on its interior.

METRO HIGHLIGHTS



WELL-PAYING JOBS

Office-using positions, most of them within the professional and business services sector, accounted for about 21 percent of the metro's job count as of year-end 2024.



STRONG POPULATION GAINS

The metro continues to draw new residents with its warm climate, regional affordability and proximity to California markets. Over the next five years, Las Vegas' populace is forecast to increase by approximately 3.5 percent.



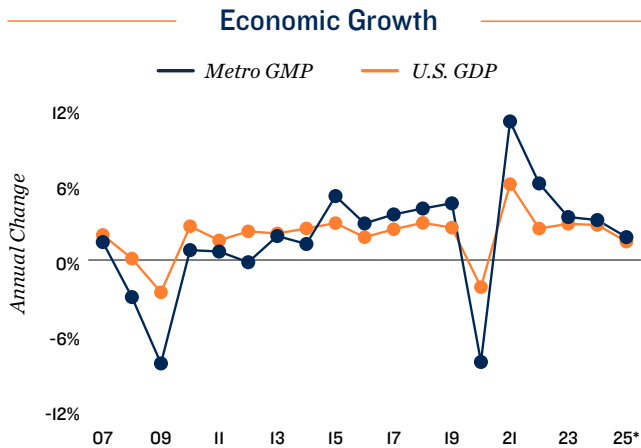
VAST TOURISM INDUSTRY

Tourism volumes in 2024 set airport and gaming records as Las Vegas welcomed 41.7 million visitors — a 2.1 per-cent increase from 2023. In recent years, the city's tourism draw has innovated and expanded beyond gaming into further sports and entertainment concepts.



ECONOMY

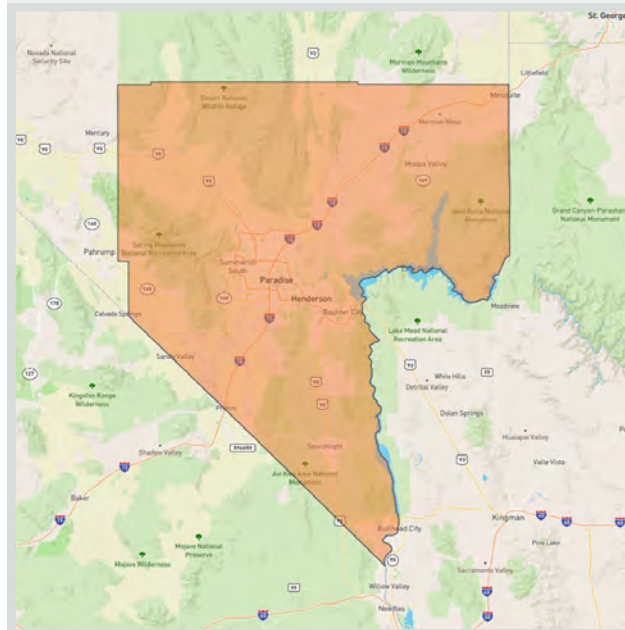
- Home to some of the nation's largest hotels and a growing roster of sporting events, tourism and entertainment are the most significant drivers of the economy. That said, the area has diversified into distribution, back-office operations and manufacturing.
- The metro's business-friendly environment, access to Western markets, growing labor force and availability of high-speed data is attracting tech companies.
- Development of Clark County has historically been limited to an extent by the Federal Government's ownership of 88 percent of the area's acreage.



