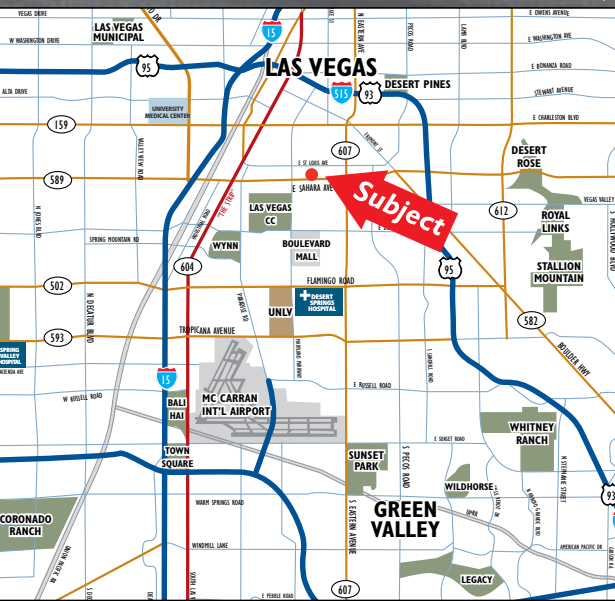




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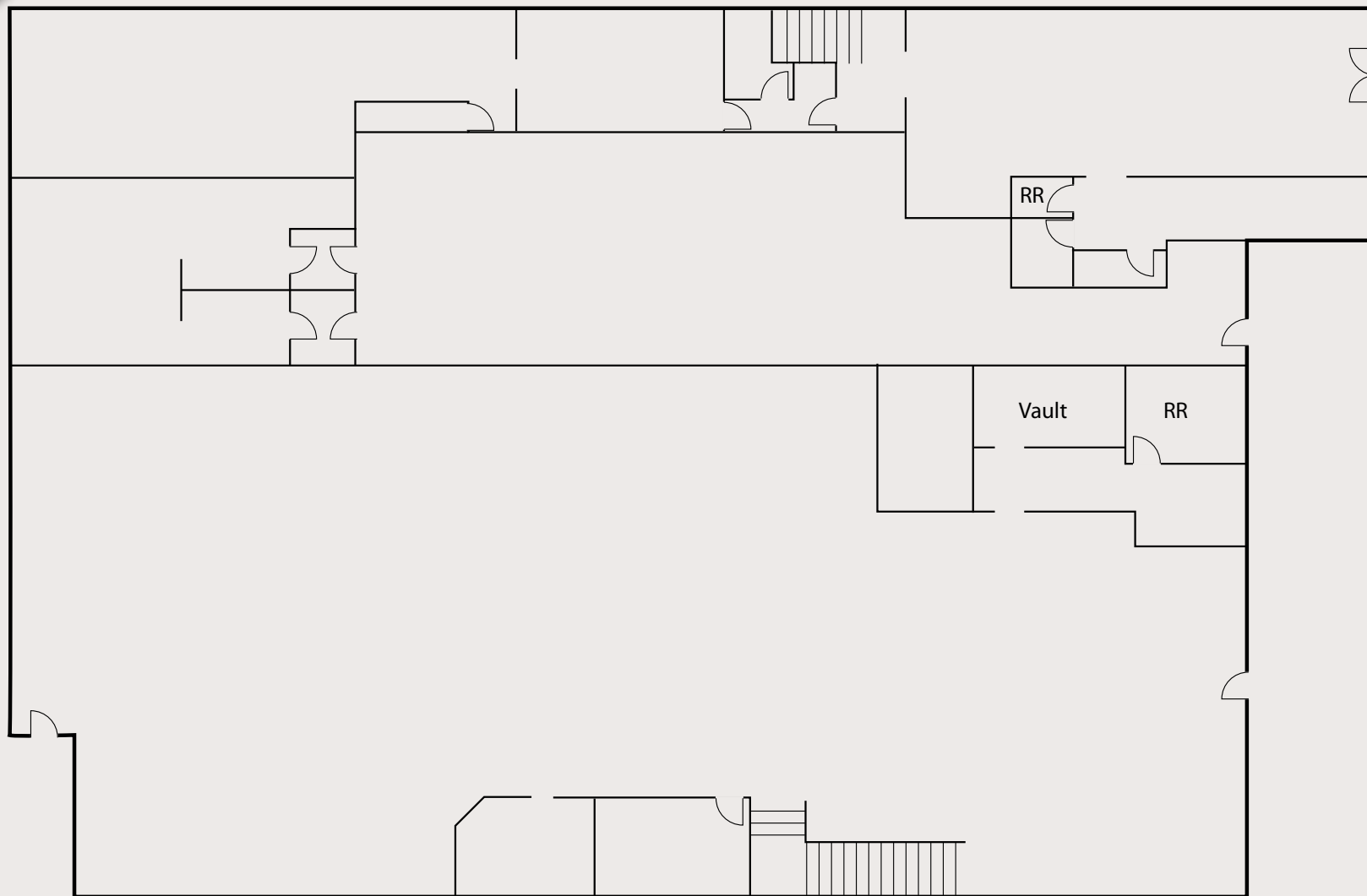
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FOR SALE:

