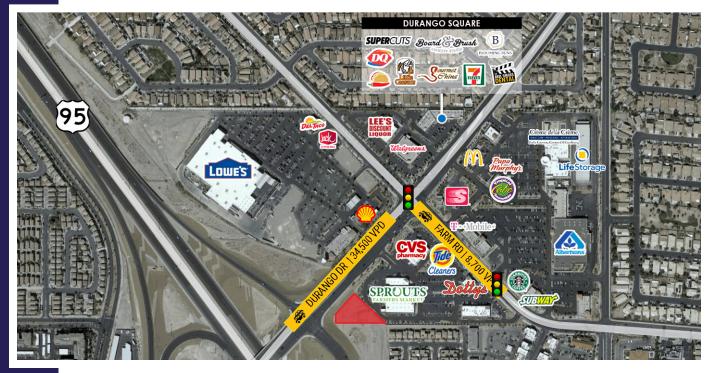
± 0.65 AC PAD AVAILABLE FOR LEASE





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This site is just under one acre and located immediately off the freeway which provides easy ingress to the site and easy egress to the rest of the Las Vegas Valley.

The trade area features traffic generators including Lowe's, Albertson's, Sprouts, Smith's, T.J. Maxx, and Kohl's. The trade area has low supply yet there is room for growth with proposed developments such as CSN's Northwest campus.





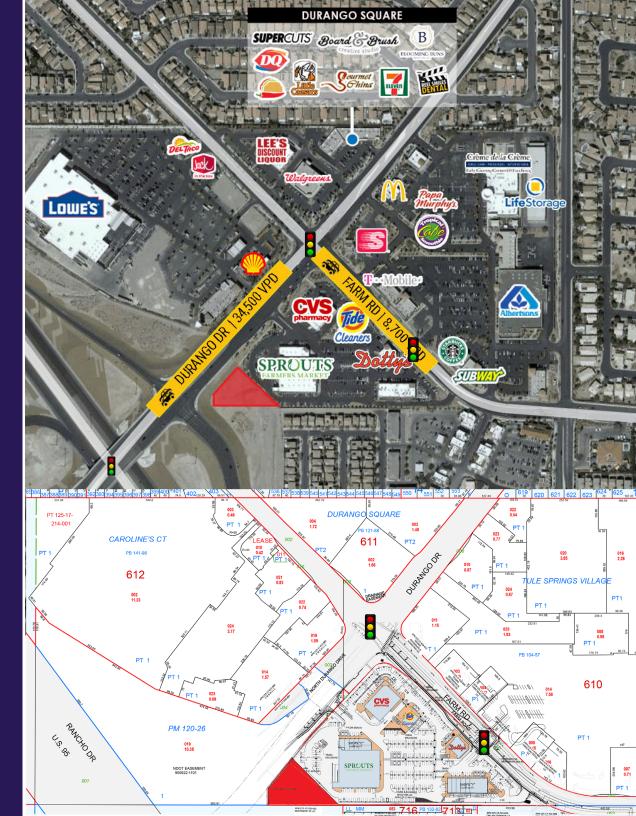
\$195,000 PER YEAR GROUND LEASE RATE



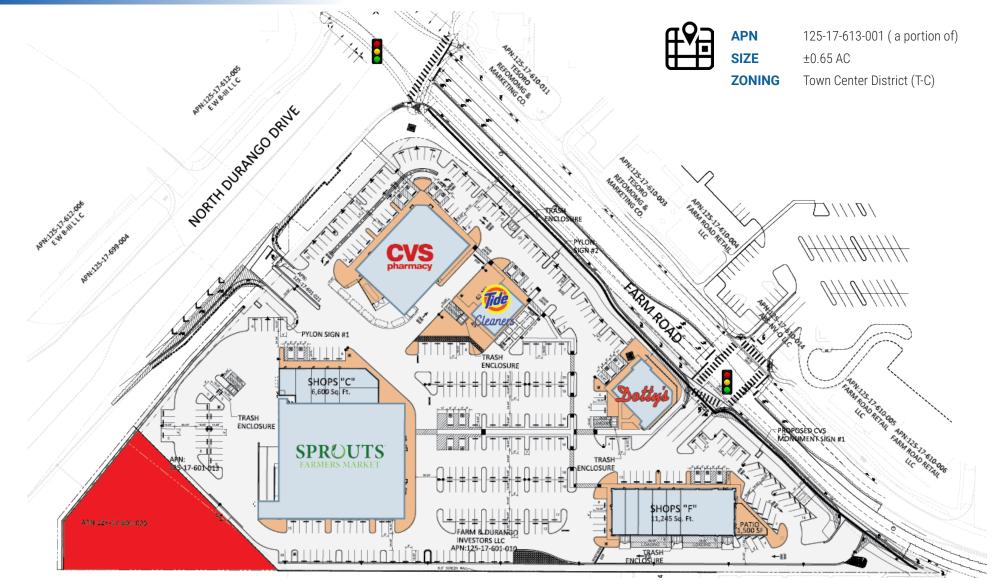
125-17-613-001 (a portion of) APN



- Sprouts anchored shopping center
- Located off of the US 95 and N Durango interchange with excellent freeway visibility
- Subject parcel is located on the westernmost part of the shopping center
- Property has superior access off of the signalized intersection of Farm Rd and Durango Dr
- Surrounding retailers include: Albertsons, Lowes, Walgreens, Bank of America, Starbucks, Jack-In-The-Box, 7 Eleven and more!



SITE **Plan**



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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**



POPULATION

1 Mile	3 Miles	5 Miles
25,074	99,425	185,483



AVERAGE HHI

1 Miles	3 Miles	5 Miles
\$93,085	\$115,626	\$117,960



TRAFFIC COUNTS

Durango Dr - 34,500 VPD Farm Rd - 8,700 VPD

Source: TRINA, NV DOT 2021 SitesUSA 2022

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95)

5 MILE

3 MILE

1 MILE

SUN CITY DESERT SHORES

TULE SPRINGS

95

(95)

SUNSTONE

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SKYE

Centennial Hills Hospital

215

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