

# FOR LEASE - RETAIL & OFFICE SPACE AVAILABLE

SEQ of Blue Diamond Road & South Durango Drive

8525—8535 Blue Diamond Road | Las Vegas | Nevada | 89178



## DEVELOPMENT SPECS

- Up to 6,770 sf of retail space available fronting on Blue Diamond Road
- Additional 4,200 SF of retail/office space available
- Fast food drive-thru opportunity
- 50,000+ vehicles per day
- Serving strong demographics in Mountain's Edge master planned community

## DEMOGRAPHICS

	1 Mile	3 Mile
<b>POPULATION:</b>		
2017 Population	22,519	93,982
2022 Est. Population	25,972	110,803
<b>HOUSEHOLD:</b>		
2017 Households	7,817	33,176
2022 Est. Household	8,948	38,720
<b>INCOME:</b>		
2017 Median Income	\$70,063	\$71,628
2017 Average Income	\$83,435	\$85,815

**Blue Diamond & Durango Retail Center**  
**10,970 SF Retail/Office Development**  
**LEASE RATES: \$3.00—\$3.50 PSF + NNN**

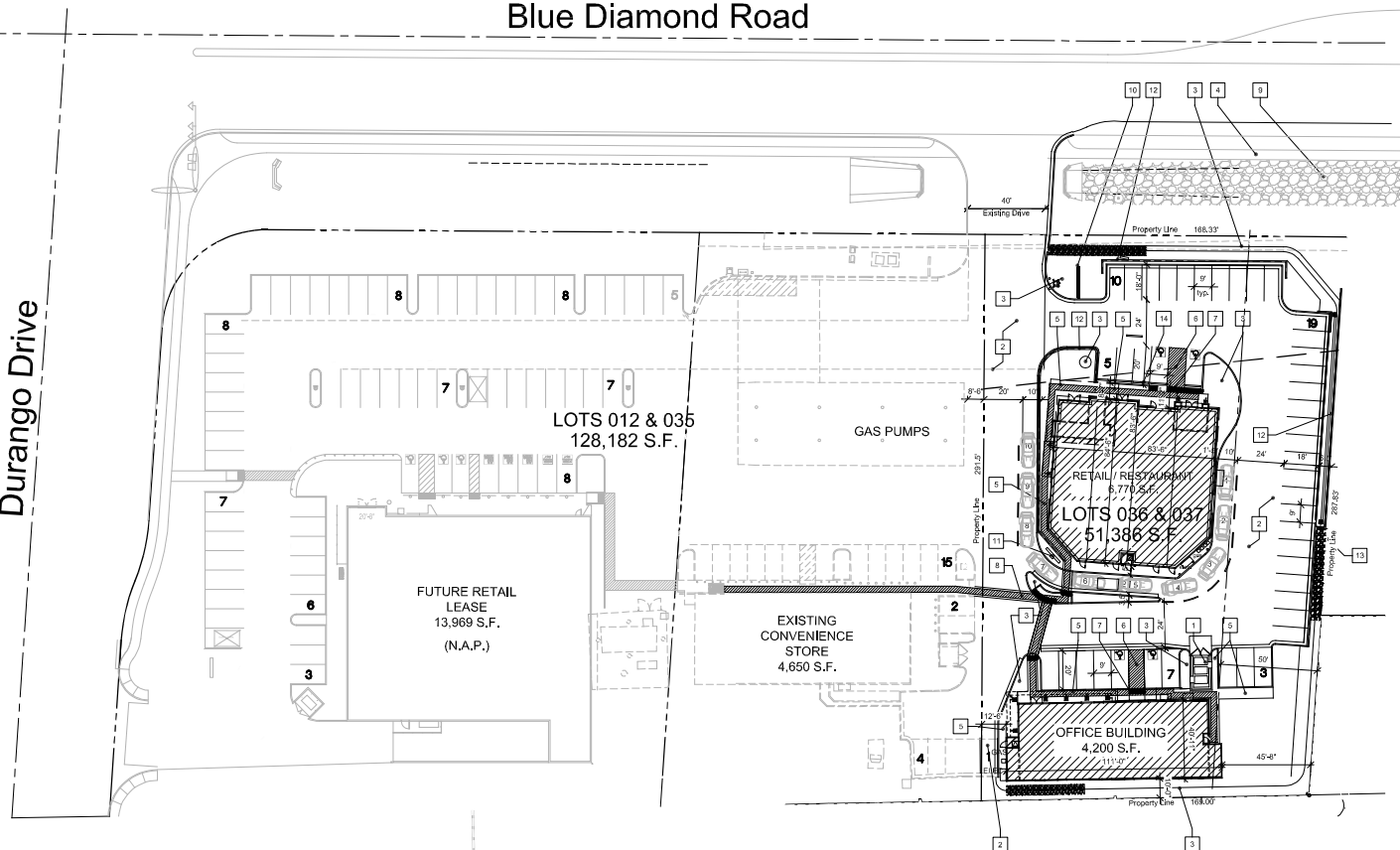
**Sahil Kurji**  
**Sahil.Kurji@gmail.com**  
**469-438-1905**

