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 are. Multiple ingress and egress points
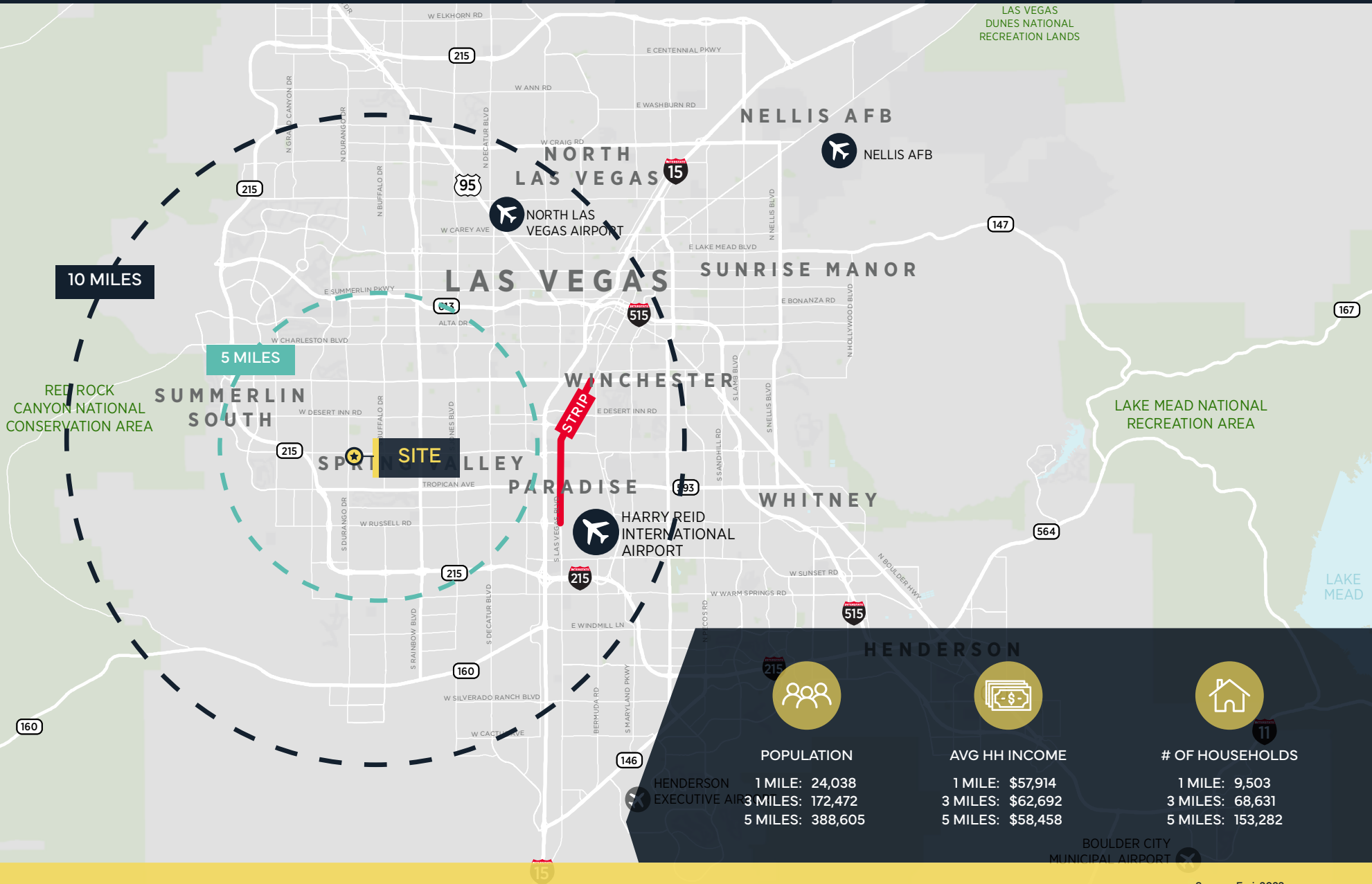

PROPERTY DETAILS

» **Available Space:** ±/-11,125 SF and 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	AVAILABLE	9,200
4266 - G	AVAILABLE	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

10 MILES

5 MILES

RED ROCK CANYON NATIONAL CONSERVATION AREA

SUMMERLIN SOUTH

SITE

SPRING VALLEY

LAS VEGAS

NORTH LAS VEGAS

NORTH LAS VEGAS AIRPORT

NELLIS AFB

SUNRISE MANOR

WINCHESTER

STRIP

PARADISE

WHITNEY

HARRY REID INTERNATIONAL AIRPORT

LAKE MEAD NATIONAL RECREATION AREA

LAS VEGAS DUNES NATIONAL RECREATION LANDS

LAKE MEAD

HENDERSON

HENDERSON EXECUTIVE AIRPORT

BOULDER CITY MUNICIPAL AIRPORT

POPULATION

1 MILE: 24,038
3 MILES: 172,472
5 MILES: 388,605

AVG HH INCOME

1 MILE: $57,914
3 MILES: $62,692
5 MILES: $58,458

OF HOUSEHOLDS

1 MILE: 9,503
3 MILES: 68,631
5 MILES: 153,282

Source: Esri, 2023

AMENITIES & TRANSIT

LAS VEGAS

W Flamingo Rd 30,000 AADT

41,000 AADT

W Flamingo Rd

SUBJECT PROPERTY

2350 AADT

2100 AADT

26800 AADT

27,000 AADT

37,000 AADT

W Tropicana Ave

64,000 AADT

7750 AADT

1100 AADT

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For More Information, Please Contact:

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CUSHMAN & WAKEFIELD