±1,000 SF AVAILABLE





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

7785 N Durango Dr Las Vegas, NV 89131

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























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

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
140	AVAILABLE DO NOT DISTURB	1,000
145	Supercuts	1,000
150	Pearl Cleaners	1,000
155	7-Eleven	3,000

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AREA **DEMOGRAPHICS**

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

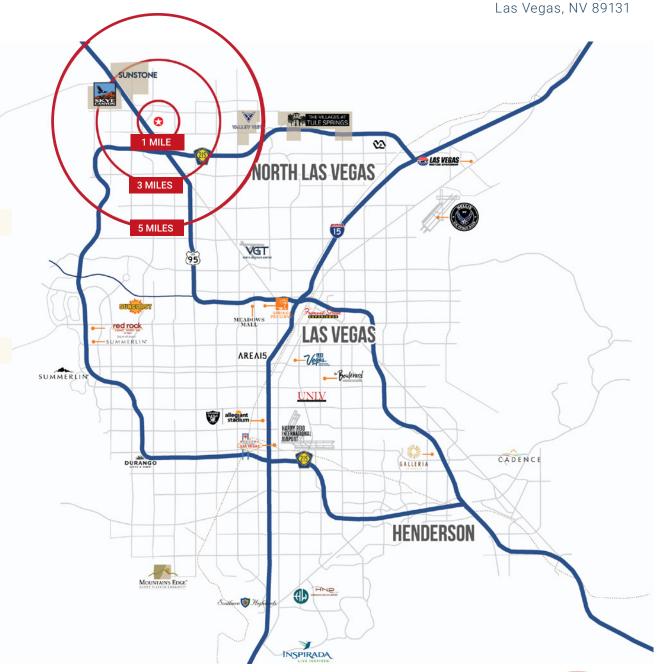
TRAFFIC COUNTS



N EL CAPITAN WAY N DURNAGO DR 7.400 VPD

40,500 VPD

Source: SitesUSA 2024 TRINA, NV DOT 2023



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



TRADE AREA **AERIAL**



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