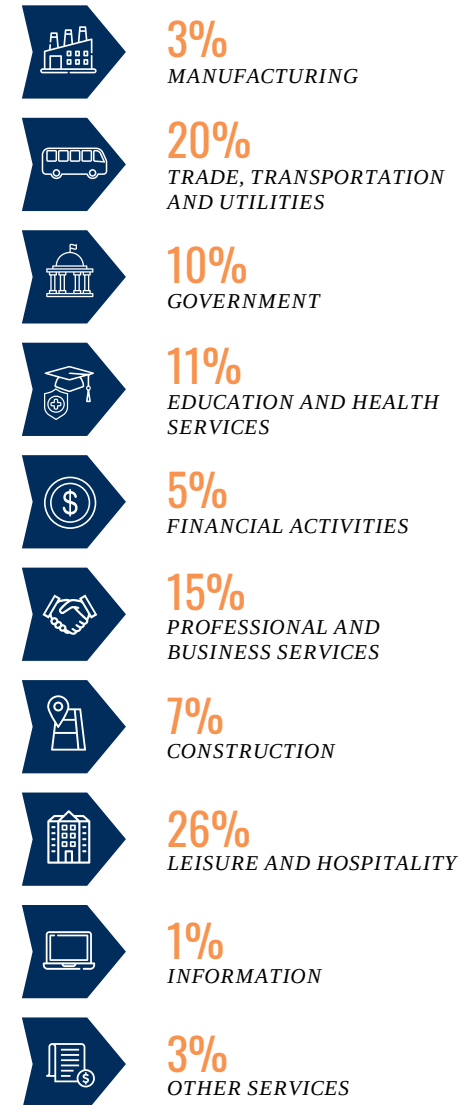
* Forecast

MAJOR AREA EMPLOYERS

- Zappos, LLC
- Wynn Resorts
- Station Casinos
- MGM Resorts
- Las Vegas Sands LLC
- Caesars Entertainment
- The Valley Health System
- Dignity Health
- UnitedHealthcare of Nevada



SHARE OF 2025 TOTAL EMPLOYMENT



Note: Figures are rounded to nearest whole percentage point

DEMOGRAPHICS

- The population will expand by more than 80,000 residents over the next five years, resulting in the formation of 34,000 households.
- The homeownership rate of 55 percent is well below the national rate, creating a strong rental market.
- Roughly 26 percent of the population ages 25 and older have attained a bachelor's degree, and 9 percent also hold a graduate or professional degree.

QUALITY OF LIFE

With approximately 300 days of sunshine annually and an average temperature near 68 degrees, Clark County offers residents and visitors plenty to do, besides enjoying the resorts and casinos. Water sports enthusiasts can take advantage of various activities at Lake Mead and the Colorado River, including boating, fishing, water skiing and sailing. The Red Rock Canyon National Conservation Area, located west of the Strip, offers outstanding hiking and mountain climbing opportunities. Las Vegas is home to the University of Nevada, Las Vegas, which has received national recognition for its ho-tel management, criminal justice and social work programs. The metro is also home to the NFL's Raiders, who play at Allegiant Stadium. The former Oakland Athletics are also expected to relocate to the market.

SPORTS

Football | **NFL** | Las Vegas Raiders
Ice Hockey | **NHL** | Vegas Golden
Knights Soccer | **USL** | Las Vegas
Lights FC



EDUCATION

- University of Nevada, Las Vegas
- College of Southern Nevada
- Nevada State University



ARTS & ENTERTAINMENT

- The Smith Center for the Performing Arts
- Springs Preserve
- Discovery Children's Museum
- Las Vegas Natural History Museum



QUICK FACTS



POPULATION
2.3M
Growth 2025-2029*
3.5%



HOUSEHOLDS
893K
Growth 2025-2029*
3.8%



MEDIAN AGE
39
U.S. Median:
39

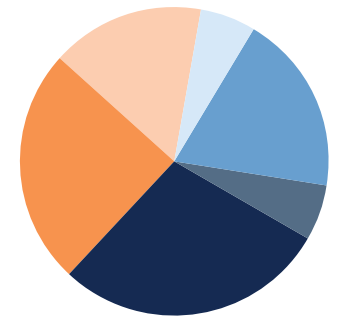


MEDIAN HOUSEHOLD INCOME
\$80,000
U.S. Median:
\$76,000

*Forecast

2025 Population by Age

6%	0-4 years
19%	5-19 years
6%	20-24 years
29%	25-44 years
25%	45-64 years
16%	65+ years



*Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

LAS VEGAS

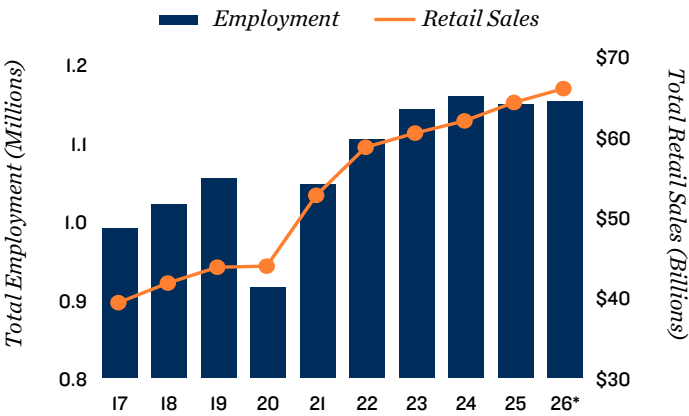
Growing Populations North and South of Core, Along With Resort Resilience, Brighten Outlook

Retailers overcome tourism fluctuations on back of household growth.

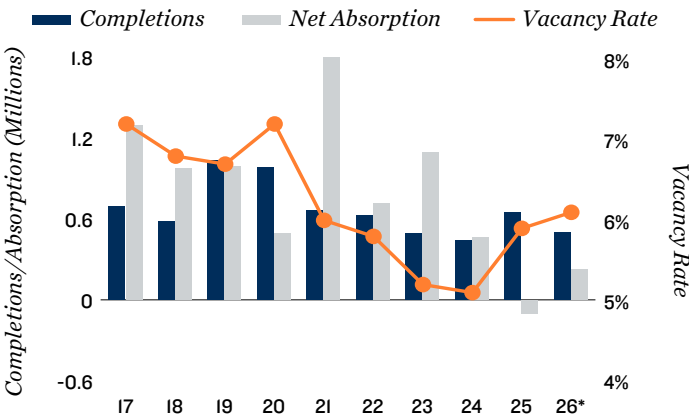
Despite hotel bookings falling 8 percent in 2025, vacancy among Resort Corridor retail properties decreased by a market-leading 110 basis points to end the year at 4.8 percent. An anticipated 15 percent boost to trade show attendance at the renovated Las Vegas Convention Center also bodes well for local retail in 2026. Operations are even tighter in many residential submarkets, with availability at or below 3 percent entering this year in northwest and southwest Las Vegas. Ongoing population growth and residential development aid foot traffic here, while demand for space in north and northeast Las Vegas may improve in the long term from planned industrial construction and job creation at the Apex Industrial Park. Availability also remains limited across bars, restaurants, and convenience stores, as well as among specialized vendors such as auto repair shops. As such, both single- and multi-tenant vacancy rates will remain more than 100 basis points below their historical averages this year, even if they rise modestly.

Central and expansion areas benefiting from investor interest. Liquidity continued to improve last year, led by a roughly 25 percent increase in local multi-tenant trades. Single-tenant sales also increased, with segment velocity exceeding the annual average during 2014-2019. Greater overall competition has supported a modest increase in the average sale price since 2023, although this has also flattened the mean cap rate. While this may limit margins, many investors continue to enter the sector via 1031 exchange. The areas west of Interstate 15 and southwest of Harry Reid International Airport remain the most active for trades. At the same time, potential drivers of population growth in outer submarkets may draw investors to these smaller retail neighborhoods.

Economic Trends



Supply and Demand



*Forecast

Sources: CoStar Group, Inc.; Real Capital Analytics; RealPage, Inc.

