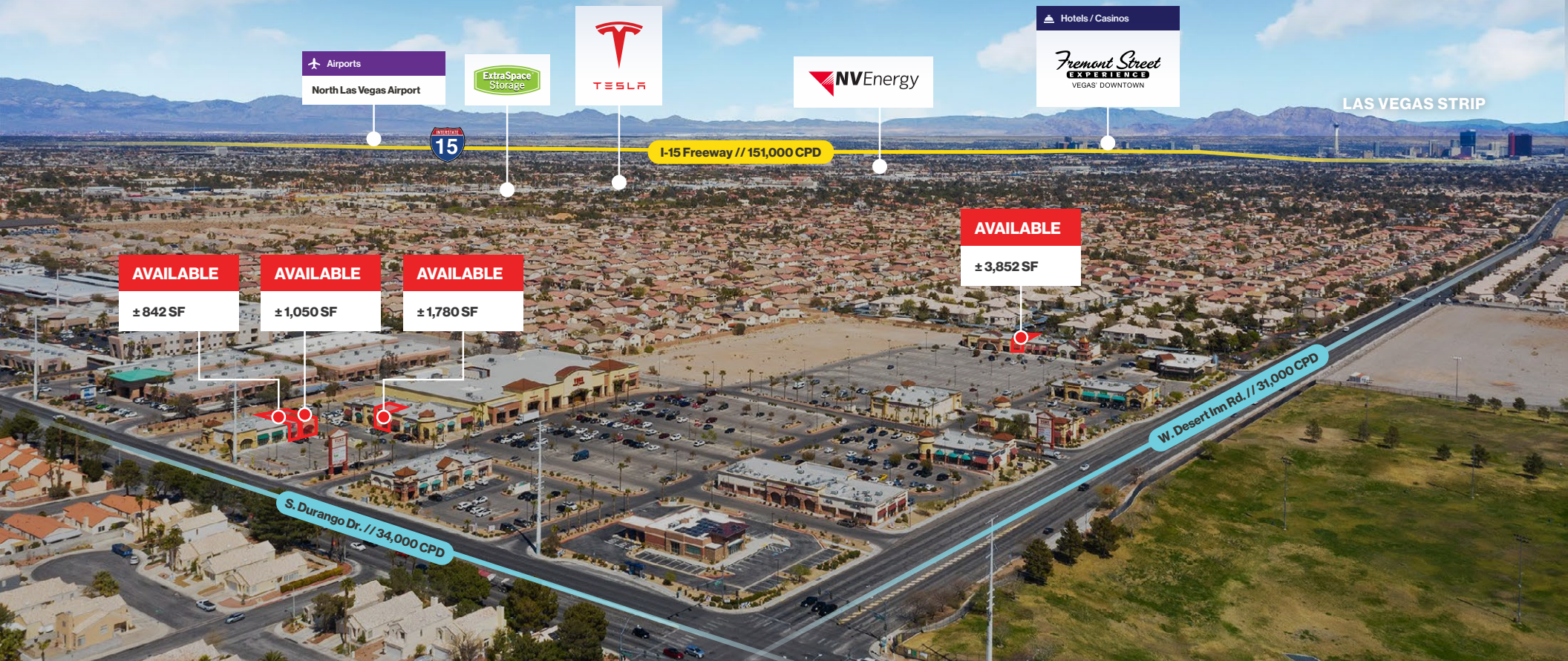
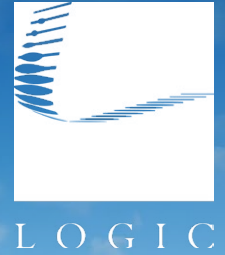


For Lease

Desert Inn & Durango Commercial Center



8410-8580 W. Desert Inn Rd.
& 3180-3220 S. Durango Dr.
Las Vegas, NV 89117

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Senior Associate
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Listing Snapshot