- Excellent visibility on busy Sahara Avenue
- ±20,210 Sq ft
- Located in the Downtown Revitalization Area
- Close to the Las Vegas Strip
- Building Sits on ±.55 Acres with additional parcels available for parking
- Parcel # 162-038-011-08
- Priced at \$98.96 per Square Foot
- Buyer may qualify for Commercial VIP Program with the City of Las Vegas



First Floor

Drawings Not Exact/Not To Scale
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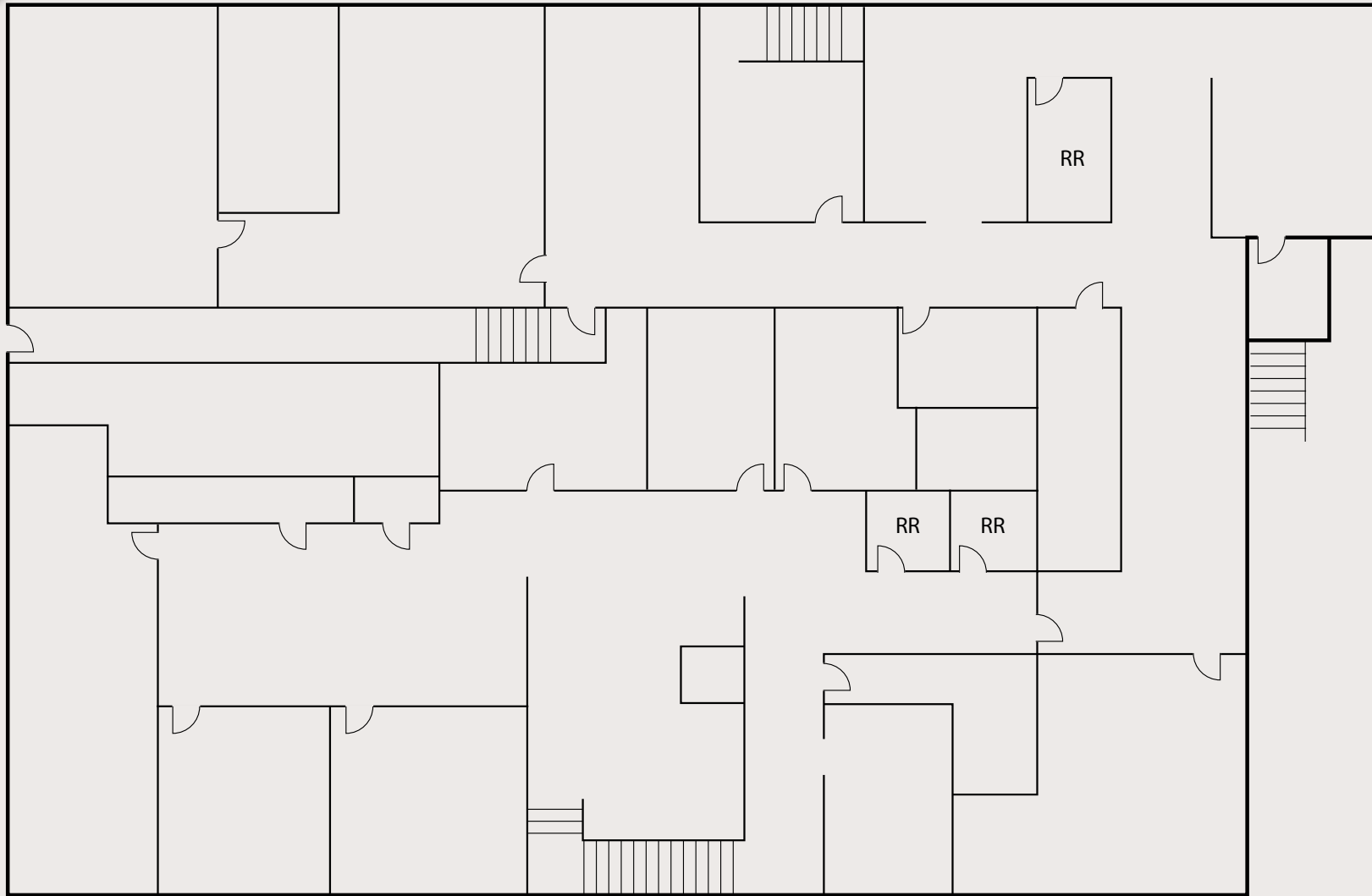


