

CREST RIDGE BUSINESS PARK

Located at the southeast corner of Durango Road and Oquendo Road



SPECIFICATIONS

LOCATION

The property is accessible from both Durango Drive and Oquendo Road which is 600' south of Russell Road. The site is easily accessible from both the Durango Drive and I-215 as well as the Russell Road and I-215 interchanges.

MUNICIPALITY

Clark County

ZONING

C-1 and C-2

PARCEL NUMBER

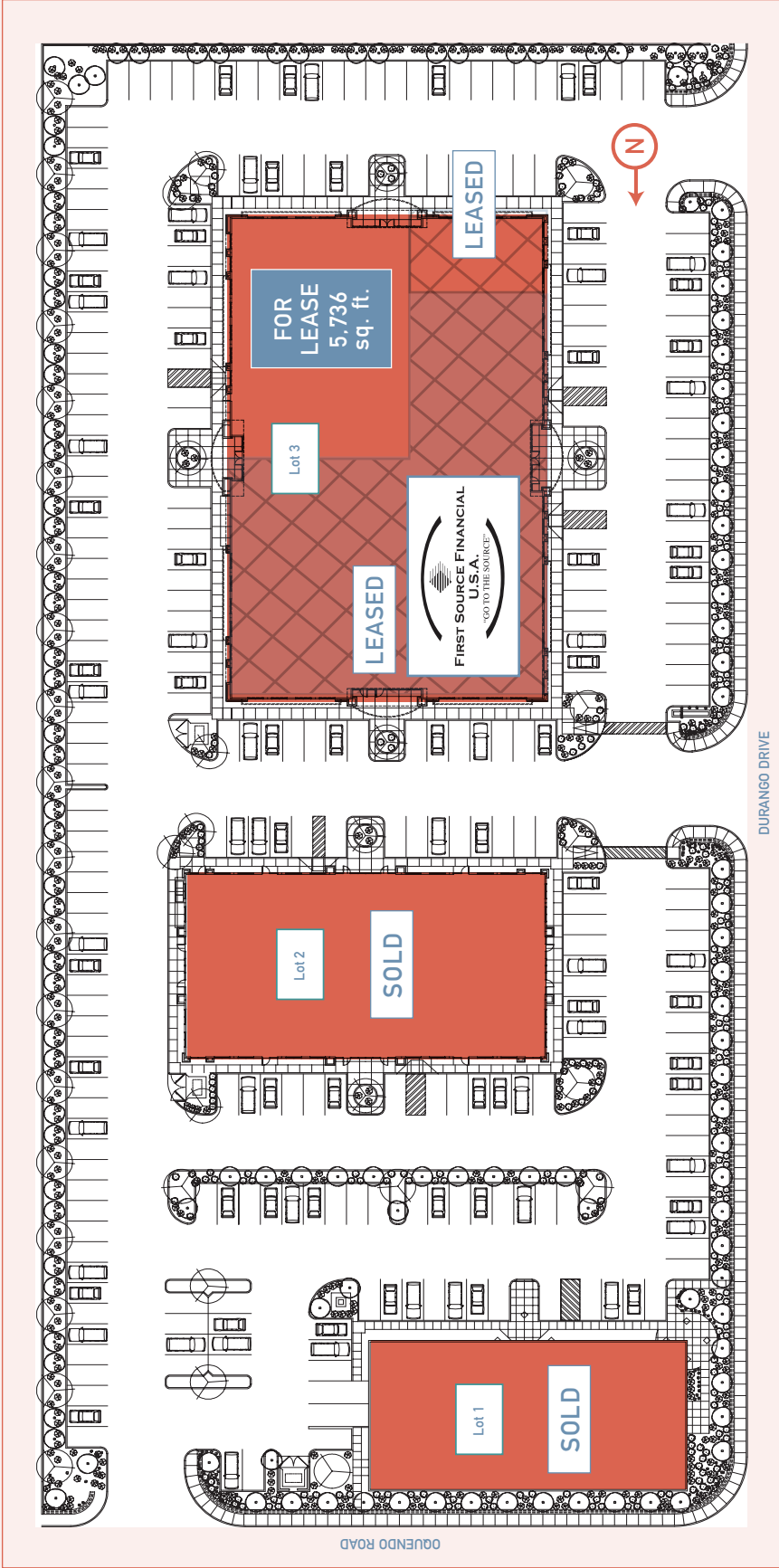
163-33-212-001

ACREAGE

5 acres

AREA DEVELOPMENTS

- Located in the rapidly expanding southwest sub-market
- Upon build-out an estimated 50,000+ people will live in surrounding neighborhoods
- Stations Casinos developing neighborhood hotel and casino at Durango Drive and I-215
- Major hospital facilities in immediate area: St. Rose Hospital, Southern Hills Hospital, Spring Valley Hospital