\$2.50-\$3.00 NNN
Lease Rate



± 842 - 3,852 SF
Total Square Footage

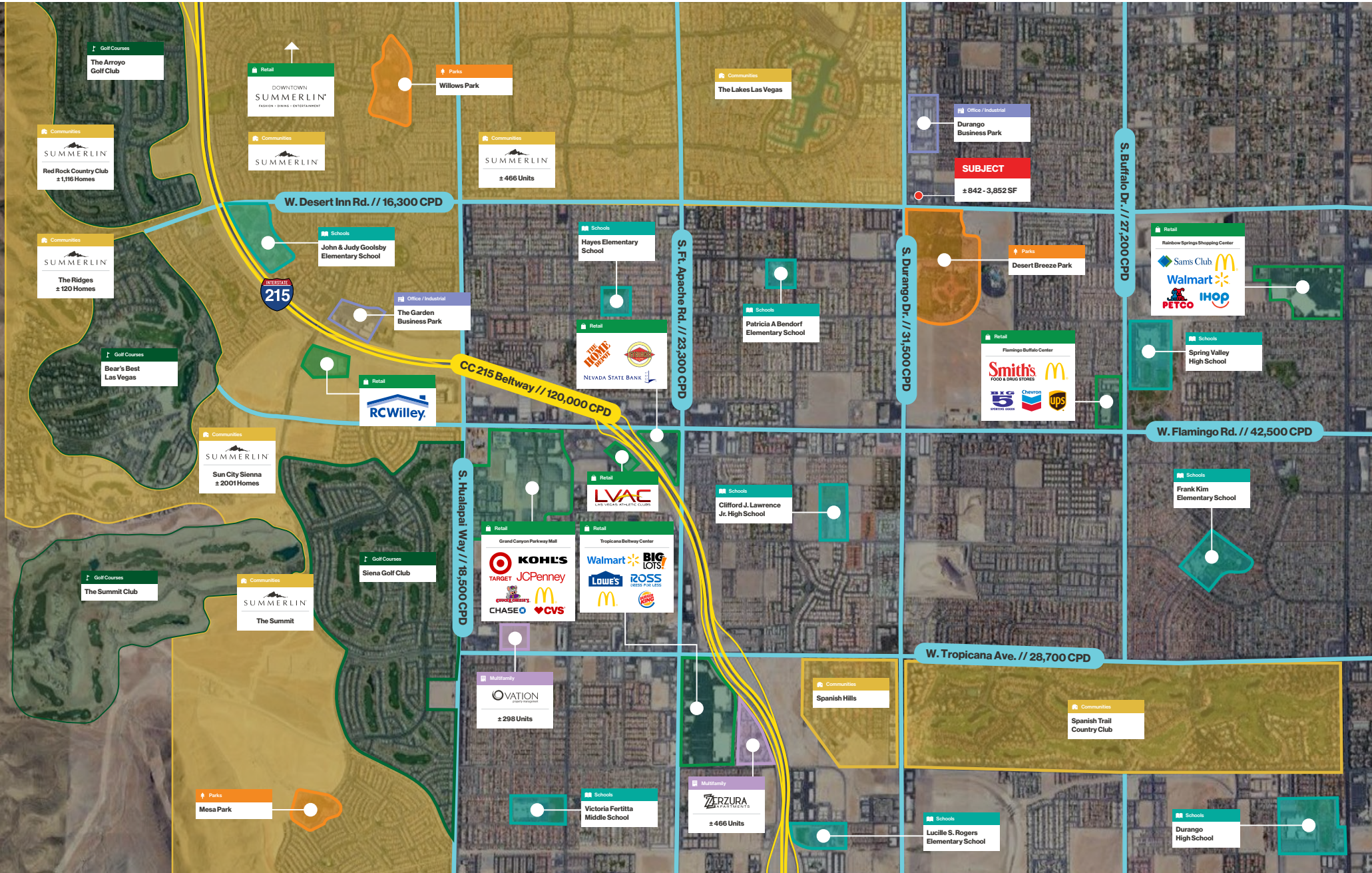
Property Highlights

- Anchored by Urban Air Adventure Park (coming soon!)
- Center boasts an excellent tenant mix of national, regional, and local restaurants and retailers
- Well-positioned center at the signalized intersection of West Desert Inn Road and South Durango Drive
- APNs: 163-09-412-017 & 163-09-412-008

Demographics

	1-mile	3-mile	5-mile
2024 Population	24,723	171,598	449,098
2024 Average Household Income	\$90,151	\$107,107	\$103,209
2024 Total Households	10,112	70,611	181,149