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Second Floor



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	1 mile radius	3 mile radius	5 mile radius
DAYTIME POPULATION	30,165	318,082	572,690
POPULATION			
2014 Projection	20,422	174,477	507,588
2009 Estimate	20,885	175,072	498,323
2000 Census	22,103	180,254	488,297
1990 Census	20,621	152,870	387,907
Growth 1990-2000	7.19%	17.91%	25.88%
HOUSEHOLDS			
2014 Projection	8,402	71,174	183,262
2009 Estimate	8,625	71,631	181,943
2000 Census	9,260	74,678	183,164
1990 Census	9,829	71,526	160,365
Growth 1990-2000	-5.79%	4.41%	14.22%
2009 EST. POPULATION BY RACE	20,885	175,072	498,323
White alone	59.03%	57.24%	55.50%
Black or African American alone	6.95%	10.54%	12.13%
American Indian & Alaska native alone	0.89%	1.00%	0.95%
Asian alone	7.34%	5.88%	5.29%
Native Hawaiian & Other Pacific Islander alone	0.30%	0.44%	0.44%
Some other race alone	19.82%	19.90%	20.87%
Two or more races	5.68%	5.00%	4.82%
Hispanic or Latino origin	55.54%	51.10%	51.20%
2009 EST. HISPANIC RACE BASE	11,600	89,469	255,134
White alone	56.83%	53.70%	51.91%
Black or African American alone	0.70%	0.88%	0.85%
American Indian & Alaska native alone	0.64%	0.82%	0.86%
Asian alone	0.14%	0.17%	0.17%
Native Hawaiian & Other Pacific Islander alone	0.04%	0.11%	0.10%
Some other race alone	35.61%	38.74%	40.60%
Two or more races	6.05%	5.57%	5.51%
2009 EST. HISPANIC POPULATION BY TYPE			
Mexican	69.33%	73.45%	74.94%
Puerto Rican	1.61%	1.91%	1.87%
Cuban	8.66%	5.04%	3.63%
All Other Hispanic or Latino	20.41%	19.60%	19.56%
2009 ESTIMATED POPULATION BY SEX			
Male	53.79%	54.92%	52.56%
Female	46.21%	45.08%	47.44%
Male/Female Ratio	1.16	1.22	1.11



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2009 EST. HOUSEHOLDS BY HOUSEHOLD INCOME	8,625	71,631	181,943
Less than \$15,000	18.05%	21.52%	16.96%
\$15,000 to \$24,999	17.62%	18.36%	15.32%
\$25,000 to \$34,999	15.82%	16.92%	15.62%
\$35,000 to \$49,999	19.36%	16.79%	18.07%
\$50,000 to \$74,999	14.86%	13.58%	17.42%
\$75,000 to \$99,999	6.02%	5.97%	8.03%
\$100,000 to \$149,999	4.82%	4.38%	5.87%
\$150,000 to \$249,999	2.43%	1.68%	1.91%
\$250,000 to \$499,999	0.76%	0.63%	0.57%
\$500,000 or more	0.27%	0.19%	0.21%
2009 Estimated Average Household Income	\$46,944	\$42,708	\$48,280
2009 Estimated Median Household Income	\$34,060	\$30,984	\$36,743
2009 Estimated Per Capita Income	\$19,678	\$18,404	\$18,087
2009 EST. POPULATION BY HOUSEHOLD TYPE	8,625	71,631	181,943
Family households	48.25%	45.82%	57.02%
Non-family households	51.75%	54.18%	42.98%
2009 Estimated Group Quarters Population	221	7,566	10,477
2009 EST. POPULATION AGE 15 & OVER BY MARITAL STATUS*			
Males, Never Married	18.98%	21.04%	18.96%
Females, Never Married	10.03%	10.43%	11.40%
Married, Spouse Present	36.89%	33.83%	39.27%
Males, Previously Married	11.57%	10.95%	8.83%
Females, Previously Married	14.60%	12.86%	12.27%
2009 EST. HOUSEHOLDS BY TYPE			
Single Male Householder	21.95%	24.66%	17.22%
Single Female Householder	15.14%	15.78%	13.49%
Married Couple Families	30.96%	29.38%	36.92%
Other Family: Male Householder	6.56%	6.07%	6.69%
Other Family: Female Householder	10.73%	10.37%	13.41%
Nonfamily: Male Householder	9.83%	9.23%	7.98%
Nonfamily: Female Householder	4.83%	4.52%	4.28%
2009 EST. FAMILIES BY POVERTY STATUS	4,162	32,819	103,751
Income Above Poverty Level: Married Couple	58.63%	56.72%	58.85%
Income Above Poverty Level: Single Householder	32.78%	32.33%	31.48%
Income Below Poverty Level: Married Couple	5.53%	7.41%	5.90%
Income Below Poverty Level: Single Householder	56.58%	54.23%	58.18%
Female	46.21%	45.08%	47.44%
Male/Female Ratio	1.16	1.22	1.11



