

# RETAIL PADS AVAILABLE

GROUND LEASE, BTS

E-NEC BLUE DIAMOND & DURANGO  
Las Vegas, NV 89178

WELCOMING NEW TENANTS:



**ROI**  
Commercial Real Estate  
roicre.com

CALL US FOR  
**MORE INFO**

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# PROPERTY HIGHLIGHTS

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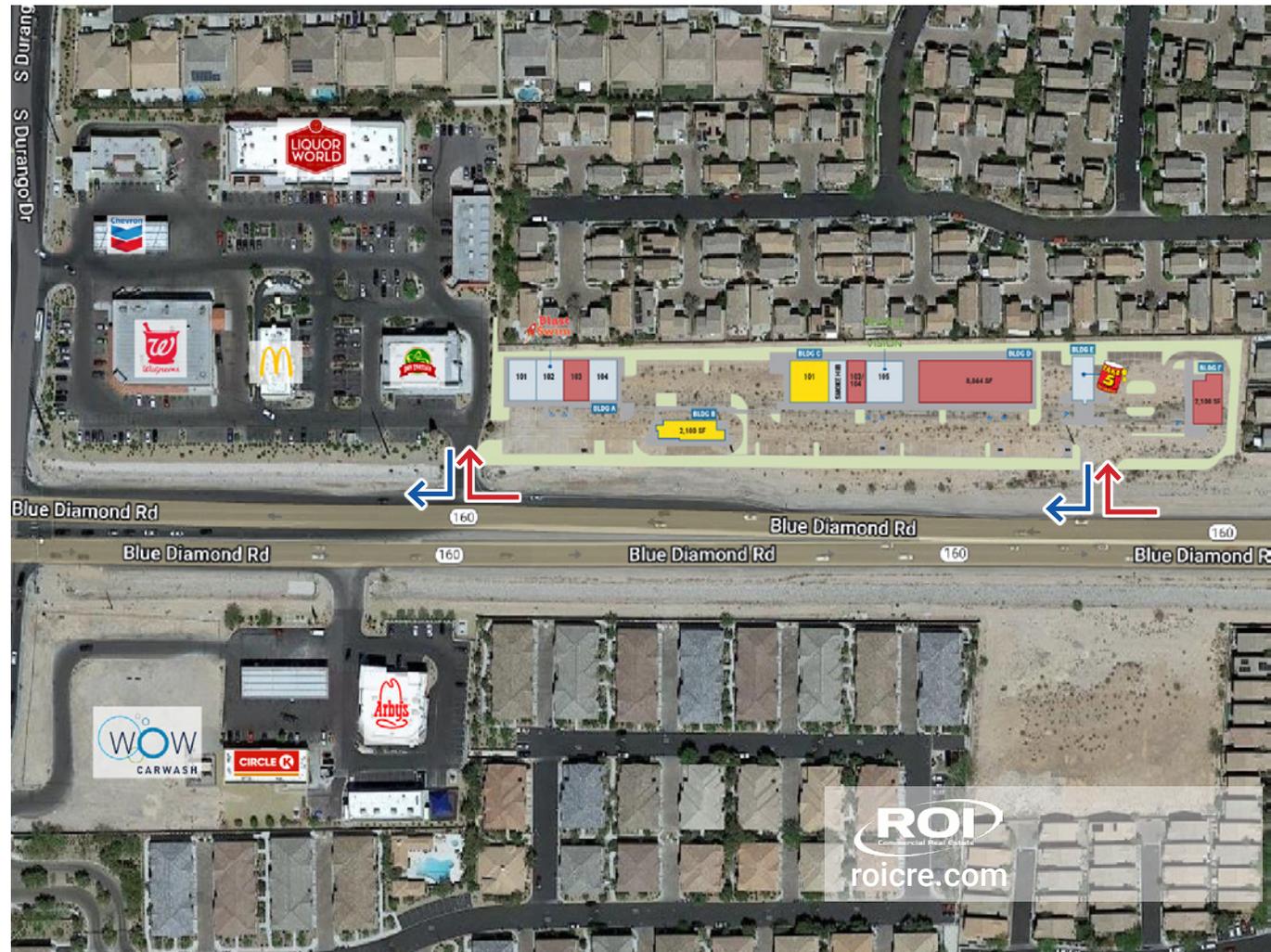
± 1,157 - 8,864 SF AVAILABLE

- High income area near Mountains Edge
- Access from Blue Diamond with cross access from adjacent center
- Exceptional housing growth projected within the immediate trade area, with ± 1,134 homes planned or under construction within 1 mile
- Drive thru pad available
- Building A: Grey shell delivery  
Expected 3rd Qtr 2026
- Building B - F: Grey shell delivery  
Expected 4th Qtr 2026

 ±3.26 AC

 High growth Area

 Fast Growing Population



# SCHEMATIC SITE PLAN

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■ AVAILABLE

■ LEASE NEGOTIATIONS

## BLDG A

UNIT	TENANT	SIZE (SF)
101	Las Vegas Children's Urgent Care	2,400
102	Blast Swim Academy	2,000
<b>103</b>	<b>AVAILABLE</b>	<b>1,157</b>
104	Diamond Dentistry	2,500

## BLDG B

TENANT	SIZE (SF)
<b>AVAILABLE</b>	<b>2,100</b>

## BLDG C

UNIT	TENANT	SIZE (SF)
101	LEASE NEGOTIATIONS	2,500
102	Smoke Hub	1,200
<b>103 - 104</b>	<b>AVAILABLE</b>	<b>1,200 - 3,586</b>
105	Pearle Vision	2,500

## BLDG D

TENANT	SIZE (SF)
LEASE NEGOTIATIONS	8,864

## BLDG E

TENANT	SIZE (SF)
Take 5 Oil Change	1,700

## BLDG F

TENANT	SIZE (SF)
<b>AVAILABLE</b>	<b>2,100</b>

# TRADE AREA AERIAL

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# CONSTRUCTION PROGRESS

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# AREA DEMOGRAPHICS

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## POPULATION

1 Mile	3 Miles	5 Miles
23,558	129,530	244,899



## AVERAGE HOUSEHOLD INCOME

1 Mile	3 Miles	5 Miles
\$128,802	\$132,993	\$131,980



## TRAFFIC COUNTS

Blue Diamond Rd	Durango Dr
52,000 VPD	28,300 VPD



Sources:  
SitesUSA 2025  
TRINA, NV DOT 2024

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[www.roicre.com](http://www.roicre.com)

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## Let's Stay Connected!

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02/09/26