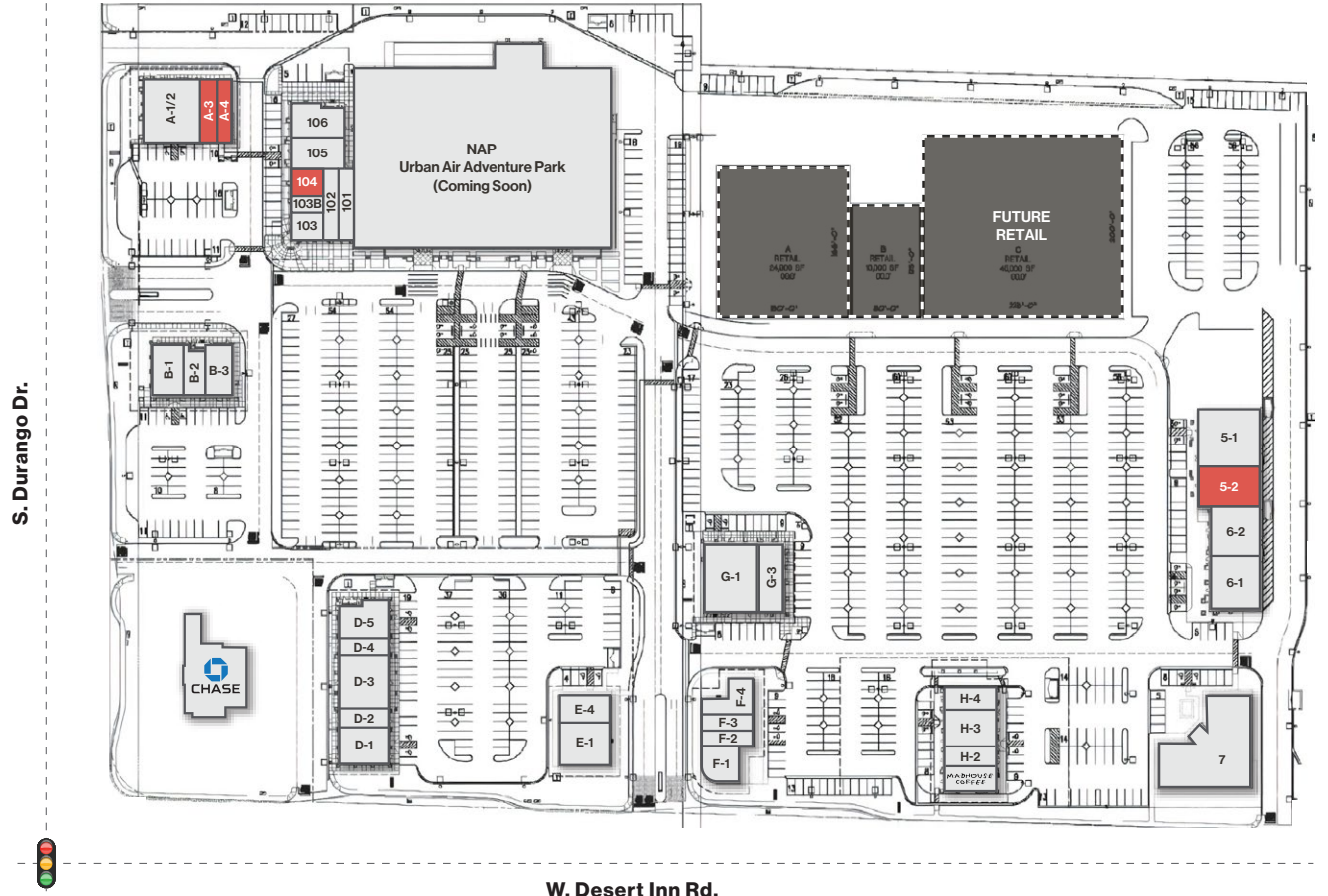




Site Plan

Available NAP

Suite	Tenant	SF
101	Beauty Theory	±1,200 SF
102	UPS	±1,200 SF
103	Redemption Cards	±1,470 SF
103B	702 DMV	±333 SF
104	AVAILABLE	±1,780 SF
105	Smoke Shop	±1,200 SF
106	Durango Massage	±2,511 SF
A-1/2	Te'kila Lil Time	± 3,600 SF
A-3	AVAILABLE	± 842 SF
A-4	AVAILABLE (Sept. 1, 2024)	±1,050 SF
B-1	Legends Oyster Bar & Grill	±1,645 SF
B-2	Desert Inn Smiles	±2,667 SF
B-3	Acne Clinic	±1,200 SF
D-1	Sidestreet Pho	±2,200 SF
D-2	EasyLife Boba Tea	±1,276 SF
D-3	Lazeez Indian	±2,668 SF
D-4	Snooty Pets	±1,885 SF
D-5	JOY Burgers	±2,223 SF
E-1	Pet Health	±3,539 SF
E-4	Edible Arrangements	±1,200 SF
F-1	Sen of Japan	±2,400 SF
F-2/3	Prodigy Events	±2,254 SF
F-4	eNational Realty Group	±1,620 SF
G-1	Anytime Fitness	±5,369 SF
G-3	Roberto's Taco Shop	±1,954 SF
H-1	Madhouse Coffee	±1,200 SF
H-2	Red Persimmon Nails	±1,354 SF
H-3	9 Thai Restaurant	±1,349 SF
H-4	Genesis Dry Cleaners	±2,460 SF
5-1	Art of Cooking	±4,000 SF
5-2	AVAILABLE	±3,852 SF
6-1	PT'S Gold	±4,964 SF
6-2	Friendship Tattoo	±1,460 SF
7	Truck Yeah	±8,523 SF



Property Photos



A Look at Southern Nevada

Clark County

