

Eastern Retail Center

Listed By:

Colliers

9600 S. Eastern Ave. | NEC S. Eastern Ave. & E. Silverado Ranch Blvd.,
(Presque Isle St.), Henderson, NV 89123

SUBJECT



Strategically located at the northeast corner of S. Eastern Avenue and E. Silverado Ranch Boulevard (Presque Isle St.)

SUBJECT

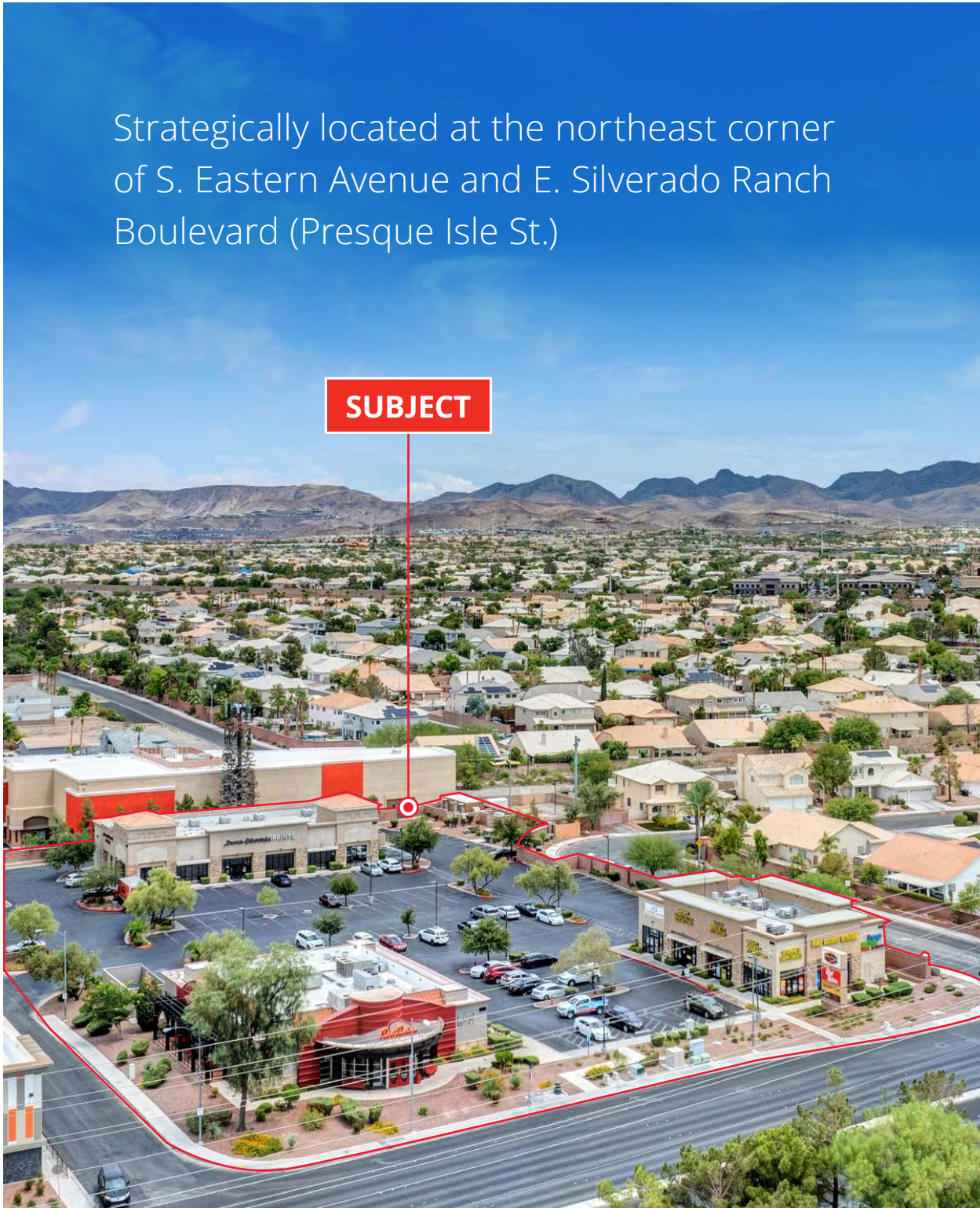


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Confidentiality Agreement



**NEC S. Eastern Avenue & E. Silverado Ranch Boulevard (Presque Isle St.)
Henderson, NV 89123**

This Confidential Offering Memorandum (the "Memorandum") is being delivered exclusively by Colliers (the "Agent") to a party who may be interested in the acquisition of the Eastern Retail Center, located at the NEC S. Eastern Avenue & E. Silverado Ranch Boulevard (Presque Isle St.) Henderson, NV 89123 (the "Property"), described in this Memorandum. This is a private offering made only by delivery of a copy of this Memorandum to the recipient (the "Recipient"). By accepting this Memorandum, the Recipient agrees to comply strictly with the terms and conditions of the Confidentiality Agreement previously executed and delivered by the Recipient to the Agent with respect to this Memorandum and all information contained herein, and to use this Memorandum only for the purpose of evaluating the offering made hereby.