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2009 EST. POPULATION BY AGE	20,885	175,072	498,323
Age 0 - 4	7.56%	7.61%	8.74%
Age 5 - 9	6.98%	6.70%	7.65%
Age 10 - 14	6.55%	6.30%	7.17%
Age 15 - 17	2.89%	2.79%	3.49%
Age 18 - 20	3.30%	3.91%	3.93%
Age 21 - 24	4.09%	4.41%	4.82%
Age 25 - 34	15.36%	16.89%	16.69%
Age 35 - 44	15.37%	15.54%	15.13%
Age 45 - 49	6.75%	6.68%	6.33%
Age 50 - 54	6.39%	5.99%	5.67%
Age 55 - 59	5.75%	5.53%	5.03%
Age 60 - 64	4.99%	4.91%	4.39%
Age 65 - 74	6.95%	6.70%	6.01%
Age 75 - 84	5.18%	4.39%	3.64%
Age 85 and over	1.91%	1.64%	1.31%
2009 Estimated Median Age	37.04	35.85	33.51
2009 EST. POPULATION AGE 25 & OVER BY EDUCATIONAL ATTAINMENT*	14,333	119,534	319,909
Less than 9th grade	14.17%	13.63%	13.47%
Some High School, no diploma	19.16%	19.68%	19.75%
High school graduate (or GED)	27.43%	30.09%	30.66%
Some college, no degree	21.37%	20.53%	21.10%
Associate Degree	3.74%	4.04%	4.21%
Bachelor's degree	8.91%	7.57%	7.05%
Master's degree	3.18%	2.37%	2.23%
Professional school degree	1.69%	1.65%	1.19%
Doctorate degree	0.34%	0.43%	0.34%
2009 EST. WORKERS AGE 16 & OVER BY TRAVEL TIME TO WORK			
Less than 15 minutes	30.89%	28.01%	23.79%
15 to 29 Minutes	42.99%	43.30%	46.15%
30 to 44 Minutes	15.49%	17.84%	19.68%
45 to 59 Minutes	3.81%	3.91%	4.10%
60 or more minutes	6.82%	6.93%	6.28%
2009 Estimated Average travel time to work in minutes	24.73	25.7	26.2
Male/Female Ratio	1.16	1.22	1.11



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POPULATION 16+ BY EMPLOYMENT	16,300	137,435	375,117
In Armed Forces	0.03%	0.09%	0.15%
Civilian: Employed	55.83%	52.21%	54.42%
Civilian: Unemployed	4.40%	5.93%	5.60%
Not in labor force	39.74%	41.77%	39.82%
POPULATION 16+ BY OCCUPATION	9,101	71,753	204,142
Management, Business, and Financial Operations	87.92%	87.68%	86.00%
Professional and Related Occupations	1.74%	2.17%	2.25%
Service	2.76%	3.39%	4.58%
Sales and Office	2.07%	1.90%	1.81%
Farming, Fishing, and Forestry	1.09%	1.16%	1.46%
Construction, Extraction, and Maintenance	3.74%	3.33%	3.62%
Production, Transportation, and Material Moving	0.68%	0.38%	0.29%
2009 EST. OWNER-OCCUPIED HOUSING UNITS BY VALUE			
Less than \$20,000	0.00%	6.82%	4.76%
\$20,000 to \$39,999	0.74%	6.23%	4.84%
\$40,000 to \$59,999	0.61%	3.30%	3.14%
\$60,000 to \$79,999	2.15%	2.40%	2.44%
\$80,000 to \$99,999	2.70%	2.47%	2.76%
\$100,000 to \$149,999	15.19%	19.17%	21.08%
\$150,000 to \$199,999	32.03%	24.76%	30.14%
\$200,000 to \$299,999	28.31%	23.38%	23.32%
\$300,000 to \$399,999	7.09%	5.89%	4.04%
\$400,000 to \$499,999	3.51%	2.25%	1.48%
\$500,000 to \$749,999	5.73%	2.43%	1.44%
\$750,000 to \$999,999	0.26%	0.23%	0.18%
\$1,000,000 or more	1.66%	0.68%	0.37%
2009 Est. Median Owner Occupied Housing Value	\$194,660	\$169,420	\$168,198