SITE MAP

DEMOGRAPHICS

| Category | 1 Mile | 3 Mile | 5 Mile |
|-----------------------|----------|----------|----------|
| Households | 2,331 | 27,491 | 75,383 |
| Population | 6,993 | 70,607 | 185,158 |
| Avg. Household Income | \$68,630 | \$80,550 | \$66,300 |

PRICING

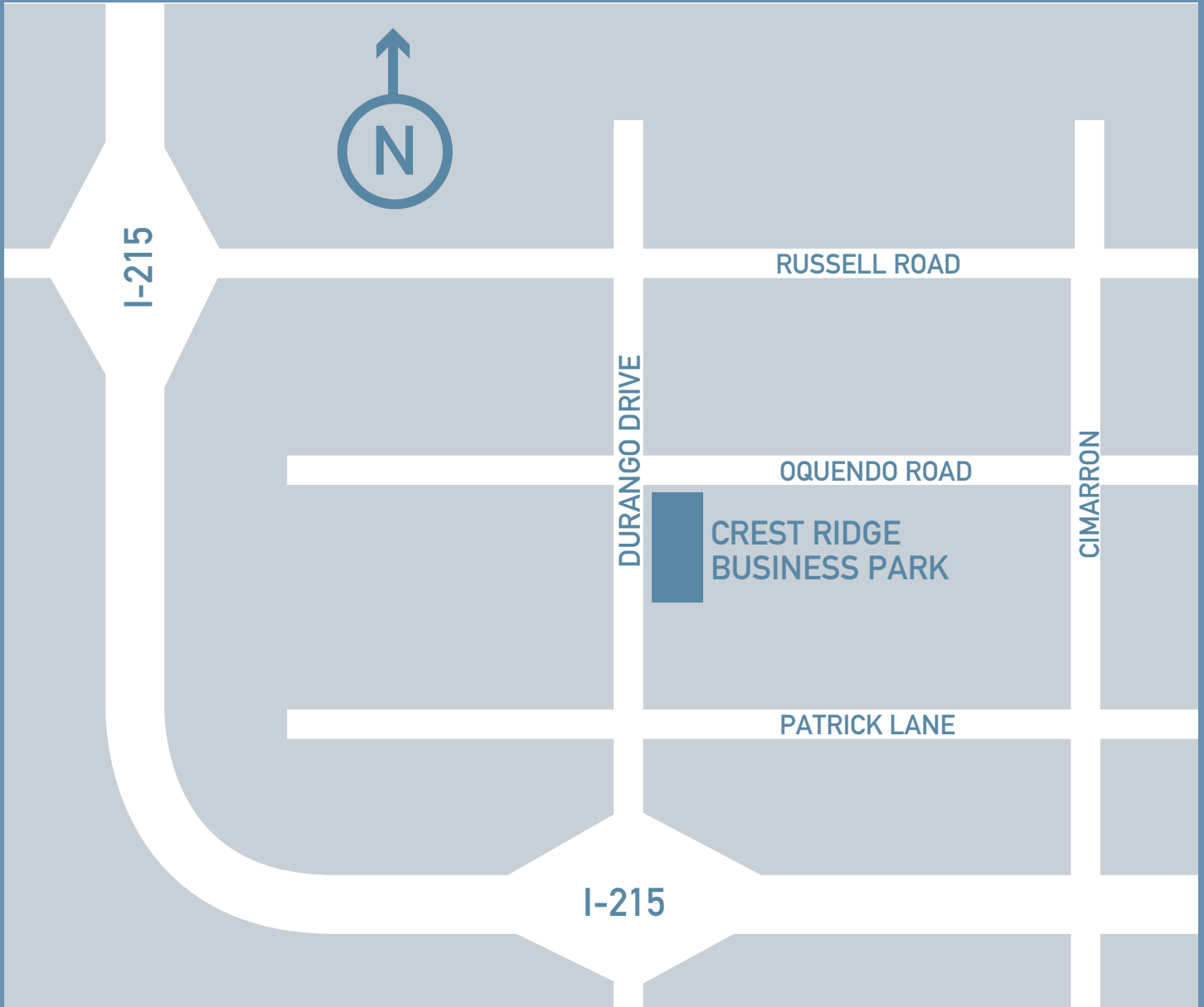
Lot 3 - FOR LEASE - 5,736 sq. ft. - \$2.10 per sq. ft. Modified Gross