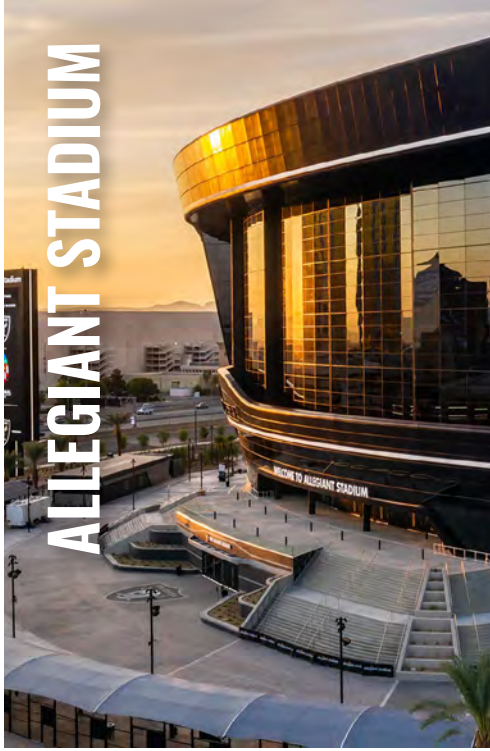
THE VEGAS STRIP



CHINATOWN



ALLEGIANT STADIUM



THE SPHERE



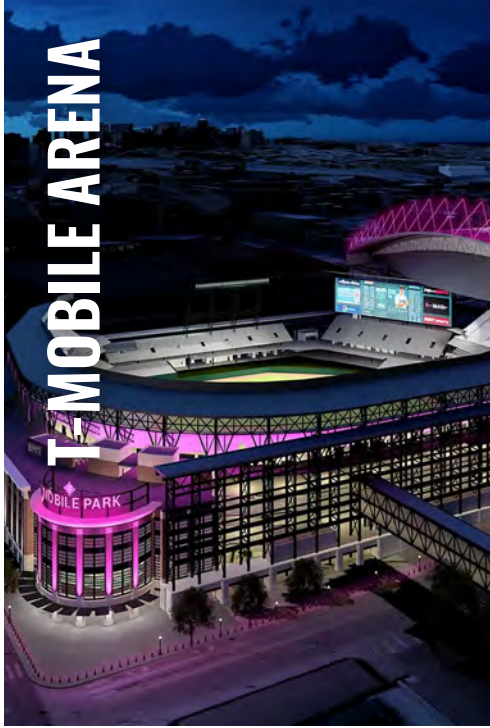
DOWNTOWN LAS VEGAS



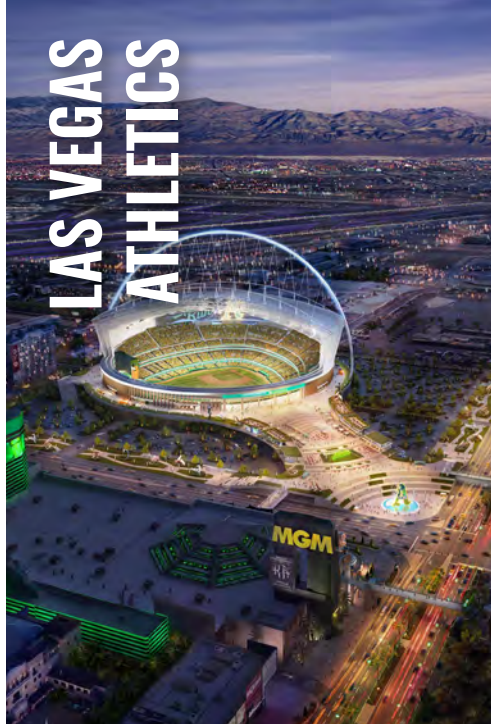
FORMULA 1



T-MOBILE ARENA



LAS VEGAS ATHLETICS



DEMOGRAPHICS SUMMARY



POPULATION WITHIN
A 3-MILE RADIUS

206,655



DAYTIME POPULATION
WITHIN A 3-MILE RADIUS

293,486



AVG HH INCOME WITHIN
A 3-MILE RADIUS

\$67,124



MEDIAN HH INCOME
WITHIN A 3-MILE RADIUS

\$52,819



HOUSEHOLDS WITHIN
A 3-MILE RADIUS

85,267



AVERAGE HH RETAIL
EXPENDITURE

\$61,001



MEAN HOUSEHOLD SIZE
WITHIN A 3-MILE RADIUS

2.5



MEDIAN AGE WITHIN
A 3- MILE RADIUS

38.0

DEMOGRAPHICS BY RADIUS	1-MILE	3-MILE	5-MILE
Population	24,557	206,555	534,060
Households	8,891	85,267	202,737
Average Household Income	\$70,451	\$67,124	\$69,693
Median Household Income	\$59,428	\$52,819	\$56,008

DEMOGRAPHICS BY RADIUS	1-MILE	3-MILE	5-MILE
Daytime Population	23,813	293,486	739,263
Mean Household Size	2.8	2.5	2.7
Average Household Retail Expenditure	\$66,736	\$61,001	\$64,140
Median Age	37.0	38.0	36.0

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Population	25,020	208,842	540,362
2025 Estimate			
Total Population	24,557	206,655	534,060
2020 Census			
Total Population	24,048	205,783	532,973
2010 Census			
Total Population	23,909	200,535	513,782
Daytime Population			
2025 Estimate	23,813	293,486	739,263
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Households	9,125	86,773	206,564
2025 Estimate			
Total Households	8,891	85,267	202,737
Average (Mean) Household Size	2.8	2.5	2.7
2010 Census			
Total Households	8,442	82,377	195,389
2010 Census			
Total Households	8,026	75,313	178,481
Occupied Units			