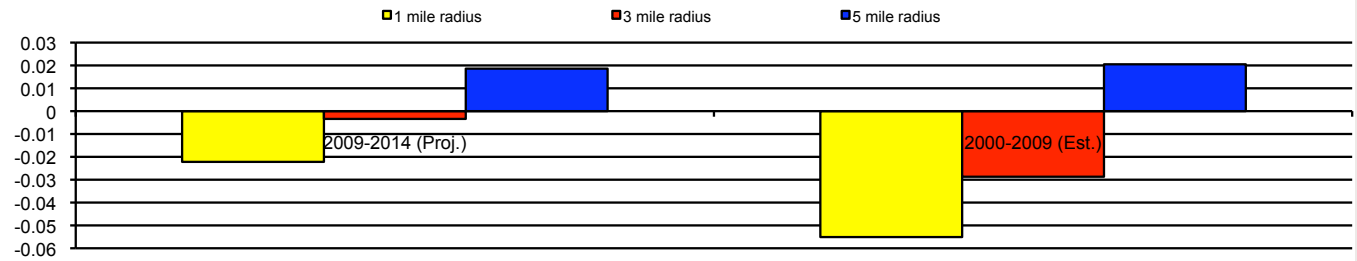
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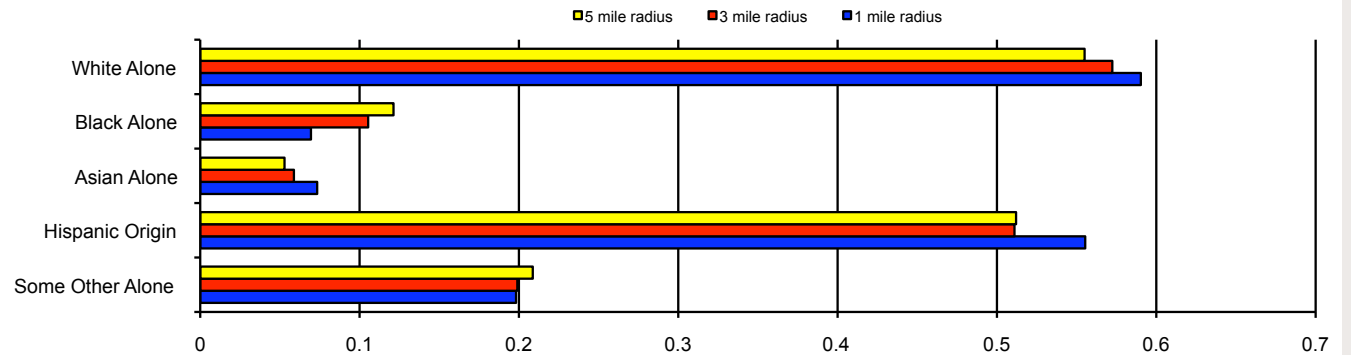
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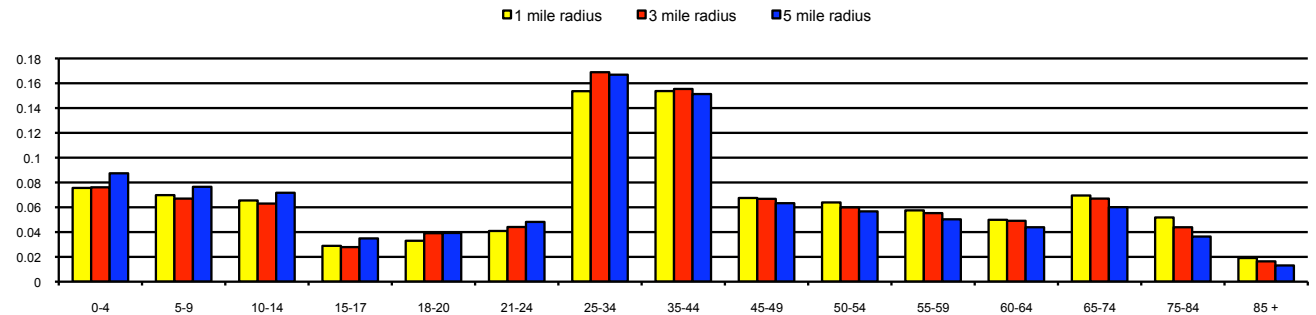
Comparative Population Growth