The material contained in this Memorandum is provided solely to assist the Recipient in determining whether it is interested in making an investigation or evaluation concerning a potential purchase of the Property. Neither the Agent nor any affiliates or client of the Agent which term includes related entities, the owners of any equity interest in the Property ("Owner"), the manager of the Property ("Manager"), and any officers, employees, independent contractors and agents of any such parties make any representations or warranties with regard to the accuracy or completeness of the information contained herein. This Memorandum may include statements and estimates provided by the Agent, the Owner, or the Manager with respect to the anticipated future performance of the Property, however, nothing contained in this Memorandum should be construed as a representation or warranty as to the future performance of the Property, and the Recipient acknowledges and agrees that any statements or estimates relating to future performance provided herein reflect various assumptions concerning the Property's anticipated results, which may or may not prove to be correct. No representations are made as to the accuracy of such statements and estimates, and the Agent, the Owner, the Manager, and any related entities shall have no liability with respect to or arising from any inaccuracy in such statements or estimates.

Statements made in this Memorandum as to the content of any contract or other document referred to, are not complete or definitive descriptions, but summaries or portions thereof. Each such statement is qualified by its reference to the full text of underlying contracts or documents, copies of which will be made available by the Agent to Recipient upon request. In addition, not all relevant contracts or documents have been summarized or referenced in

this Memorandum. This Memorandum is being delivered by the Agent to the Recipient with the understanding that the Recipient, or its agents or assigns will independently investigate those matters which it deems appropriate in evaluating the Property and will rely solely on its own investigation in determining whether to purchase the Property.

This Memorandum does not constitute an offer to sell, or a solicitation of an offer to buy, an interest in the Property in any jurisdiction in which, or to any person for which, such offer, sale, or solicitation would be unlawful. Except where otherwise indicated, the information contained in this Memorandum has been prepared as and no obligation is assumed to supplement or modify the information to reflect subsequent events or conditions. Nothing contained in this Memorandum may be construed to constitute legal or tax advice to a Recipient concerning the Property or the purchase of the Property.

More detailed information regarding the expected terms, conditions, and timing of the offering of the Property will be provided in due course by separate communication with each Recipient. The Agent, the Owner and the Manager reserve the right to engage in discussions or negotiations with one or more recipients or other prospective investors at any time without notification to, or other obligation to, any other Recipient or prospective investor. The offering made hereby is subject to a change in terms or termination without notice. The Owner and the Manager will remain free to operate the Property in their sole and absolute discretion during the evaluation and offering process, including the taking of such actions, whether within or outside of the ordinary course of business, which the Owner or the Manager shall deem necessary, prudent or desirable.

The Agent reserves the right to require the return of this Memorandum and any other material provided to the Recipient at any time.

Acceptance of this Memorandum by the Recipient constitutes acceptance of the terms and conditions outlined above.

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LISTING AGENT

The Opportunity

Colliers Las Vegas is pleased to present the opportunity to acquire the Eastern Retail Center, including Red Robin Gourmet Burgers and Brews, Dunn-Edwards Paints, Vegas Discount Nutrition, and Café 86. This premier ±17,702 SF destination retail center is situated on ±3.03 Acres and is located on the highly traveled S. Eastern Avenue, in a well-established mature neighborhood of Henderson, Nevada.

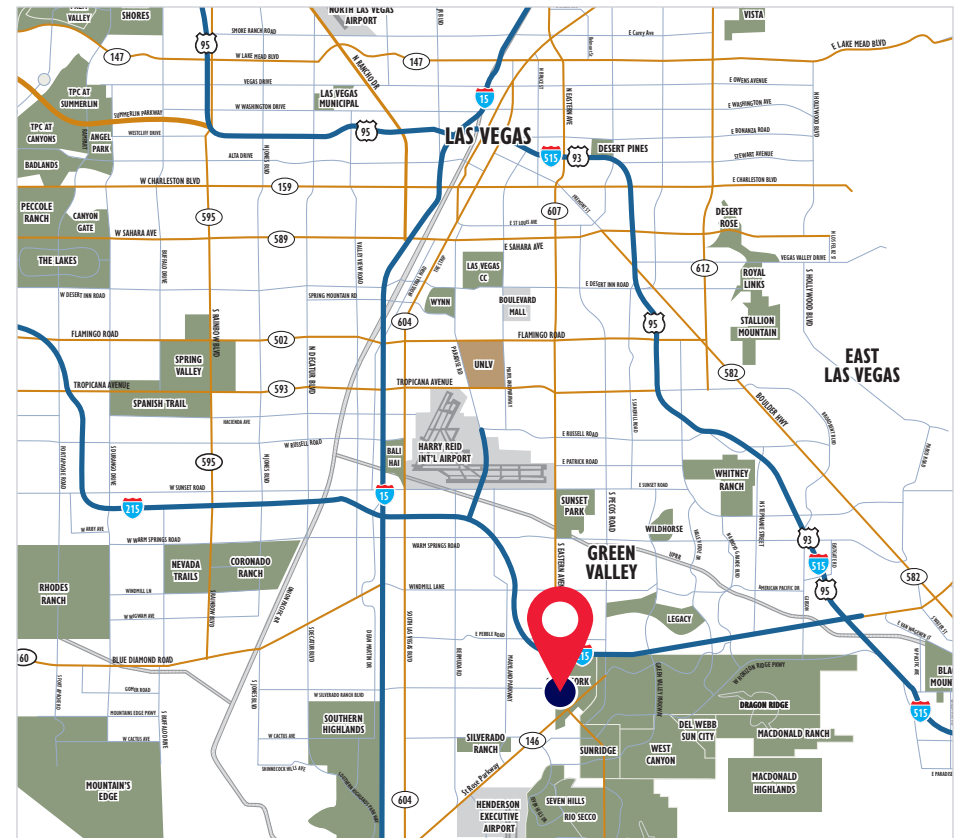
Strategically located at the northeast corner of S. Eastern Avenue and E. Silverado Ranch Boulevard (Presque Isle St.), less than ¾ of a mile south of the S. Eastern Avenue & 215 Beltway Interchange, the property has more than 51,600 cars traveling in front of the property daily.