Clark County, home to the renowned Las Vegas Strip, is the **nation's 11th largest county**. With over 3.19 million residents and 40.8 million yearly visitors, it offers various services, including the 7th busiest US airport and the state's largest hospital. Mt. Charleston and skiing are just 45 minutes away, with the Red Rock National Conservation Area nearby.

Las Vegas

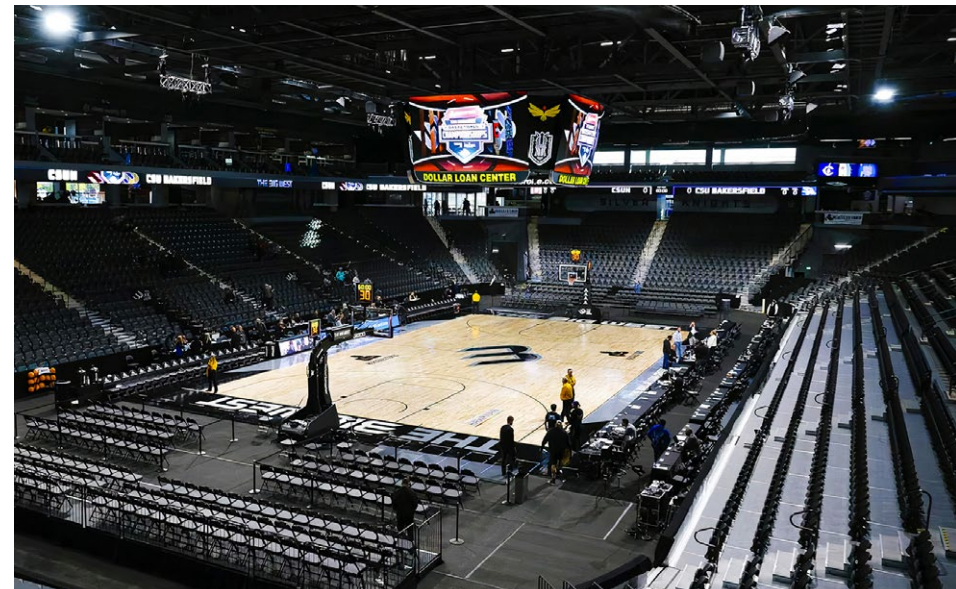
Las Vegas ranks as the **24th most populous city in the US**, the largest in Nevada. It anchors the Las Vegas Valley metro area, being the Mojave Desert's largest city. Celebrated globally as a resort destination, it's known for its vibrant gambling, shopping, dining, entertainment, and nightlife scenes, making the Las Vegas Valley the prime financial, commercial, and cultural hub of Nevada.

North Las Vegas

North Las Vegas experienced a population surge over the past 17 years due to factors like low unemployment, a thriving economy driven largely by its industrial development, freeway loop connections, and record home construction. The city, with around **270,000 residents**, hosts Nellis Air Force Base, recognized as the "Home of the Fighter Pilot" and housing the U.S. Air Force Warfare Center, the world's largest and most rigorous advanced air combat training center.