2030 Projection	9,784	96,860	231,812
2025 Estimate	9,533	95,169	227,517
HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2025 Estimate			
\$150,000 or More	6.0%	7.3%	7.7%
\$100,000-\$149,999	12.0%	10.8%	12.5%
\$75,000-\$99,999	16.4%	12.0%	12.9%
\$50,000-\$74,999	19.8%	16.5%	17.1%
\$35,000-\$49,999	13.4%	13.7%	13.9%
Under \$35,000	32.4%	39.6%	35.9%
Average Household Income	\$70,451	\$67,124	\$69,693
Median Household Income	\$59,428	\$52,819	\$56,008
Per Capita Income	\$25,135	\$27,591	\$26,429

HOUSEHOLDS BY EXPENDITURE	1 Mile	3 Miles	5 Miles
Total Average Household Retail Expenditure	\$66,736	\$61,001	\$64,140
Consumer Expenditure Top 10 Categories			
Housing	\$24,260	\$22,459	\$23,482
Transportation	\$11,873	\$10,820	\$11,430
Food	\$9,743	\$8,965	\$9,378
Personal Insurance and Pensions	\$8,131	\$7,191	\$7,733
Cash Contributions	\$3,353	\$3,033	\$3,162
Entertainment	\$3,238	\$2,942	\$3,105
Apparel	\$1,934	\$1,729	\$1,831
Education	\$964	\$844	\$901
Personal Care Products and Services	\$918	\$848	\$884
Alcoholic Beverages	\$548	\$499	\$520
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2025 Estimate Total Population	24,557	206,655	534,060
Under 20	25.1%	23.9%	26.2%
20 to 34 Years	21.3%	22.3%	22.1%
35 to 39 Years	6.9%	6.9%	6.9%
40 to 49 Years	13.5%	12.9%	12.8%
50 to 64 Years	19.4%	18.9%	18.0%
Age 65+	13.9%	15.2%	13.9%
Median Age	37.0	38.0	36.0
Population 25+ by Education Level			
2025 Estimate Population Age 25+	16,755	143,060	357,222
Elementary (0-8)	14.1%	12.3%	12.7%
Some High School (9-11)	15.3%	13.2%	13.7%
High School Graduate (12)	30.4%	32.4%	32.2%
Some College (13-15)	18.9%	21.1%	20.6%
Associate Degree Only	5.0%	5.9%	6.3%
Bachelor's Degree Only	10.7%	10.2%	10.0%
Graduate Degree	5.5%	4.9%	4.4%