Located at the signalized intersection, the Eastern Retail Center is joined by several other national retailers along S. Eastern Avenue in the immediate trade area including Walmart, Sam's Club, Home Depot, Old Navy, Ross Dress for Less, Petco, Grocery Outlet, Chuck E. Cheese, Walgreens, Target, Five Below, Nike, PetSmart, Michaels, Dollar Tree, Lowe's, and HomeGoods. Restaurants include Burger King, Carl's Jr., Grimaldi's, Café Rio, Zippy's, Krispy Kreme, Freddy's Frozen Custard & Steakhburgers, McDonald's, and Chili's.



\$10,999,000.00
Purchase Price

CONTACT ME



Demographics

2026 Estimates, ESRI

	1 Mile	2 Mile	3 Mile
Households	8,113	37,878	68,049
Population	19,338	91,867	166,111
Avg. HH Income	\$114,304	\$125,841	\$134,890

Property Overview

The Eastern Retail Center is 100% occupied with long-term tenancies. Red Robin, Dunn-Edwards, and Vegas Discount Nutrition are all original tenants having opened in 2006. Café 86 is a new tenant, having replaced an original tenant and is due to start construction upon receipt of permit.

The Eastern Retail Center includes Red Robin Gourmet Burgers and Brews which operates seven days a week from 11:00 AM to 10:00 PM, Dunn-Edwards Paints operates six days a week from 6:30 AM to 5:00 PM Monday - Friday, 6:30 AM to 12:00 PM Saturday, and closed Sunday, Vegas Discount Nutrition operates seven days a week from 9:00 AM to 9:00 PM. The tenant mix within the shopping center is very unique and is destination driven. The jurisdiction is City of Henderson, and the subject property is zoned Henderson, Community Commercial (CC).



Property Details

TOTAL GLA	±17,702 SF
OCCUPANCY	100%
PRICING	\$10,999,000.00
YEAR 1 NOI (01/01/2027-12/31/2027)	\$650,777.00
CAP RATE	5.92%
DEBT TERMS	Purchaser to pay all cash or obtain new financing at market terms and conditions
YEAR BUILT	2006
SITE AREA	±3.03 Acres
ZONING	Henderson, Community Commercial (CC)
TRAFFIC COUNTS	215 Beltway at Eastern Avenue: ±158,000 CPD Eastern Avenue: ±51,642 CPD Silverado Boulevard: ±23,000 CPD



APN: 177-24-401-009
TOTAL: ±3.03 Acres



Investment Highlights

THE INVESTMENT OPPORTUNITY

- High quality legacy pride of ownership strip center
- Destination based retailers provide steady traffic to center
- Retailers with different traffic patterns create a steady flow of traffic to center
- Stable asset with 100% occupancy
- Approximately 78% of the occupied square footage is leased to national tenants
- The national tenants comprise over 75% of the net operating income
- Seasoned tenants occupy 94% of the GLA since the shopping center was constructed
- Varied lease rollover with leases expiring in 2027, 2033, and 2036

LOCATION, LOCATION, LOCATION

- Excellent frontage on S. Eastern Avenue
- Oversized monument sign on S. Eastern Avenue
- The subject property offers left- turn access for south bound traffic on S. Eastern Avenue
- Located less than $\frac{3}{4}$ of a mile south of the S. Eastern Avenue & 215 Beltway Interchange
- Abundant parking, good circulation, and visibility



Tenancy And Tenant Mix

The Eastern Retail Center is 100% occupied with long-term tenancies.

About Red Robin Gourmet Burgers, Inc. (NASDAQ: RRGB)

Red Robin Gourmet Burgers, Inc., is a casual dining restaurant chain founded in 1969 that operates through its wholly owned subsidiary, Red Robin International, Inc., and under the trade name, Red Robin Gourmet Burgers and Brews. Red Robin's philosophy is that nothing brings people together like burgers and fun around the table, and no one makes moments of connection over craveable food more memorable than Red Robin. They serve a variety of burgers and mainstream favorites to guests of all ages in a casual, playful atmosphere.

In addition to their many burger offerings, Red Robin serves a wide array of salads, appetizers, entrees, desserts, signature beverages and Donatos® pizza at select locations. It's easy to enjoy Red Robin anywhere with online ordering available for to-go, delivery and catering. Sign up for the royal treatment by joining Red Robin Royalty® today and enjoy Bottomless perks and delicious rewards across nearly 500 Red Robin locations in the United States and Canada, including those operating under franchise agreements.

www.redrobin.com

About Dunn-Edwards

Dunn-Edwards is a premier paint brand that provides expert service and project-focused solutions designed for people who paint and the superior results they require. Dunn-Edwards are guided by their vision – To enhance the productivity and prosperity of every painter across America, and to create a thriving future for themselves.

Dunn-Edwards has been the leading paint manufacturer in the Southwestern United States since 1925. They are committed to providing the superior products and services that their customers have come to expect.

Frank "Buddy" Dunn founded the company in 1925, not as a paint maker but as a wallpaper store in Los Angeles. The business expanded as he added a line of paints, and later (with two employees) he began manufacturing his own paints in the backroom of the company's second store.

