



FOR LEASE

DURANGO ROCHELLE CENTER

4266 S DURANGO DRIVE
LAS VEGAS, NV 89147

HIGHLIGHTS

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 area. Multiple ingress and egress points

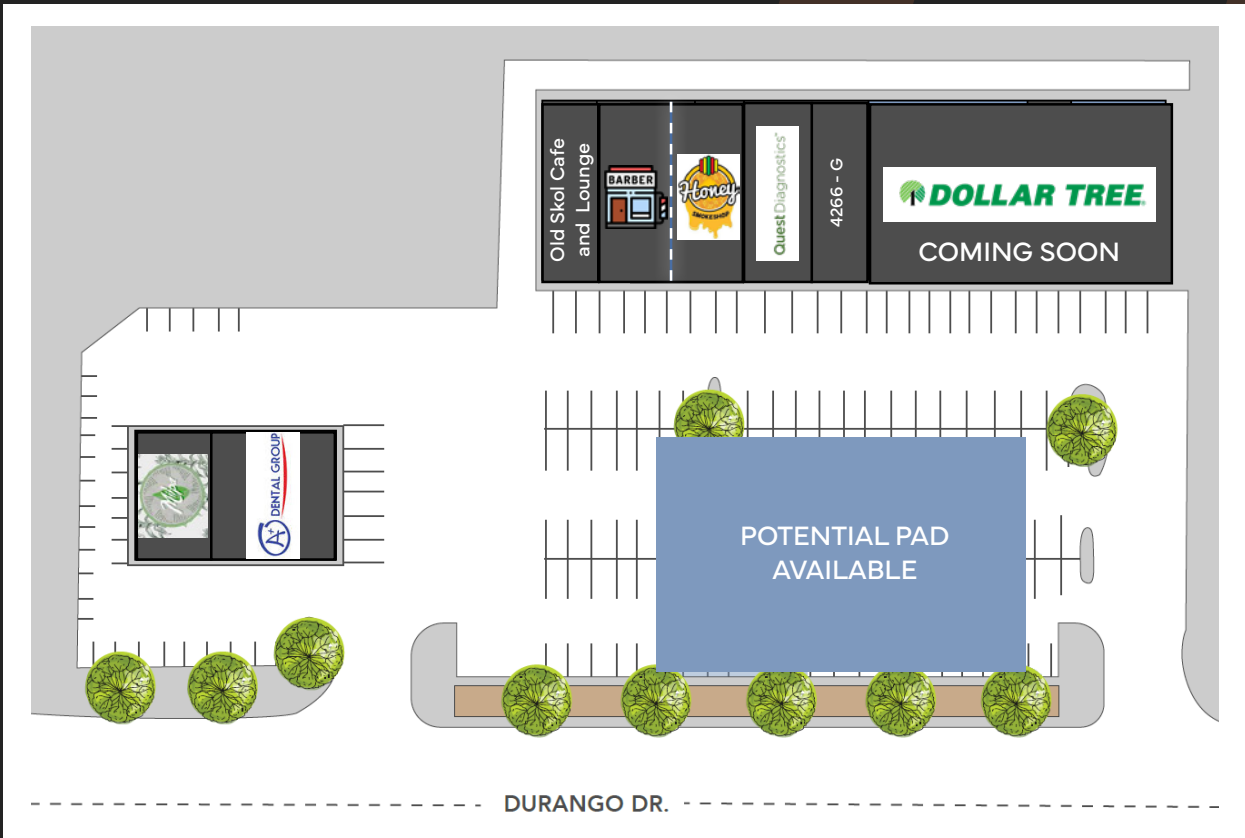


PROPERTY DETAILS

- » Available Space: Potential 0.45 AC Pad
- » Retail Space: +/-21,520 SF
- » Rent: Inquire With Broker
- » Zoning: C2 - General Commercial

SITE PLAN

LEASED
 AVAILABLE



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:

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