2009 Population By Race



2009 Estimated Population by Age



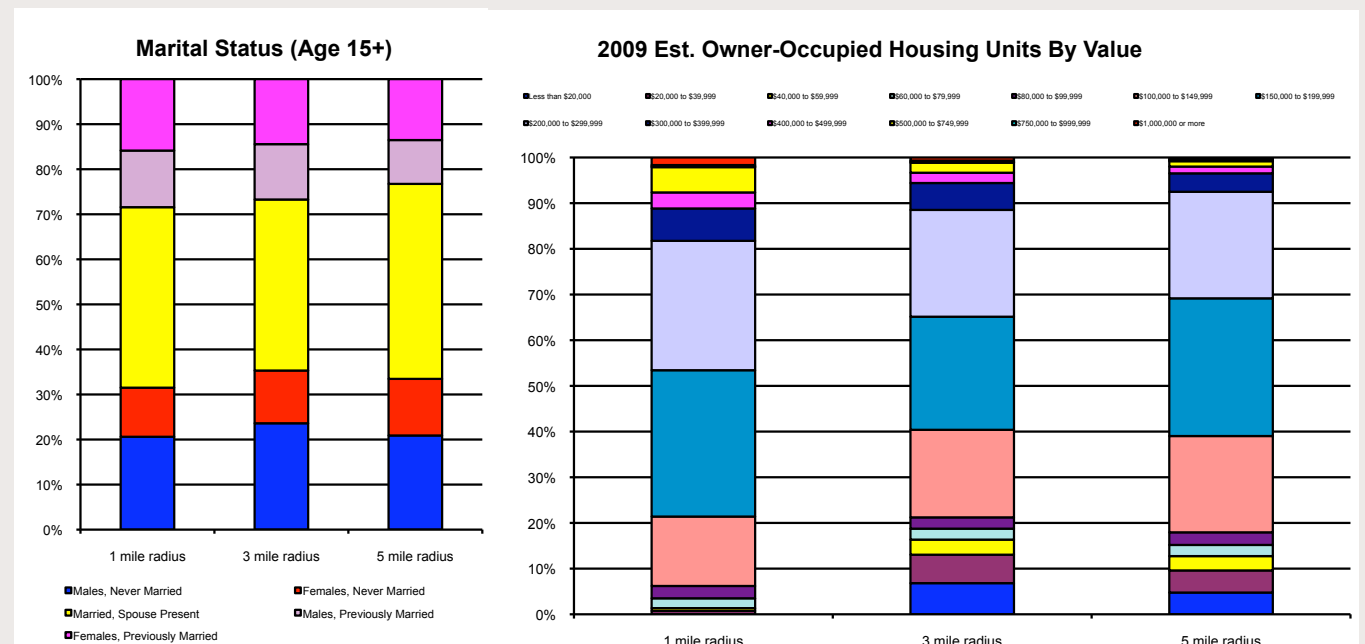
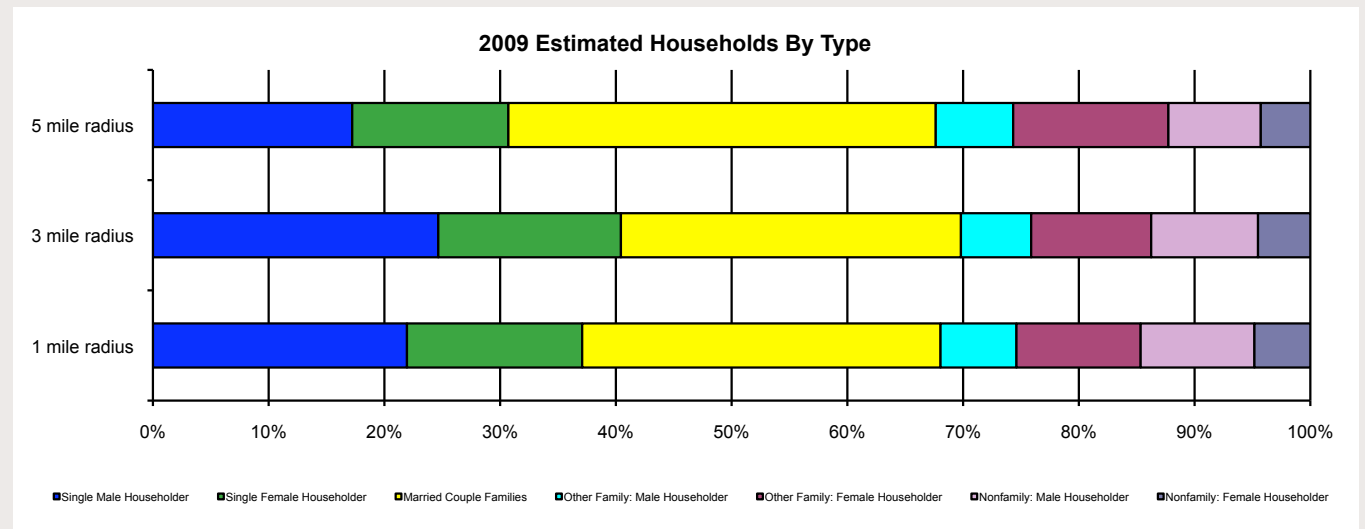