In 1938, he partnered with his friend Arthur C. Edwards, a former painting contractor and pigment salesman, to form the Dunn-Edwards Corporation. Sales immediately improved, and a business philosophy was born: "Make the finest line of paint and give the best service at fair prices." It's a philosophy that endures through this day.

www.dunnedwards.com



Tenancy And Tenant Mix

The Eastern Retail Center is 100% occupied with long-term tenancies.

About Cafe86

Established in 2014 - Cafe 86 (www.cafe-86.com) is more than just a café; they are a celebration of flavors, a haven for community, and a canvas for culinary creativity. Café 86 brings a unique culinary experience that pays homage to different cultures while embracing the global influences that make their cuisine so special.

Born out of a passion for flavors and a desire to share them with the world, Cafe 86 was founded by Ginger and James who saw an opportunity to introduce the rich and diverse flavors of the Purple Yam (Ube) to a wider audience. Their journey began with a simple mission: to bring the unique essence of Ube to everyone they serve.

At Cafe 86, their menu is a fusion of recipes and innovative culinary techniques. From their signature Purple Yam (Ube) desserts that range from Ube Leche Flan Cupcakes, to their one-of-a-kind Halo Halo drinks that pay tribute to classic comfort foods.

Every item is thoughtfully crafted to deliver a burst of flavor that you have never tasted before. They infuse a modern twist that reflects the richness of the present.

Join Café 86 and embark on a culinary journey that combines tradition with innovation and savor the taste of Purple Yam (Ube) with every bite.

www.cafe-86.com

About Vegas Discount Nutrition

Established in 2013, Vegas Discount Nutrition began with one location on the corner of S. Eastern Avenue and Silverado Ranch Boulevard. Their goal was simple, provide the best pricing and largest selection, paired with the most outstanding five-star service the industry has ever seen.

Word spread across the valley and before you knew it, Vegas Discount Nutrition became the highest rated and most reviewed nutrition store in the United States. This gave Vegas Discount Nutrition the opportunity to share their passion and knowledge and grow the business across the Las Vegas Valley and across the United States. With that said, Vegas Discount Nutrition now has ten (10) Las Vegas locations and twenty (20) more spread throughout six (6) states.

www.vegasdiscountnutrition.net

Site Plan

±3.03 Acres
Site Area

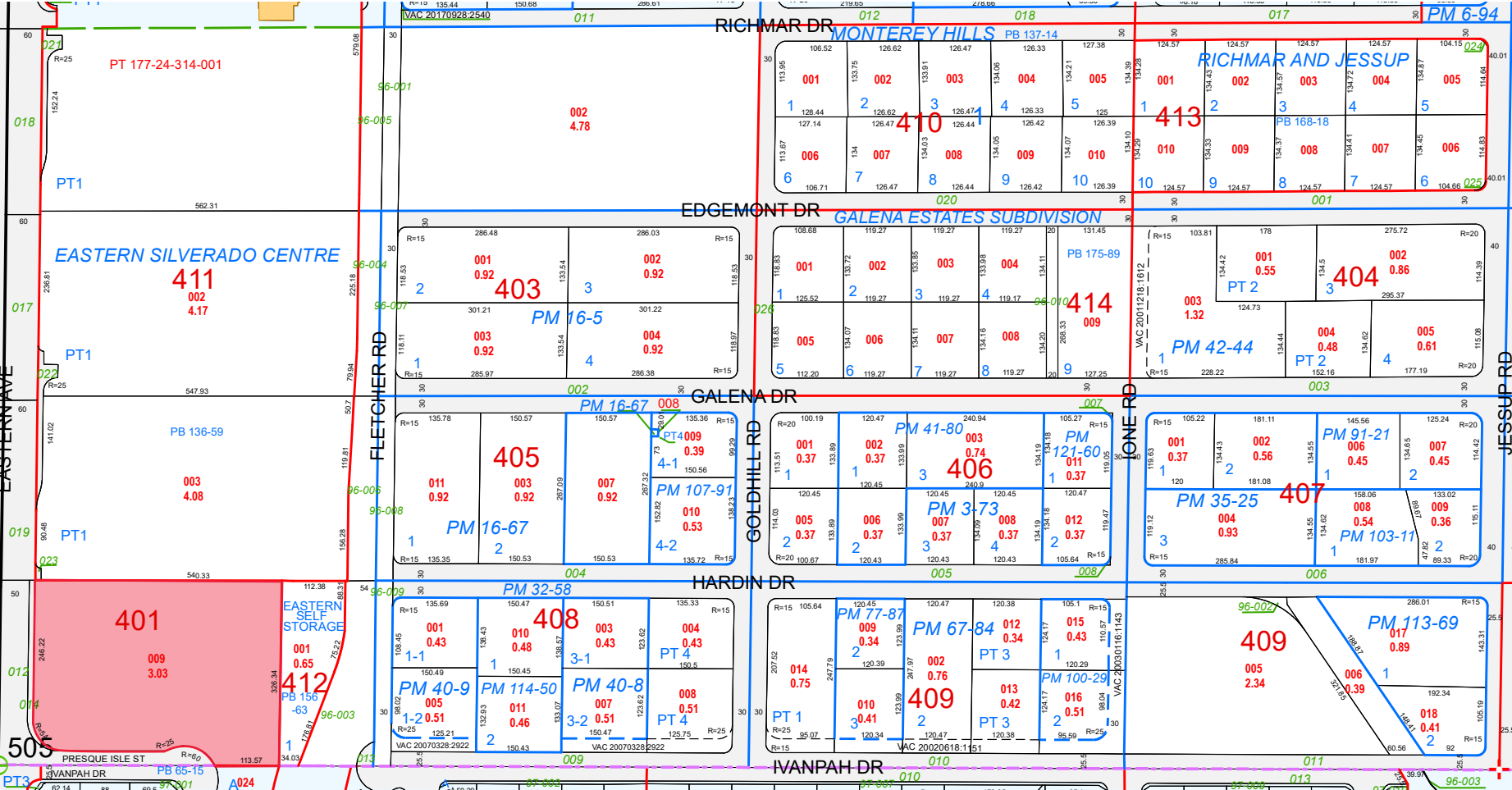
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Parcel Map