# Site Notes

- SEE CIVIL FOR ALL FINAL GRADES, RETAINING WALLS, UTILITY HOOD-UPS, OFF SITE IMPROVEMENTS, MEETS & BOUNDS, DIMENSIONS, ETC.
- ALL ACCESSIBLE ROUTES, LANDINGS, PARKING SPACES, PARKING AISLES TO HAVE 1:20 MAX. LONGITUDINAL SLOPES & 1:48 MAX. TRANSVERSE SLOPE TYP.
- MAXIMUM SLOPE IN ANY DIRECTION FOR HANDICAPPED PARKING SPACES & ACCESS AISLES IS TO BE 2%.
- ACCESSIBLE ROUTE TO THE PUBLIC WAY SHALL HAVE SLOPES OF 5% FOR RUNNING & 2% FOR CROSS SLOPES.
- SEE STRUCTURAL FOUNDATION PLAN FOR ALL STRUCTURAL INFORMATION.
- TRASH ENCLOSURE (IF SHOWN) - REQUIRES SEPARATE PERMIT.
- PARKING LOT LIGHTING (IF SHOWN) - REQUIRES SEPARATE PERMIT.
- A MINIMUM 5 MMFC SHALL BE MAINTAINED AT ALL ENTRIES AND EXITS AND 2 MMFC AT ALL PARKING AREAS AND SEE THROUGH DOORWAYS.

## Blue Diamond Road

## Durango Drive



LOTS 012 & 035  
128,182 S.F.

FUTURE RETAIL  
LEASE  
13,969 S.F.  
(N.A.P.)

EXISTING  
CONVENIENCE  
STORE  
4,650 S.F.

RETAIL RESTAURANT  
6,770 S.F.  
LOTS 036 & 037  
51,386 S.F.

OFFICE BUILDING  
4,200 S.F.

## Site Plan

scale: 1" = 30'-0"

# Keynotes

#	description
1	TRASH ENCLOSURE - SEE SHEET SDT2
2	2' AC PAVING
3	LANDSCAPING - SEE LANDSCAPE PLAN, SHEET L1
4	SIDEWALK, CURB & GUTTER PER CLARK COUNTY STANDARDS
5	CONCRETE SIDEWALK
6	HANDICAP ACCESSIBLE AISLE - SEE SHEET SDT1
7	HANDICAP ACCESSIBLE RAMP - SEE SHEET SDT1
8	HANDICAP ACCESSIBLE ROUTE (SHOWN HATCHED)
9	EXISTING DRAINAGE CULVERT
10	MONUMENT SIGN - NOT A PART - SHOWN FOR LOCATION ONLY
11	MENU BOARD & ORDER BOX
12	RETAINING WALL - SEE CIVIL DRAWINGS
13	EXISTING BLOCK WALL - 6'-0" HIGH MIN. PER ZC-1364-05
14	CONCRETE AUTO STOP

## Project Data

EXISTING ZONING: C2  
 REQUIRED ZONING: C2  
 EXISTING USE: SHOPPING CENTER  
 PROPOSED USE: SHOPPING CENTER

TAX ASSESSOR'S PARCEL NUMBER: 176-21-201-012, 035, 036, 037

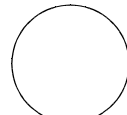
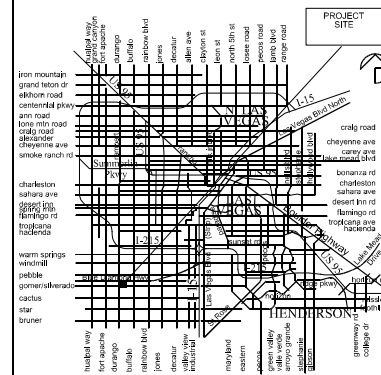
### AREA SUMMARY

LOT	DESCRIPTION	SQ. FT.
LOT 1	FUTURE RETAIL LEASE	13,969 S.F.
	CONVENIENCE STORE	4,650 S.F.
	SUBTOTAL	18,619 S.F.
LOT 2	RETAIL RESTAURANT	6,770 S.F.
	OFFICE	4,200 S.F.
	SUBTOTAL	10,970 S.F.
	<b>BUILDING TOTAL:</b>	<b>29,589 S.F.</b>