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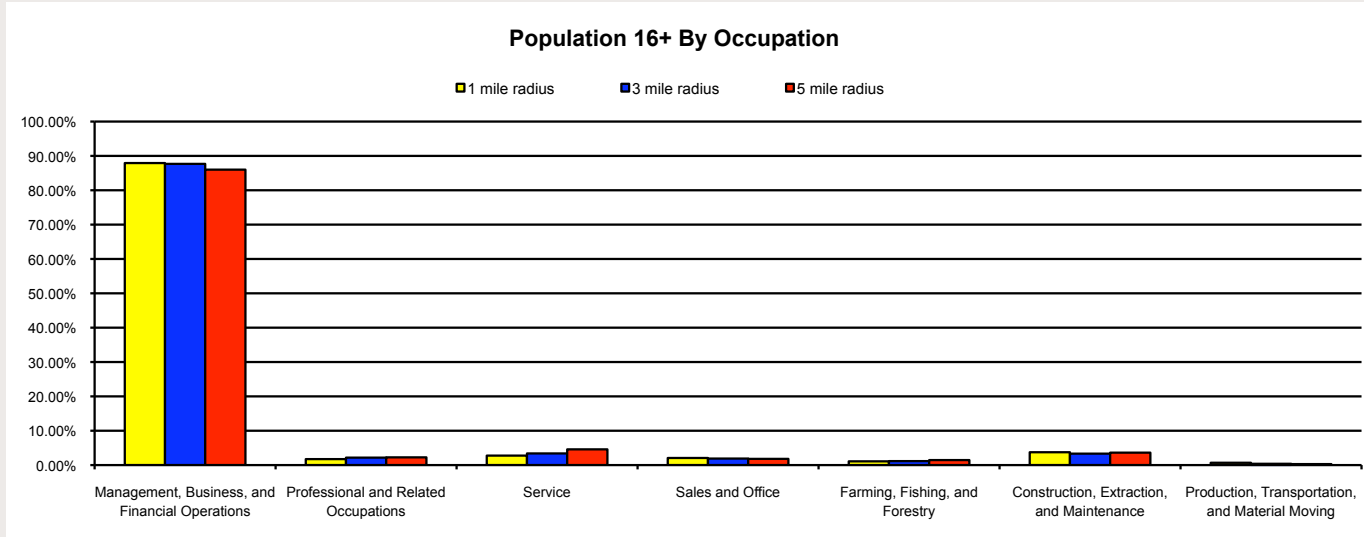
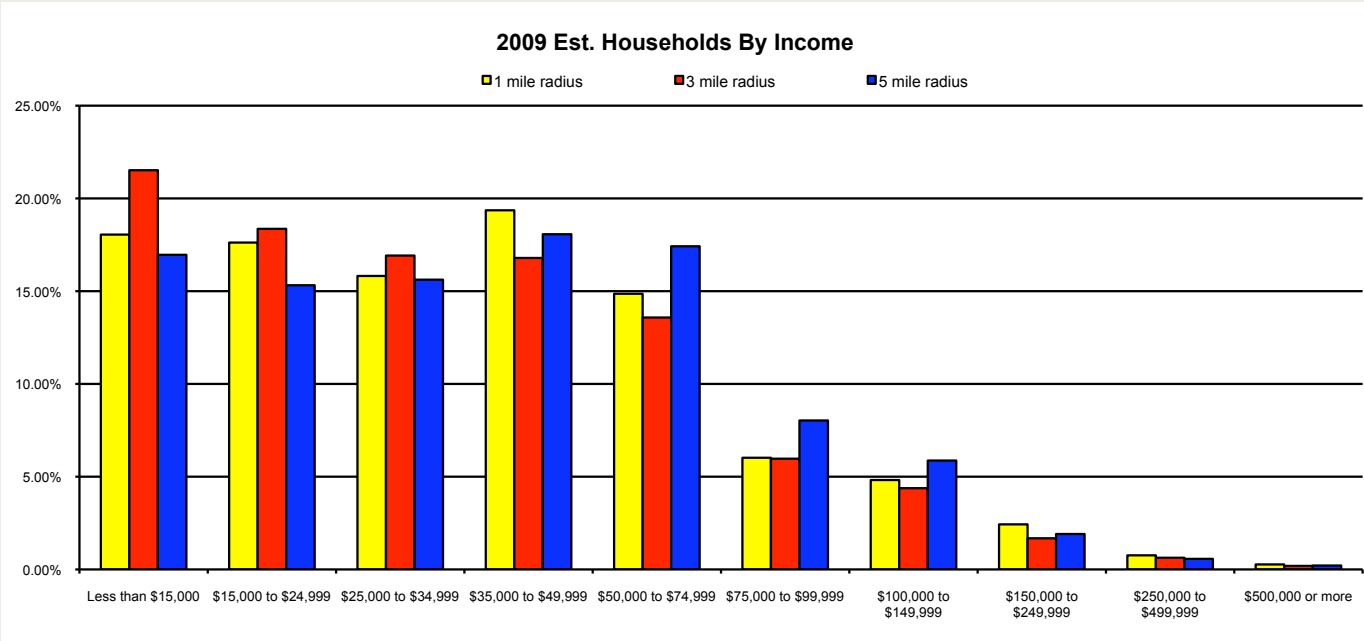


