

DURANGO ROCHELLE CENTER

4266 S DURANGO DRIVE LAS VEGAS, NV 89147

OPPORTUNITY BENEFITS



Strong Southwest demographics and surrounding population. Great street visibility with prominent building signage and pylon directory



Combined traffic counts exceed 59,000 vehicles per day at the intersection of Durango Drive and Flamingo Road



New construction nearby and many new commercial projects are growing in this are. Multiple ingress and egress points





PROPERTY DETAILS

Available Space: Potential 0.45 AC Pad

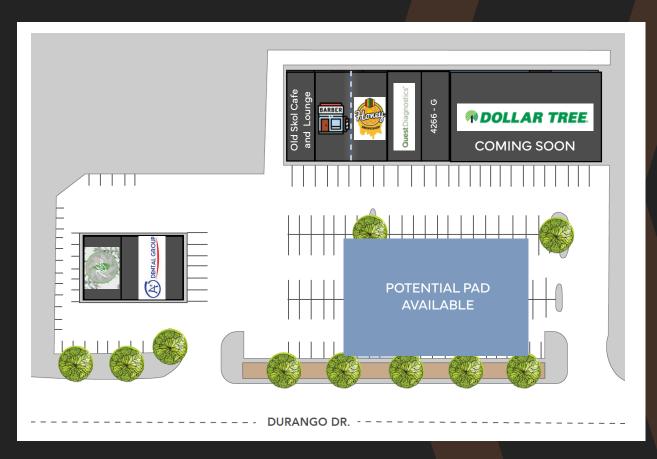
» Retail Space: +/-21,520 SF

Rent: Inquire With Broker

Zoning: C2 - General Commercial

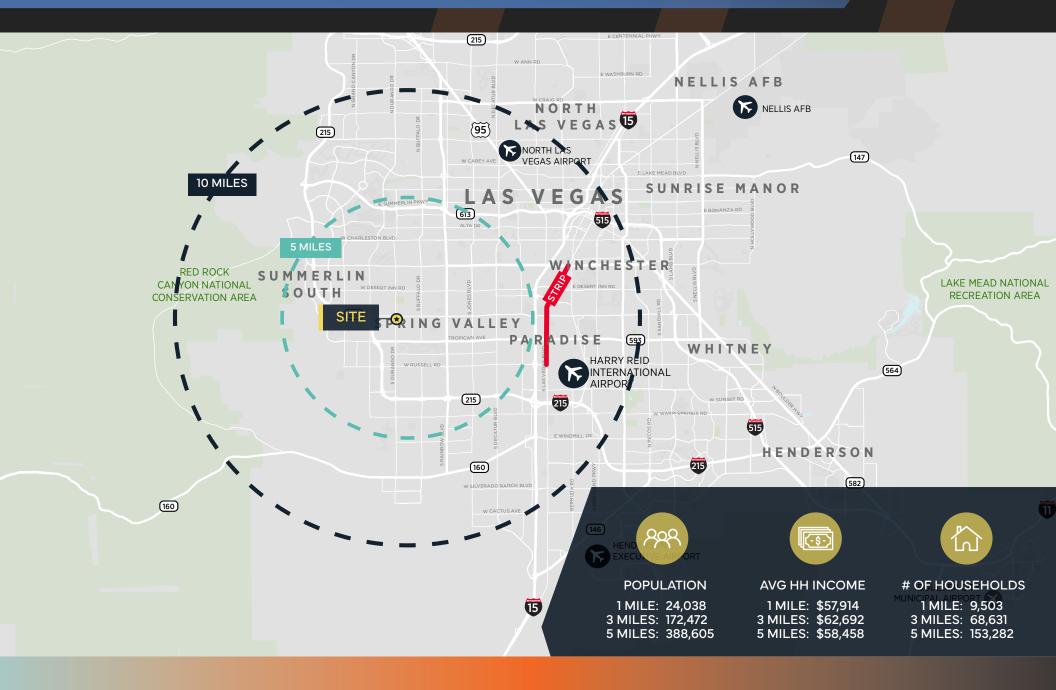
SITE PLAN





UNIT	TENANT	SQ FT
4226 - A	Milpa Mexican Cafe	1,363
4226 - B	A+ Dental Group	2,000
4266 - A-E	Dollar Tree (Coming Soon)	9,200
4266 - G	Freestyle Grappling	1,925
4266 - I	Quest Diagnostics	2,985
4266 - K	Honey Smoke Smoke Shop	1,245
4266 - L	Fresh Cuts Barbershop	1,244
4266 - M	Old Skol Cafe & Lounge	1,558
PAD	POTENTIAL PAD AVAILABLE	0.45 AC

DRIVE TIME MAP & DEMOGRAPHICS



AMENITIES MAP







For More Information, Please Contact:

Dan Hubbard

Managing Director +1 702 688 6934 dan.hubbard@cushwake.com LIC #S.0013713.LLC

Fernando Martinez-Reding

Associate +1 702 605 1746 fernando.martinezreding@cushwake.com LIC #S.0200151

DURANGO ROCHELLE CENTER

4266 S DURANGO DR., LAS VEGAS, NV 89147

©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. COE-PM-WEST-10/29/24