For illustration purposes only. Not to scale. = Available



North Facing Aerial View



South Facing Aerial View



East Facing Aerial View



West Facing Aerial View



Location Map

Located on the highly traveled S. Eastern Avenue, in a well-established mature neighborhood of Henderson, Nevada.

For illustration purposes only. Not to scale.



The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers Nevada, LLC has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange or execution of legal documents.

Tenant Roster

Colliers

Tenant	Suite	SF	Percent	Lease Expiration
9600 EASTERN AVENUE, HENDERSON, NV 89123				
Red Robin Gourmet Burgers and Brews (Ground Lease)	-	±6,350	35.87%	12/31/2033
9620 EASTERN AVENUE, HENDERSON, NV 89123				
Dunn-Edwards Paints	-	±7,452	42.10%	08/31/2027
9680 EASTERN AVENUE, HENDERSON, NV 89123				
Vegas Discount Nutrition	120	±2,835	16.02%	07/31/2036
Café 86	100	±1,065	6.02%	08/31/2036



Rent Roll



TENANT	SUITE	SF	% OF BLDG.	LEASE START	LEASE EXPIRATION	RENT/SF/MO.	MO. RENT	RENT/SF/YR.	ANNUAL RENT	NNN/SF/MO.	NNN/MONTH	NNN/YEAR	INCREASES	INC. AMOUNT	OPTION TERM / COMMENTS	SECURITY DEPOSIT
9600 S. EASTERN AVENUE																
Red Robin International, Inc., dba: Red Robin Gourmet Burgers and Brews		±6,350	35.87%	11/1/2005	12/31/2033	\$2.92	\$18,549.86	\$35.05	\$222,598.32	\$0.31	\$2,000.00	\$24,000.00	01/01/31 01/01/34 01/01/36 01/01/39 01/01/41	\$20,294.58 \$19,191.91 \$21,111.10 \$21,111.10 \$23,222.21	2-5 YEAR. At least 180 days written notice. Rent as set forth in Ninth Amendment. Estoppel within 20 business days of request, Section 26. Exclusive Use Provision, Section 14.	\$-
9620 S. EASTERN AVENUE																
Dunn-Edwards Corporation, dba: Dunn-Edwards Paints		±7,452	42.10%	7/1/2006	8/31/2027	\$2.95	\$22,006.82	\$35.44	\$264,081.84	\$0.54	\$4,000.00	\$48,000.00	9/1/2026	\$22,006.82	1-5 YEAR. At least 180 days written notice. Rent shall increase each September 1 at a fixed two and one quarter percent (2.25%) per annum. Estoppel within 10 days of request, Section 16. Exclusive Use Provision, Section 58.	\$-
9680 S. EASTERN AVENUE																
Ube Hallowed Grounds LLC, a NV LLC, dba: Café 86	100	±1,065	6.02%	8/14/2026	8/31/2036	\$3.00	\$3,195.00	\$36.00	\$38,340.00	\$0.60	\$639.00	\$7,668.00	09/01/27 09/01/28 09/01/29 09/01/30 09/01/31 09/01/32 09/01/33 09/01/34 09/01/35	\$3,290.85 \$3,389.58 \$3,491.26 \$3,596.00 \$3,703.88 \$3,815.00 \$3,929.45 \$4,047.33 \$4,168.75	2-5 YEAR. At least 180 days written notice. Rent shall increase at a fixed three percent (3%) per annum. Personal guaranty attached to Lease. Estoppel within 10 days of request, Section 22. Exclusive Use Provision, Section 6.02.	\$4,807.75
Vegas Discount Nutrition, Inc., dba: Vegas Discount Nutrition	120	±2,835	16.02%	8/1/2006	7/31/2036	\$3.58	\$10,155.80	\$42.99	\$121,869.60	\$0.83	\$2,350.00	\$28,200.00	08/01/27 08/01/28 08/01/29 08/01/30 08/01/31 08/01/32 08/01/33 08/01/34 08/01/35	\$10,460.47 \$10,774.29 \$11,097.52 \$11,430.44 \$11,773.36 \$12,126.56 \$12,490.35 \$12,865.06 \$13,251.02	2-5 YEAR. At least 180 days written notice. Rent shall increase each August 1 at a fixed three percent (3%) per annum. Estoppel within 10 days of request, Section 20.3.	\$3,231.25
TOTAL		±17,702	100%				\$53,907.48		\$646,889.76		\$8,989.00	\$107,868.00				\$8,039.00

Income & Expenses

01/01/2026–12/31/2026

Gross Scheduled Income	\$650,777.11
Gross Operating Income	\$650,777.11
Expense Reimbursement Income	\$107,868.00
Total Gross Income	\$758,645.11
Total Operating Expenses	\$107,868.00
Net Operating Income	\$650,777.11

