

Rhodes Ranch Town Center

7315 - 7445 S. DURANGO DRIVE
LAS VEGAS, NEVADA 89113



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Procuring broker shall be entitled to a commission calculated in accordance with the rates approved by our principal only if such procuring broker executed a brokerage agreement acceptable to us and our principle and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

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Daily Traffic
Counts

± 76,750 ADT



Average HH
Income

\$125,396



3-Mile
Population

153,528



Available Pad & Endcap Shop Space: 1,220 to 5,961 SF

Lease Rate: \$1.95 to \$2.75/SF/mo. NNN

NNN: \$0.72/SF/mo.

- ± 130,000 SF Vons grocery anchored neighborhood center
- Busy shopping center serving the highly regarded Rhodes Ranch community
- Great national co-tenancy including Bank of America, Buffalo Wild Wings, Tropical Smoothie Cafe, AT&T, Little Caesars, Coldstone Creamery, just to name a few
- Rhodes Ranch is located just 3/4 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 facility (currently under construction).

Join our Newest Tenants:

dermani
MEDSPA

PERLA ♥ BRIDAL

HEALTH
XPRESS
MEDICAL CENTER

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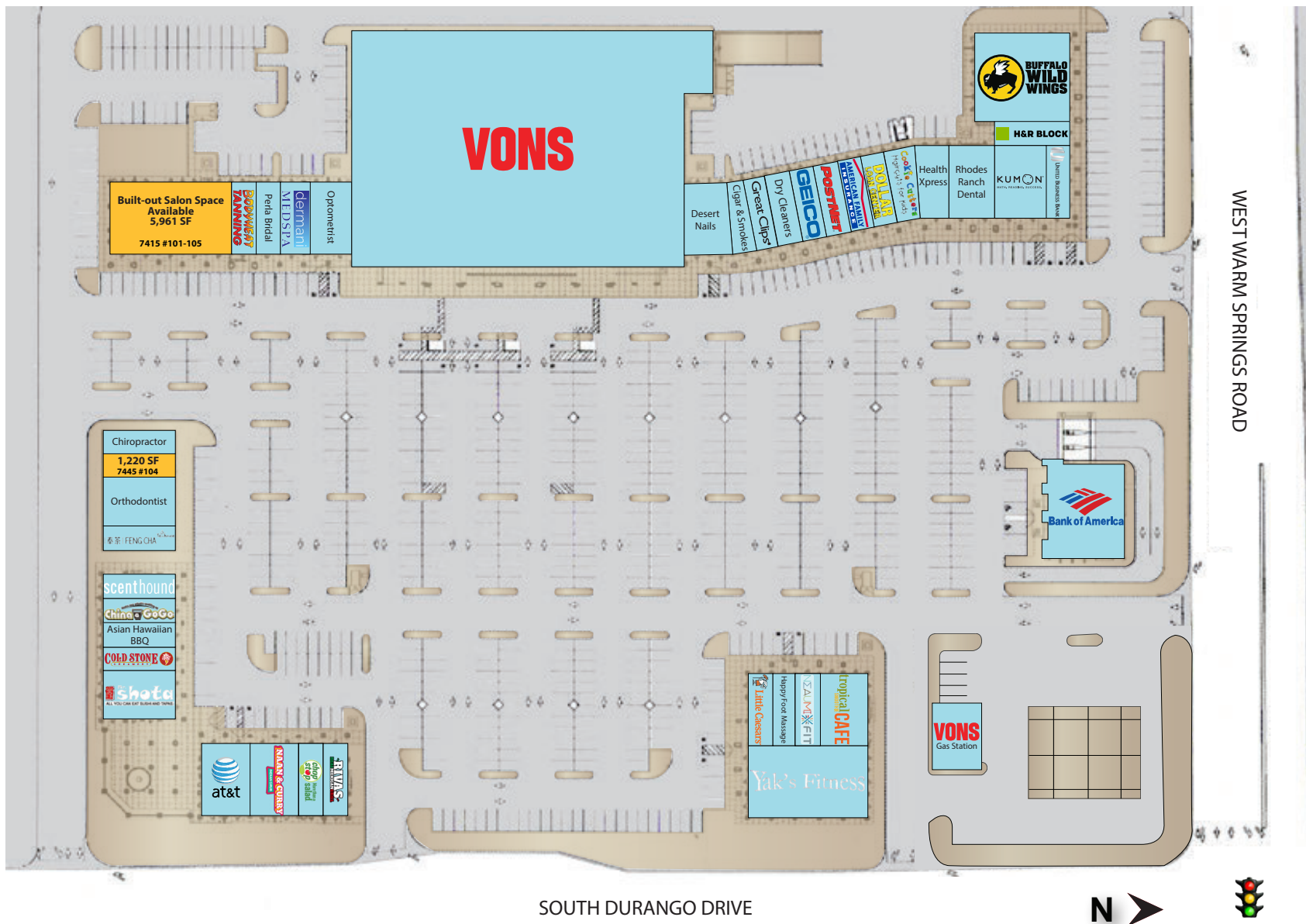
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*2025 Demographics

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Legend:

- Multifamily (Purple)
- Retail (Red)
- Mixed-Use & Residential (Yellow)

Map Labels:

- Streets:** MAULE AVE, DURANGO DR, CIMAARON RD, BUFFALO DR, WARM SPRINGS RD, SUNSET RD
- Developments:** Southern Hills Hospital & Medical Center, kb HOME, Ashley Homestore, IKEA, UNIV, BOYD, elysian, DESERT 215 SUPERSTORE, PICERNE, CreditOne, Automotive Dealership, TRU DEVELOPMENT CO., COSTCO WHOLESALE, MAJESTIC REALTY, DURANGO CASINO & RESORT, PHELAN DEVELOPMENT, Dignity Health, WestCorp, RHODES RANCH TOWN CENTER

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