DEMOGRAPHICS 5-MILE RADIUS



POPULATION

In 2025, the population in your selected geography is 534,060. The population has changed by 3.95 percent since 2010. It is estimated that the population in your area will be 540,362 five years from now, which represents a change of 1.2 percent from the current year. The current population is 51.4 percent male and 48.6 percent female. The median age of the population in your area is 36.0, compared with the U.S. average, which is 40.0. The population density in your area is 6,796 people per square mile.



HOUSEHOLDS

There are currently 202,737 households in your selected geography. The number of households has changed by 13.59 percent since 2010. It is estimated that the number of households in your area will be 206,564 five years from now, which represents a change of 1.9 percent from the current year. The average household size in your area is 2.7 people.



INCOME

In 2025, the median household income for your selected geography is \$56,008, compared with the U.S. average, which is currently \$78,171. The median household income for your area has changed by 48.88 percent since 2010. It is estimated that the median household income in your area will be \$65,584 five years from now, which represents a change of 17.1 percent from the current year.

The current year per capita income in your area is \$26,429, compared with the U.S. average, which is \$41,680. The current year's average household income in your area is \$69,693, compared with the U.S. average, which is \$103,571.



EMPLOYMENT

In 2025, 247,264 people in your selected area were employed. The 2010 Census revealed that 37.4 percent of employees are in white-collar occupations in this geography, and 22.5 percent are in blue-collar occupations. In 2025, unemployment in this area was 7.0 percent. In 2010, the average time traveled to work was 26.00 minutes.



HOUSING

The median housing value in your area was \$283,995 in 2025, compared with the U.S. median of \$333,538. In 2010, there were 74,919.00 owner-occupied housing units and 103,563.00 renter-occupied housing units in your area.