Operating Expenses

Repairs & Maintenance	\$30,868.00
Utilities	\$19,000.00
Insurance	\$10,000.00
Real Estate Taxes	\$48,000.00
Total	\$107,868.00



12-Month Income Run

01/01/2027-12/31/2027

TENANT	Reb Robin International, Inc.	Dunn-Edwards Corporation	Café 86	Vegas Discount Nutrition, Inc.	TOTAL
January	\$18,549.86	\$22,006.82	\$3,195.00	\$10,155.80	
February	\$18,549.86	\$22,006.82	\$3,195.00	\$10,155.80	
March	\$18,549.86	\$22,006.82	\$3,195.00	\$10,155.80	
April	\$18,549.86	\$22,006.82	\$3,195.00	\$10,155.80	
May	\$18,549.86	\$22,006.82	\$3,195.00	\$10,155.80	
June	\$18,549.86	\$22,006.82	\$3,195.00	\$10,155.80	
July	\$18,549.86	\$22,006.82	\$3,195.00	\$10,155.80	
August	\$18,549.86	\$22,006.82	\$3,195.00	\$10,460.47	
September	\$18,549.86	\$22,501.97 (Option)	\$3,290.85	\$10,460.47	
October	\$18,549.86	\$22,501.97 (Option)	\$3,290.85	\$10,460.47	
November	\$18,549.86	\$22,501.97 (Option)	\$3,290.85	\$10,460.47	
December	\$18,549.86	\$22,501.97 (Option)	\$3,290.85	\$10,460.47	
TOTAL	\$222,598.32	\$266,062.44	\$38,723.40	\$123,392.95	\$650,777.11

Demographics



Population Summary	1 Mile Radius	2 Mile Radius	3 Mile Radius
2026 Total Population	19,338	91,867	166,111
2031 Total Population	20,538	96,190	172,941
2020 Census Population	19,226	88,824	160,563
2010 Census Population	17,801	81,322	145,945
2000 Census Population	9,413	44,143	89,470
2026-2031 Growth Rate: Population (CAGR)	1.2%	0.9%	0.8%
2020-2026 Growth Rate: Population (CAGR)	0.1%	0.5%	0.5%
2010-2020 Growth Rate: Population (CAGR)	0.8%	0.9%	1.0%
2026 Total Daytime Population	26,914	95,316	152,352
Workers	18,603	51,858	72,746
Residents	8,311	43,458	79,606
Household Summary			
2026 Total Households	8,113	37,878	68,049
2031 Total Households	8,706	40,121	71,582
2020 Total Households	7,857	35,661	64,165
2010 Total Households	6,978	32,035	57,317
2000 Total Households	3,424	16,693	34,234
2026-2031 Growth Rate: Households (CAGR)	1.4%	1.2%	1.0%
2020-2026 Growth Rate: Households (CAGR)	0.5%	1.0%	0.9%
2010-2020 Growth Rate: Households (CAGR)	1.2%	1.1%	1.1%
Family Household Summary			
2026 Total Family Households	4,768	22,959	42,596
2031 Total Family Households	5,116	24,282	44,791
2020 Family Households	4,746	22,205	41,078

Demographics



Family Household Summary (cont.)	1 Mile Radius	2 Mile Radius	3 Mile Radius
2010 Total Family Households	4,370	20,029	36,838
2000 Total Family Households	2,480	11,673	24,126
2026-2031 Growth Rate: Family HHs (CAGR)	1.4%	1.1%	1.0%
2026 Population by Race/Ethnicity			
Total	19,339	91,867	166,112
White Alone	45.9%	48.8%	51.6%
Black Alone	9.1%	8.4%	7.7%
American Indian Alone	1.0%	0.8%	0.8%
Asian Alone	15.9%	15.6%	15.1%
Pacific Islander Alone	2.2%	1.9%	1.6%
Some Other Race Alone	9.4%	8.7%	7.9%
Two or More Races	16.6%	15.8%	15.4%
Hispanic Origin	24.8%	23.0%	21.6%
Non-Hispanic Origin	75.2%	77.1%	78.4%
Diversity Index	82.4	80.5	78.5
2026 Hispanic Origin Population by Race/Ethnicity			
2026 Hispanic Population	4,789	21,080	35,883
White	23.2%	22.5%	22.7%
Black/African American	1.9%	2.4%	2.2%
American Indian/Alaska Native	2.5%	2.1%	2.1%
Asian	1.2%	1.5%	1.5%
Pacific Islander	0.4%	0.3%	0.5%
Other Race	35.9%	35.5%	34.4%
Two or More Races	34.9%	35.7%	36.7%

Demographics



2026 Population by Sex	1 Mile Radius	2 Mile Radius	3 Mile Radius
Total Population	19,338	91,867	166,111
Male Population	49.3%	49.3%	49.4%
Female Population	50.7%	50.7%	50.6%
2026 Households by Income			
Total Households	8,114	37,880	68,046
<\$15,000	6.9%	5.7%	5.3%
\$15,000 - \$24,999	3.9%	3.3%	3.0%
\$25,000 - \$34,999	5.5%	4.6%	4.4%
\$35,000 - \$49,999	11.9%	10.1%	9.1%
\$50,000 - \$74,999	15.2%	16.4%	15.4%
\$75,000 - \$99,999	11.7%	13.5%	12.8%
\$100,000 - \$149,999	21.3%	20.0%	19.9%
\$150,000 - \$199,999	11.1%	11.2%	13.0%
\$200,000+	12.6%	15.1%	17.3%
Average Household Income	\$114,304	\$125,841	\$134,890
Median Household Income	\$87,556	\$91,736	\$100,360
2026 Households by Type			
Total Households	8,113	37,878	68,049
Family Households	58.8%	60.6%	62.6%
Non-Family Households	41.2%	39.4%	37.4%
2026 Population 15+ by Marital Status			
Total	16,539	78,221	141,878
Never Married	37.1%	35.5%	32.2%
Married	46.3%	48.1%	50.5%

