

MONTECITO CROSSING



6610 - 9770 N Durango Dr
Las Vegas, NV 89149



Montecito Crossing is a ±260,000 Square foot powercenter located in the Northwest part of the Las Vegas Valley. It is ideally located immediately off of the I-215 & Durango interchange and is nearby the US 95 freeway.

The center is anchored by Kohl's Department store and features other retailers such as Burlington, Dollar Tree, Office Depot, PetSmart, Ulta Beauty, Bank of America, Buffalo Wild Wings, Burger King, Panda Express, Sports Clips, Subway and many more.

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SITE PLAN

MONTECITO CROSSING

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SUITE	TENANT	SQ FT
6610	Bank of America	4,500
6620	Optic Gallery	4,200
6630-110	Zaba's Mexican Grill	2,400
6630-120	T-Mobile	2,000
6630-130	Panda Express	2,200
6640-110	Buffalo Wild Wings	5,800
6640-120	SportClips	1,200
6640-130	Lavish Nail Lounge	1,200
6640-140	Chicago Guys Pizza	1,200
6640-150	Cold Stone Creamery	1,400
6640-160	No. 1 Boba Tea	1,400
6640-170	Ohms 2 Vapor	1,400
6640-180	Umami	2,640
6640-190	The Vitamin Shoppe	2,700
6650	PetSmart	22,400
6650-110	AVAILABLE	10,000
6670	Burlington	25,000
6680	Dollar Tree	10,800
6690	AVAILABLE	7,000
6700	Kohl's	8,400
6710	DAISO Japan	5,500
6720-110	Big 5 Sporting Goods	10,080
6720-130	America's Mattress	3,875
6720-160	Spinal Rehabilitation Center	2,665
6720-220	AVAILABLE	2,000
6720-240	Dahn Yoga	1,716
6720-260	StarBrite Dental	1,800
6740	Ulta Beauty	10,400
6750	Office Depot	17,000
6760	Mimi's Cafe	6,800
6770-110	Rockstar Nail Salon	1,400
6770-120	Subway	1,200
6770-140	Einstein Bros. Bagels	2,645
6780	Burger King	3,200



TRADE AREA AERIAL

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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

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POPULATION

1 MILE	3 MILES	5 MILES
15,447	116,962	248,512



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$114,785	\$127,738	\$122,081



TRAFFIC COUNTS

US I-215	N DURANGO DR
29,500 VPD	36,000 VPD



Source:
SitesUSA 2024
TRINA, NV DOT 2023

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