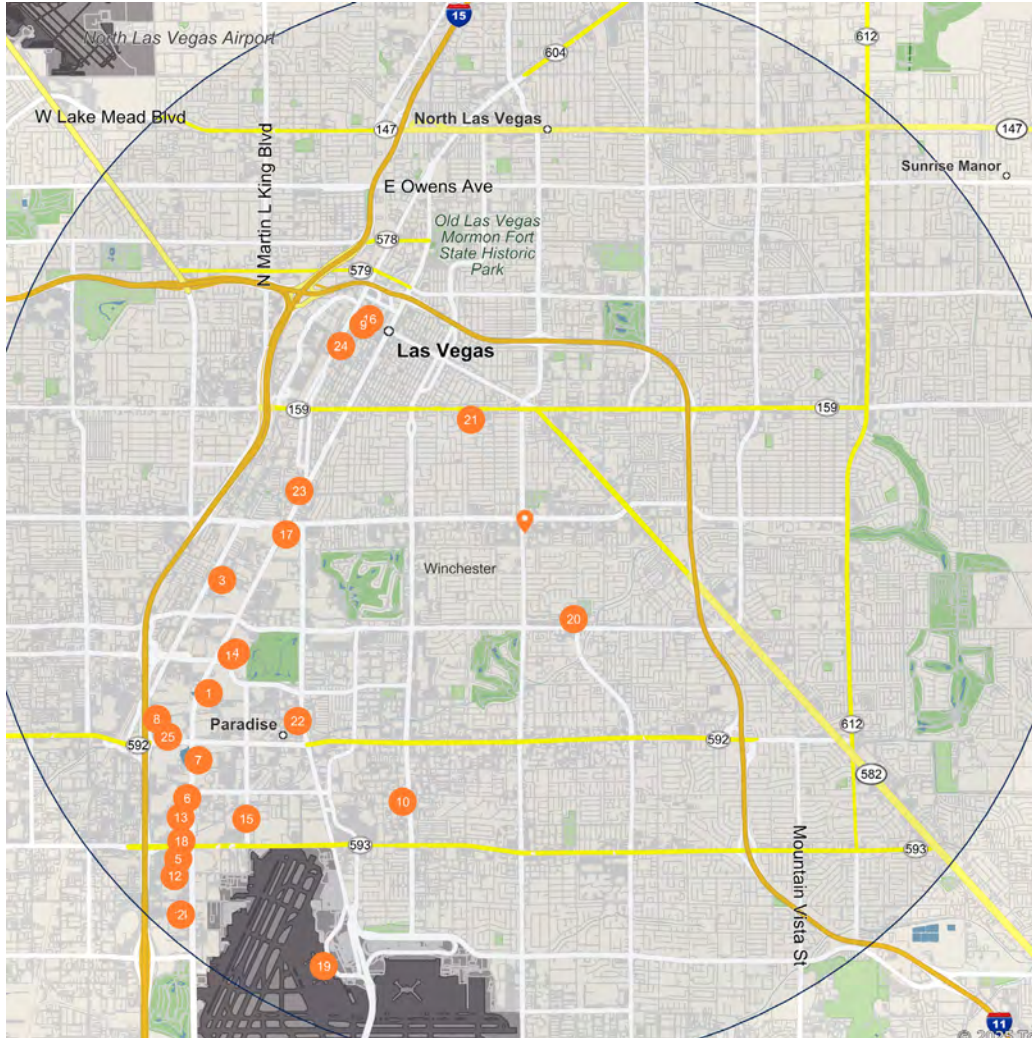
EDUCATION

The selected area in 2025 had a lower level of educational attainment when compared with the U.S. averages. 13.9 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.7 percent, and 6.3 percent completed a bachelor's degree, compared with the national average of 21.2 percent.

The number of area residents with an associate degree was higher than the nation's at 14.0 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 5.5 percent vs. 26.1 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 38.9 percent in the selected area compared with the 19.6 percent in the U.S.

MAJOR EMPLOYERS



Major Employers

Employees

1	Venetian Las Vegas Gaming LLC-Palazzo At Venetian Las Vegas	7,000
2	Slots-A-Fun Inc-Slots-A-Fun Casino	5,011
3	Resorts World Las Vegas LLC-Awana Spa Wellness	5,000
4	Wynn Resorts Finance LLC-	5,000
5	New Castle LLC-Excalibur Hotel & Casino	4,200
6	Boardwalk Casino Inc-	4,163
7	Paris Las Vegas-Paris Las Vegas Hotel & Casino	4,000
8	Desert Palace LLC-Caesars Palace Hotel & Casino	3,403
9	Golden Nugget Finance Corp-	3,383
10	Board of Rgnts Nev Sys Hgher E-University Nevada - Las Vegas	3,341
11	Wynn Las Vegas LLC-	3,169
12	Ramparts Inc-Luxor Hotel & Casino	3,100
13	Victoria Partners LP-Monte Carlo Hotel and Casino	3,000
14	Mh Inc-	2,862
15	MGM Grand Hotel LLC-MGM Grand Bus Conference Ctr	2,644
16	Sam-Will Inc-Fremont Hotel and Casino	2,500
17	Las Vegas Resort Holdings LLC-Sahara Las Vegas	2,500
18	New York - NY Ht & Casino LLC-Starbucks Licensed Store	2,300
19	MGM Grand Hotel LLC-MGM Grand Gift Sp At McCrran A	2,266
20	Yatra USA Corp-	2,212
21	University Med Ctr Suthern Nev-Umc	2,200
22	Tropicana St Louis LLC-	2,173
23	Stratosphere Gaming LLC-Stratosphere Casino Ht & Twr	2,100
24	City of Las Vegas-	2,010
25	Sheraton Gaming Corporation-	2,000

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