Demographics



2026 Population 15+ by Marital Status (cont.)	1 Mile Radius	2 Mile Radius	3 Mile Radius
Widowed	4.3%	4.1%	5.1%
Divorced	12.4%	12.4%	12.2%
Households by Type Details			
Total	7,857	35,661	64,165
Married Couple Households	38.3%	41.0%	44.3%
With Own Children <18	15.7%	16.2%	16.3%
Without Own Children <18	22.7%	24.8%	28.0%
Cohabiting Couple Households	10.0%	9.0%	8.4%
With Own Children <18	2.9%	2.6%	2.4%
Without Own Children <18	7.1%	6.4%	6.0%
Male Householder, No Spouse/Partner	23.2%	21.4%	20.3%
Living Alone	14.2%	13.4%	12.8%
65 Years and over	2.5%	3.1%	3.3%
With Own Children <18	2.4%	2.2%	2.0%
Without Own Children <18, With Relatives	3.5%	3.4%	3.3%
No Relatives Present	3.0%	2.3%	2.2%
Female Householder, No Spouse/Partner	28.5%	28.7%	27.0%
Living Alone	13.9%	14.8%	14.4%
65 Years and over	3.9%	5.9%	6.3%
With Own Children <18	5.7%	5.2%	4.5%
Without Own Children <18, With Relatives	6.7%	6.9%	6.6%
No Relatives Present	2.1%	1.7%	1.6%

Demographics



Household Size	1 Mile Radius	2 Mile Radius	3 Mile Radius
2020 Average Household Size	2.45	2.49	2.49
2031 Average Household Size	2.4	2.4	2.4
2026 Average Family Size	3.1	3.1	3.0
2031 Average Family Size	3.0	3.0	3.0
Poverty Status (ACS 2020-2024)			
Households Below the Poverty Level	10.0%	10.2%	9.2%
Households at or Above the Poverty Level	90.0%	89.8%	90.8%
Married Couple Families below Poverty Level	3.7%	2.6%	1.9%
2026 Population by Age			
Total	19,340	91,867	166,111
0 - 4	4.7%	4.6%	4.4%
5 - 9	4.9%	5.0%	4.9%
10 - 14	4.9%	5.3%	5.3%
15 - 19	5.8%	5.7%	5.5%
20 - 24	7.2%	6.7%	6.0%
25 - 29	7.8%	7.1%	6.6%
30 - 34	9.1%	7.6%	7.0%
35 - 39	7.8%	7.5%	7.0%
40 - 44	7.6%	7.4%	7.2%
45 - 49	6.9%	7.0%	6.8%
50 - 54	6.8%	7.2%	7.0%
55 - 59	6.7%	6.5%	6.7%
60 - 64	5.1%	5.8%	6.2%

Demographics

2026 Population by Age (cont.)	1 Mile Radius	2 Mile Radius	3 Mile Radius
65 - 69	4.6%	4.9%	5.5%
70 - 74	3.7%	4.3%	4.9%
75 - 79	3.2%	3.8%	4.4%
80 - 84	1.8%	2.1%	2.7%
85+	1.2%	1.5%	1.9%
18+	82.1%	81.7%	82.1%
2026 Median Age	38.5	40.4	42.3
2026 Population 25+ by Educational Attainment			
Total	14,009	66,853	122,692
Less than 9th Grade	1.3%	1.8%	2.0%
9th - 12th Grade, No Diploma	3.1%	3.3%	3.8%
High School Graduate	26.3%	23.8%	21.9%
GED/Alternative Credential	3.7%	4.0%	3.6%
Some College, No Degree	24.3%	20.8%	20.5%
Associate Degree	10.4%	10.5%	10.1%
Bachelor's Degree	21.8%	23.6%	25.1%
Graduate/Professional Degree	9.2%	12.3%	13.1%
2026 Employed Population 16+ by Occupation			
Total	11,249	49,167	87,835
White Collar	56.8%	61.9%	63.5%
Architecture/Engineering	1.2%	1.5%	1.4%
Arts/Design/Entertainment/Sports/Media	1.6%	2.2%	2.3%
Business/Financial	4.0%	5.8%	6.2%
Community/Social Service	0.5%	0.8%	1.1%

