

# DURANGO SQUARE

±1,000 SF AVAILABLE

7785 N Durango Dr  
Las Vegas, NV 89131

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1,000 SF AVAILABLE



roicre.com

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9121 W Russell Rd  
Suite 111  
Las Vegas, NV 89148

# Durango Square is located in the midst of Las Vegas' fastest growing areas with limited commercial zoning

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## 1,000 SF AVAILABLE

- Site has superior access off of El Capitan Way and Durango Dr
- Excellent co-tenancy with 7-Eleven, Little Caesars, Supercuts, and Dairy Queen
- Shadow anchored by Walgreens and Lee's Discount Liquor
- APN: 125-17-611-003
- Zoning: Town Center District (T-C)

# SHOPPING CENTER RETAILERS



Board & Brush  
creative studio



BLOOMING BUNS  
BAKESHOPS



DURANGO  
TACO SHOP

Gourmet  
China

SUPERCUTS®



State Farm  
INSURANCE

Little Caesars

# SITE PLAN

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Suite	Tenant	Size (SF)
100	Dairy Queen	1,200
105	Durango Tacos	1,200
110	Cute Nails & Spa	1,109

Suite	Tenant	Size (SF)
115	Little Caesars	1,291
120	State Farm	1,638
125	Board & Brush	1,673
130	Blooming Buns Bakehouse	1,000
135	Gourmet China	1,000
<b>140</b>	<b>AVAILABLE DO NOT DISTURB</b>	<b>1,000</b>
145	Supercuts	1,000
150	Pearl Cleaners	1,000
155	7-Eleven	3,000

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All information contained herein is from sources we deem reliable, and we have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are submitted subject to errors and omissions and all information should be carefully verified. \*All measurements quoted herein are approximate



# AREA DEMOGRAPHICS

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## POPULATION

1 MILE	3 MILES	5 MILES
28,047	109,659	194,871



## AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$103,855	\$124,516	\$128,387



## TRAFFIC COUNTS

N EL CAPITAN WAY	N DURANGO DR
7,400 VPD	40,500 VPD



Source:  
SitesUSA 2024  
TRINA, NV DOT 2023

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# TRADE AREA AERIAL

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## FOR MORE INFORMATION

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