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AERIAL MAP



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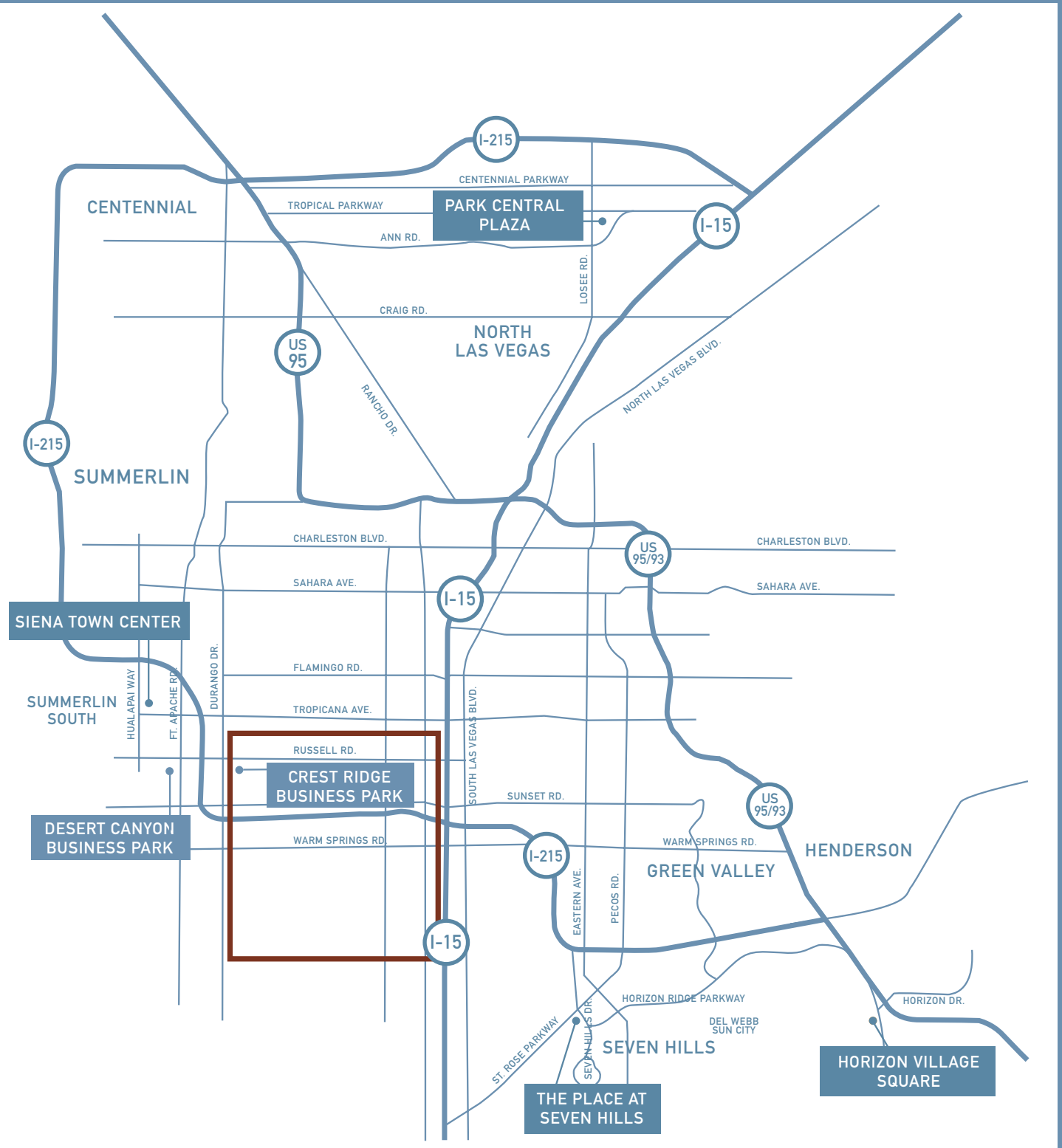
FOR INFORMATION CONTACT



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