Henderson

As of 2023, Henderson, Nevada, boasting over 330,000 residents, retains its status as Nevada's second-largest city. It continues its legacy of safety, consistently ranking among the nation's top cities. In the most recent FBI Uniform Crime Report, Henderson secured a position in the **top 10 safest cities** in the United States.



Source: lvcva.com | britannica.com

A Look at Southern Nevada

Las Vegas Strip

The Las Vegas Strip, a 4.2-mile stretch in the heart of the city's entertainment and tourism industry, is a bustling epicenter of gaming and hospitality. Lined with extravagant hotels and casinos, and world-class restaurants, the Strip offers an array of experiences for visitors. From high-stakes gaming to captivating stage shows, the Las Vegas Strip continues to allure and inspire travelers.

Downtown Las Vegas

Downtown Las Vegas (DTLV), the historic heart and central business district of Las Vegas, NV, originally served as the city's main gambling area before the Strip emerged. It still maintains its gaming scene and features a blend of high-rise hotels, businesses, cultural centers, historical landmarks, government institutions, and residential and retail developments. Fremont Street, home to most of downtown's hotels and casinos, **drew in 26MM annual visitors.**

Summerlin

Summerlin, an upscale master-planned community in the Las Vegas Valley, borders the Spring Mountains and Red Rock Canyon to the west. It spans both Las Vegas city limits and unincorporated Clark County, covering over ± 24,200 acres. Summerlin boasts 300+ parks, 16+ public and 11 private schools, 15 houses of worship, 10 golf courses, 3 resort hotels, 4 recreational facilities, 125+ retail and entertainment centers, established office parks, and a medical center.

Southwest Las Vegas

Encompassing master-planned developments such as Rhodes Ranch and Mountain's Edge, the Southwest is a distinct corner of the Valley cherished for its bedroom communities and rural allure, forming part of a larger unincorporated Las Vegas stretch striving to preserve its rural essence. Today, its strategic positioning near freeways yet distant from The Strip renders it an appealing locale for numerous Las Vegans and prospective home buyers alike.

Source: lvcva.com | britannica.com



A New Frontier for Sports

Las Vegas is now a sports epicenter, with teams like the NFL's Raiders, NHL's Golden Knights, WNBA's Aces and events like Super Bowl 58 and Formula 1 Grand Prix.



Raiders

- Inaugural season: 2020
- Home Field: **\$1.9B** Allegiant Stadium built in 2020 with **65,000 seat capacity**
- Hosted Super Bowl 58 in 2024



Formula 1

- Purchased 39 AC for **\$240MM** in 2022 with a total project cost estimated at **\$500MM**
- Inaugural race: November 2023
- Race attracted 315,000 fans and generated **\$1.2B** in economic impact



Vegas Golden Knights

- Inaugural season: 2017-18
- Home ice: T-Mobile Arena built in 2016 with **18,000 seat capacity**
- **2023 Stanley Cup Champions**



Ultimate Fighting Championship

- Las Vegas is home of the **55 AC UFC headquarters**
- UFC programming is broadcast in over **165 countries**
- Produces more than 40 live events annually around the globe, **over 20 hosted in Las Vegas in 2023**



Las Vegas Aces

- Inaugural season: 2018
- **2022 and 2023 WNBA champions**
- Aces are owned by Mark Davis, the current owner of the NFL's Las Vegas Raiders



Las Vegas A's – Coming Soon!

- In Nov. 2023, MLB owners approved Athletics' move from Oakland to Las Vegas
- New stadium planned at Tropicana Las Vegas, covering **35 acres**
- Expected to cost **\$1.5 billion** with **30,000 seat capacity**



Las Vegas Aviators

- Minor League Baseball, Oakland A's affiliate
- Inaugural season: 2019
- Home Field: **\$150MM** Las Vegas Ballpark with **8,196 seating capacity**



Henderson Silver Knights

- American Hockey League, Vegas Golden Knights Affiliate
- Inaugural season: 2020-21
- Home Ice: **\$84MM** Dollar Loan Center with **5,567 seating capacity**



LV Lights FC

- American professional soccer team, that plays in the USL Championship
- Inaugural season: 2018
- Home field: Cashman Field with **9,334 seating capacity**

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For inquiries please reach out to our team.

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