

RHODES RANCH TOWN CENTER

7315-7445 S DURANGO DRIVE | LAS VEGAS, NV 89113



8311 WEST SUNSET ROAD | SUITE 120
LAS VEGAS, NV 89113
702.490.0699 (main)
www.lee-associates.com | B.146492.LLC

MIKE ZOBRIST
Principal
mzobrist@lee-associates.com
702.381.7738 | S.70489

LAUREN TABEEK | CCIM
Principal
ltabEEK@lee-associates.com
702.603.0967 | S.74477.LLC

SCOTT PRICE
Principal
sprice@lee-associates.com
702.570.0406 | S.174018

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

PROPERTY HIGHLIGHTS



- 1,490 SF available
- \$2.95/SF/mo.
- NNN: \$0.72/SF/mo.



Located ¾ of a mile from the 215 Beltway Durango exit, which is home to Durango Station Casino & Hotel, IKEA, Ashley Furniture, the Uncommons and Lifetime Fitness



±130,000 SF Vons grocery anchored neighborhood center



Affluent household income of more than \$126,000 within 3 mile radius



Great national co-tenancy including Bank of America, Aqua Tots, Buffalo Wild Wings, Coldstone Creamery, Little Caesars, and Tropical Smoothie Cafe



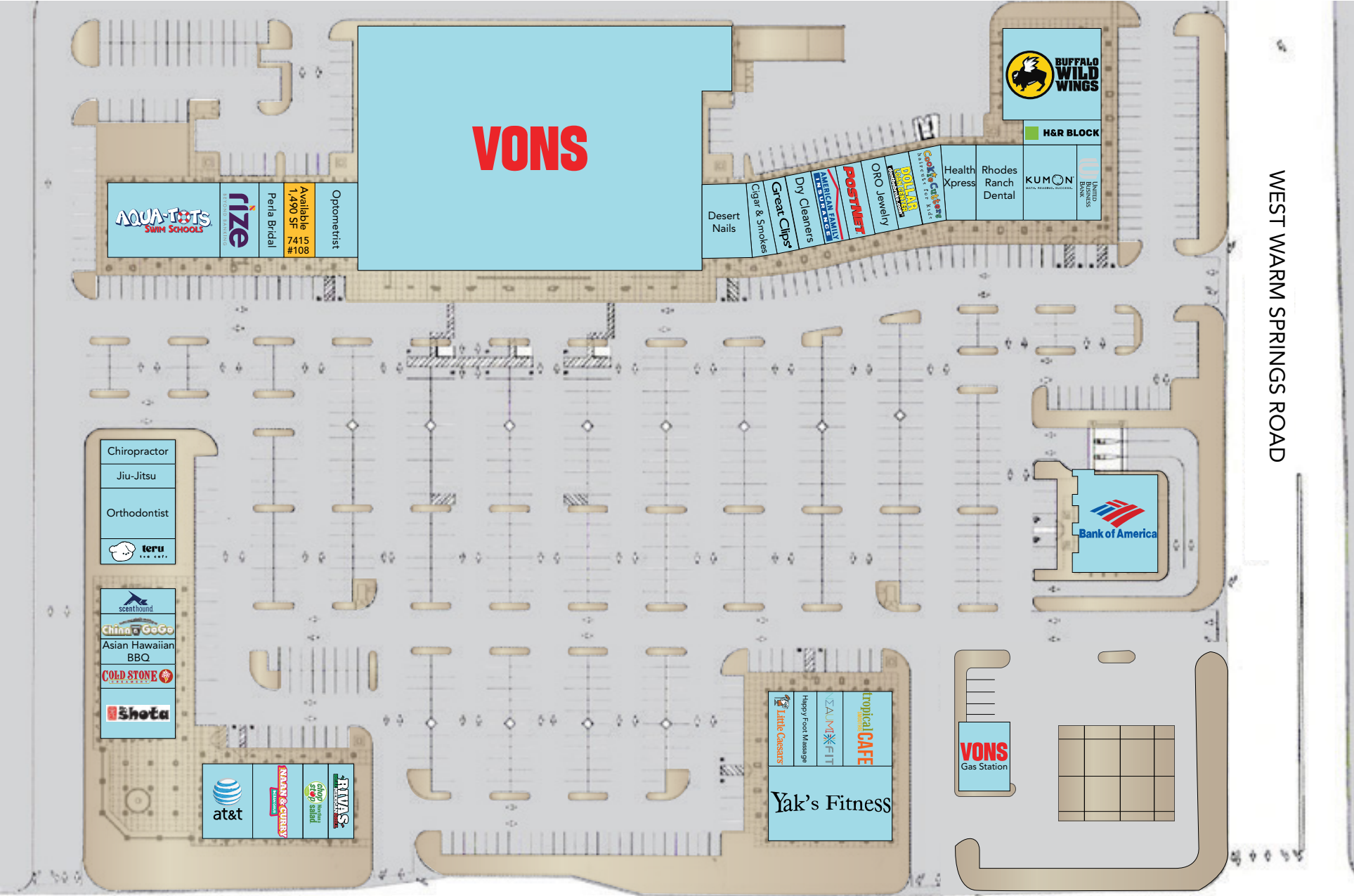
Warm Springs Road: 19,750 ADT
Durango Drive: 57,000 ADT







SITE PLAN



WEST WARM SPRINGS ROAD

SOUTH DURANGO DRIVE



