

Demographic Summary Report

Montecito Crossing

6650-6680 N Durango Dr, Las Vegas, NV 89149

Building Type: **General Retail**
 Secondary: **Storefront**
 GLA: **68,400 SF**
 Year Built: **2005**

Total Available: **10,000 SF**
 % Leased: **85.38%**
 Rent/SF/Yr: **Negotiable**



Radius	3 Mile		5 Mile		10 Mile	
Population						
2029 Projection	132,242		282,473		824,981	
2024 Estimate	122,299		262,140		765,704	
2020 Census	114,473		250,589		732,597	
Growth 2024 - 2029	8.13%		7.76%		7.74%	
Growth 2020 - 2024	6.84%		4.61%		4.52%	
2024 Population by Hispanic Origin	25,424		58,260		231,690	
2024 Population	122,299		262,140		765,704	
White	69,961	57.20%	146,272	55.80%	342,654	44.75%
Black	12,642	10.34%	28,642	10.93%	111,754	14.59%
Am. Indian & Alaskan	1,016	0.83%	2,354	0.90%	8,769	1.15%
Asian	9,573	7.83%	20,004	7.63%	63,852	8.34%
Hawaiian & Pacific Island	778	0.64%	1,789	0.68%	5,490	0.72%
Other	28,329	23.16%	63,080	24.06%	233,187	30.45%
U.S. Armed Forces	2,511		3,843		6,342	
Households						
2029 Projection	46,980		102,676		299,028	
2024 Estimate	43,438		95,311		277,679	
2020 Census	40,619		91,282		266,540	
Growth 2024 - 2029	8.15%		7.73%		7.69%	
Growth 2020 - 2024	6.94%		4.41%		4.18%	
Owner Occupied	30,633	70.52%	66,576	69.85%	169,547	61.06%
Renter Occupied	12,805	29.48%	28,735	30.15%	108,132	38.94%
2024 Households by HH Income	43,438		95,312		277,681	
Income: <\$25,000	3,631	8.36%	10,122	10.62%	43,046	15.50%
Income: \$25,000 - \$50,000	6,616	15.23%	14,649	15.37%	53,324	19.20%
Income: \$50,000 - \$75,000	6,882	15.84%	15,718	16.49%	49,026	17.66%
Income: \$75,000 - \$100,000	6,392	14.72%	14,457	15.17%	37,841	13.63%
Income: \$100,000 - \$125,000	5,838	13.44%	12,278	12.88%	28,924	10.42%
Income: \$125,000 - \$150,000	3,855	8.87%	8,371	8.78%	19,893	7.16%
Income: \$150,000 - \$200,000	5,134	11.82%	10,221	10.72%	22,036	7.94%
Income: \$200,000+	5,090	11.72%	9,496	9.96%	23,591	8.50%
2024 Avg Household Income	\$114,089		\$106,991		\$93,859	
2024 Med Household Income	\$92,951		\$87,393		\$71,503	