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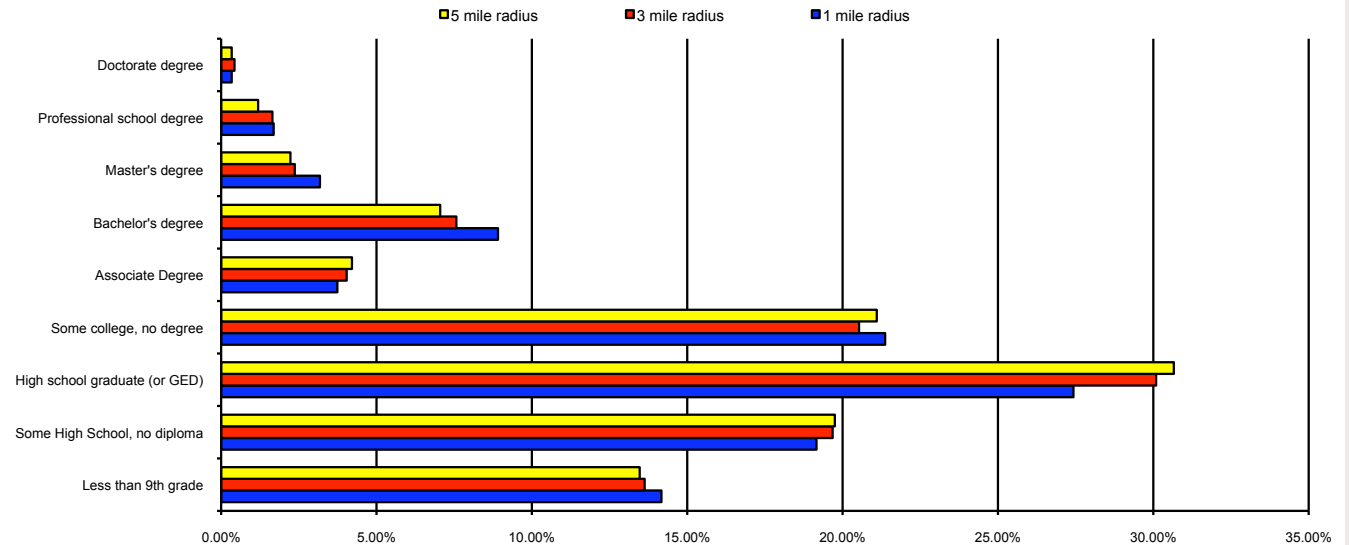
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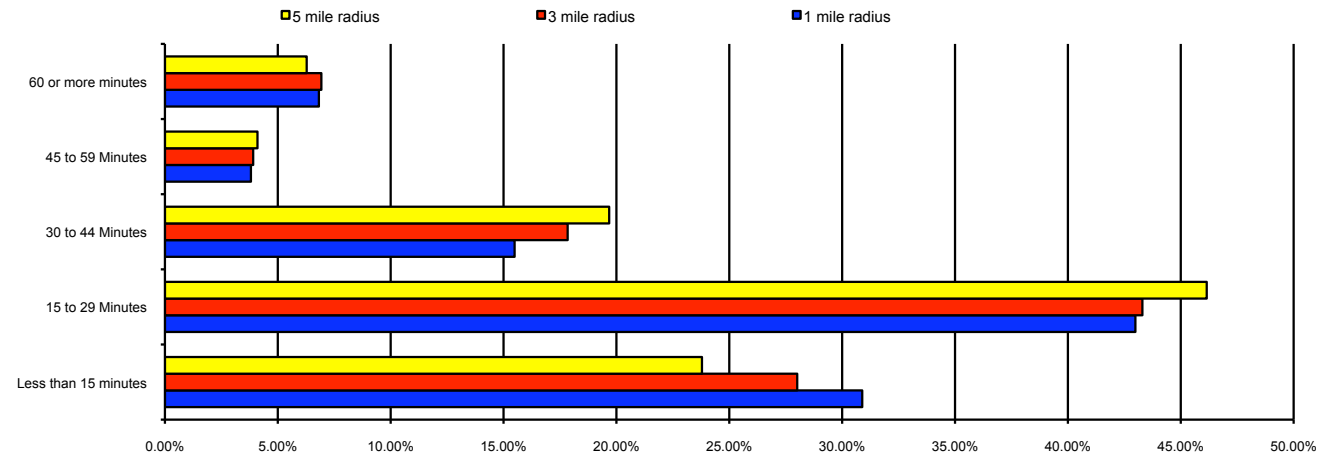
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2009 Est. Population 25+ By Educational Attainment*



2009 Est. Workers 16+ By Travel Time to Work



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