Demographics



2026 Employed Population 16+ by Occupation (cont.)	1 Mile Radius	2 Mile Radius	3 Mile Radius
Computer/Mathematical	2.2%	3.7%	3.8%
Education/Training/Library	3.8%	4.1%	4.3%
Healthcare Practitioner/Technician	5.6%	6.8%	7.3%
Legal	1.7%	1.1%	1.4%
Life/Physical/Social Science	0.3%	0.5%	0.6%
Management	11.3%	11.8%	12.4%
Office/Administrative Support	14.9%	14.0%	13.3%
Sales and Sales Related	9.6%	9.6%	9.5%
Blue Collar	17.4%	15.7%	14.8%
Construction/Extraction	3.5%	3.4%	3.1%
Farming/Fishing/Forestry	0.0%	0.0%	0.1%
Installation/Maintenance/Repair	3.1%	2.6%	2.5%
Production	3.8%	2.4%	2.2%
Transportation/Material Moving	7.0%	7.3%	7.1%
Other	25.8%	22.3%	21.6%
Building/Grounds Cleaning/Maintenance	3.7%	2.8%	2.8%
Food Preparation/Serving Related	8.7%	8.2%	8.2%
Healthcare Support	3.8%	2.7%	2.7%
Personal Care/Service	5.7%	4.7%	4.3%
Protective Service	3.9%	3.9%	3.7%
Occupied Housing Units by Vehicles Available (ACS 2020-2024)			
Total Households	7,652	35,454	64,191
Owner Households	3,457	18,430	38,287
No Vehicles	2.8%	2.2%	2.9%

Demographics



Occupied Housing Units by Vehicles Available (ACS 2020-2024)	1 Mile Radius	2 Mile Radius	3 Mile Radius
1 Vehicle	19.2%	29.3%	29.6%
2 Vehicles	40.0%	41.5%	41.8%
3 Vehicles	27.3%	19.3%	18.3%
4 Vehicles	10.1%	6.6%	5.5%
5 or More Vehicles	0.7%	1.1%	2.0%
Renter Households	4,195	17,024	25,904
No Vehicles	5.9%	6.4%	6.4%
1 Vehicle	52.3%	50.8%	50.2%
2 Vehicles	31.0%	31.5%	31.9%
3 Vehicles	8.1%	8.9%	9.1%
4 Vehicles	2.0%	2.0%	2.2%
5 or More Vehicles	0.8%	0.3%	0.2%
Workers Age 16+ by Transportation to Work (ACS 2020-2024)			
Workers Age 16+	10,889	44,538	80,142
Worked in State and County of Residence	99.4%	98.3%	98.0%
Worked in State but Outside County of Residence	0.1%	0.0%	0.1%
Worked Outside State of Residence	0.5%	1.7%	1.9%
Drove Alone to Work	71.1%	70.7%	69.8%
Carpooled	10.3%	8.8%	9.3%
Took Public Transportation	0.7%	0.7%	0.5%
Took a Taxicab	0.0%	0.0%	0.1%
Motorcycled	0.5%	0.4%	0.3%
Bicycled	0.5%	0.3%	0.2%
Walked	0.4%	0.6%	0.8%

Demographics



Workers Age 16+ by Transportation to Work (ACS 2020-2024) (cont.)	1 Mile Radius	2 Mile Radius	3 Mile Radius
Took Other Means of Transportation	1.6%	1.5%	1.6%
Worked at Home	14.9%	17.1%	17.5%
Travel Time to Work (Did Not Work From Home)			
<5 minutes	2.8%	2.3%	1.7%
5-9 minutes	8.2%	7.4%	7.0%
10-14 minutes	17.9%	18.0%	19.4%
15-19 minutes	19.6%	17.5%	18.5%
20-24 minutes	19.7%	18.4%	18.8%
25-29 minutes	6.9%	9.5%	8.6%
30-34 minutes	11.2%	13.0%	13.6%
35-39 minutes	1.9%	2.8%	2.3%
40-44 minutes	1.6%	2.6%	2.7%
45-59 minutes	5.1%	4.7%	3.9%
60-89 minutes	1.5%	2.0%	1.8%
90 minutes or more	3.6%	2.1%	1.8%
2026 Owner Occupied Housing Units by Value			
Total	3,740	19,293	39,560
<\$50,000	0.5%	0.5%	0.6%
\$50,000 - \$99,999	0.0%	0.1%	0.2%
\$100,000 - \$149,999	0.0%	0.3%	0.2%
\$150,000 - \$199,999	0.0%	0.3%	0.2%
\$200,000 - \$249,999	1.1%	1.9%	1.4%
\$250,000 - \$299,999	1.4%	3.0%	2.5%
\$300,000 - \$399,999	20.1%	19.2%	17.7%

Demographics



2026 Owner Occupied Housing Units by Value (cont.)	1 Mile Radius	2 Mile Radius	3 Mile Radius
\$400,000 - \$499,999	32.3%	33.5%	33.3%
\$500,000 - \$749,999	32.6%	32.8%	32.3%
\$750,000 - \$999,999	9.2%	5.7%	7.9%
\$1,000,000 - \$1,499,999	1.6%	1.9%	2.5%
\$1,500,000 - \$1,999,999	0.1%	0.4%	0.7%
\$2,000,000 +	1.2%	0.4%	0.6%
Median Home Value	\$483,430	\$473,917	\$481,677
2026 Estimated Housing Units by Tenure			
2026 Housing Units	8,844	40,602	72,876
Owner Occupied Housing Units	46.1%	50.9%	58.1%
Renter Occupied Housing Units	53.9%	49.1%	41.9%
Vacant Housing Units	8.3%	6.7%	6.6%

Property Images



ABOUT COLLIERS

\$5.7B Annual revenue

70 Countries we operate in

2B Square feet managed

44,000 Lease/Sale transactions

\$109B Assets under management

27,000 Professionals

CONTACT ME

David A. Grant

Executive Vice President

+1 702 836 3785

david.grant@colliers.com

License # NV-BS.0021567



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