

# DEMOGRAPHICS

---

## Property Overview

**Property Name:** 550 Pioneer Way - Retail & Office Center  
**Location:** Pioneer Blvd Corridor, Mesquite, Nevada  
**Asset Type:** Retail / Office / Service  
**Visibility:** High-traffic Pioneer Blvd frontage with direct access to I-15  
**Access:** PIONEER BLVD CORRIDOR

---

## Key Highlights

- Strong surrounding demographics with steady residential and tourism-driven growth
  - Located between major casinos, golf communities, and established neighborhoods
  - High visibility from Pioneer Blvd with excellent signage opportunities
  - Ideal for retail, office, medical, service, and specialty uses
  - Ample parking and easy access for local and regional customers
- 

## Demographics Summary

Metric	1 Mile	3 Mile	5 Mile
Population	4,500 (est.)	18,900 (est.)	23,475
Average Household Income	\$68,000 (est.)	\$70,500 (est.)	\$72,000
Median Age	46	46	46
Daytime Population	3,200 (est.)	14,500 (est.)	20,000+ (est.)

## Traffic Counts

- I-15: 35,000 AADT (approx.)
  - W Pioneer Blvd: 18,000-22,000 AADT (est.)
  - Hillside Dr / Mesquite Blvd: 15,000 AADT (est.)
-

## **Site Features**

- High visibility along the Pioneer Blvd corridor
  - Expanding commercial and residential trade area
  - Strong mix of national, regional, and local tenants nearby
  - Covered and surface parking available
  - Flexible floor plans and build-to-suit options
- 

## **Contact**

### **BRIVAN MESQUITE LLC**

Leasing & Asset Management Team

Email: [jeff@brivanre.com](mailto:jeff@brivanre.com)

Phone: (801) 664-3082

---

*Prepared for marketing purposes by BRIVAN, LLC.*