REQUIRED PARKING: 119 SPACES  
 (4 SPACES @ 1,000 S.F.)  
 EXISTING PARKING: 133 SPACES

SITE AREA: 179,568 S.F. (NET)  
 BUILDING COVERAGE: 16.5%

## Vicinity Map



checked & sealed by the architect  
 seal no. 1011200010 - 2011  
 seal exp. date 12/31/2014  
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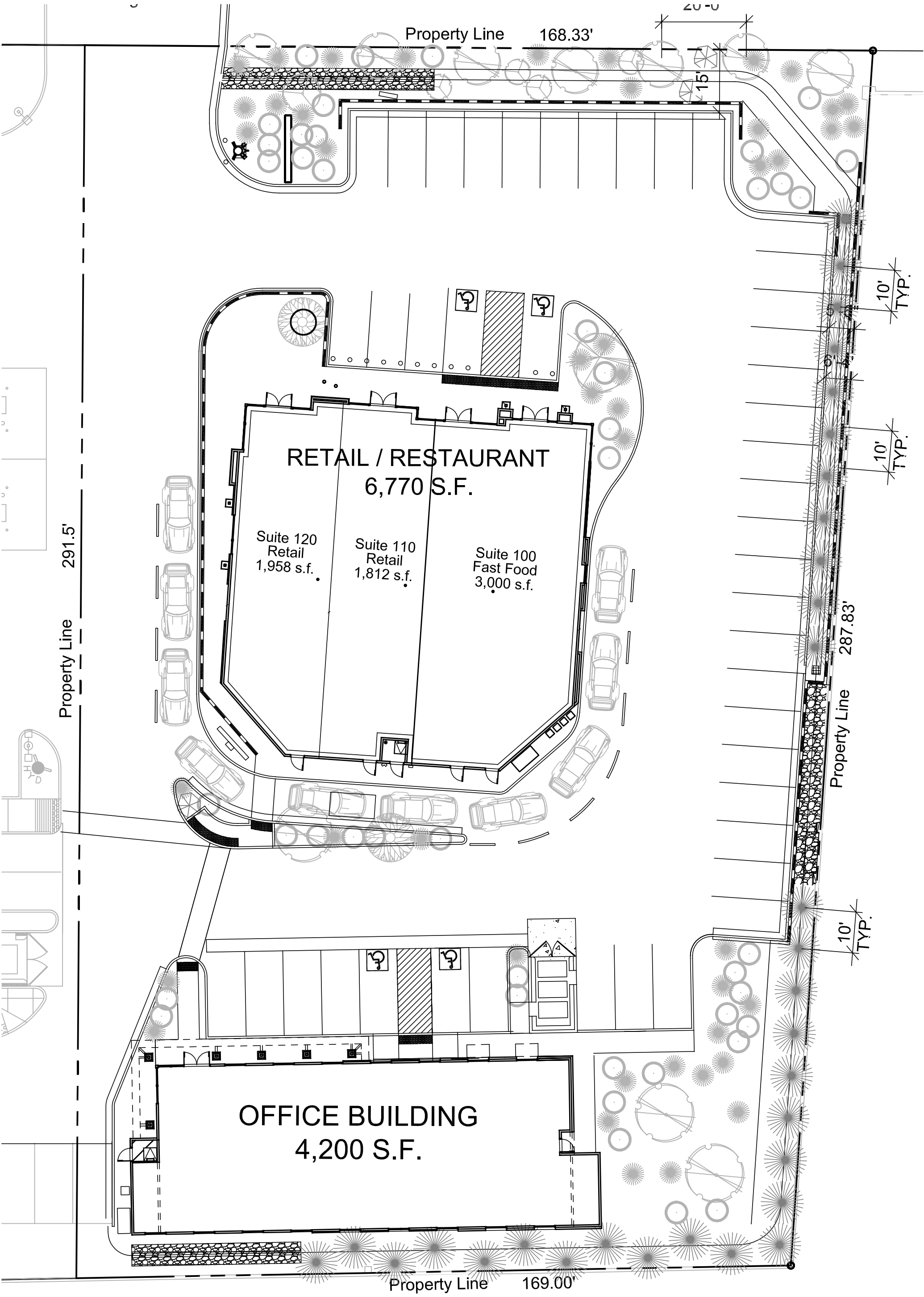
DATE	REVISIONS
11/15/17	1

**jdB architect**  
 architect  
 1760 Durango Drive, Suite 101, Las Vegas, NV 89118 (702) 448-4488, [jon@jdbarchitect.com](mailto:jon@jdbarchitect.com)

**Retail / Restaurant & Office**  
 SEC Blue Diamond & Durango  
 for: All Investments, LLC  
 Nevada

DATE	PROJ. NO.	DRWN. BY	CHKD. BY
7/18/17	201620		

sheet no. **ST1**



Property Line 168.33'

20'-0"

15'

Property Line 291.5'

**RETAIL / RESTAURANT**  
6,770 S.F.

Suite 120  
Retail  
1,958 s.f.

Suite 110  
Retail  
1,812 s.f.

Suite 100  
Fast Food  
3,000 s.f.

Property Line 287.83'

10'  
TYP.

10'  
TYP.

10'  
TYP.

**OFFICE BUILDING**  
4,200 S.F.

Property Line 169.00'



S. Durango Drive

S. Buffalo Drive

Blue Diamond Road

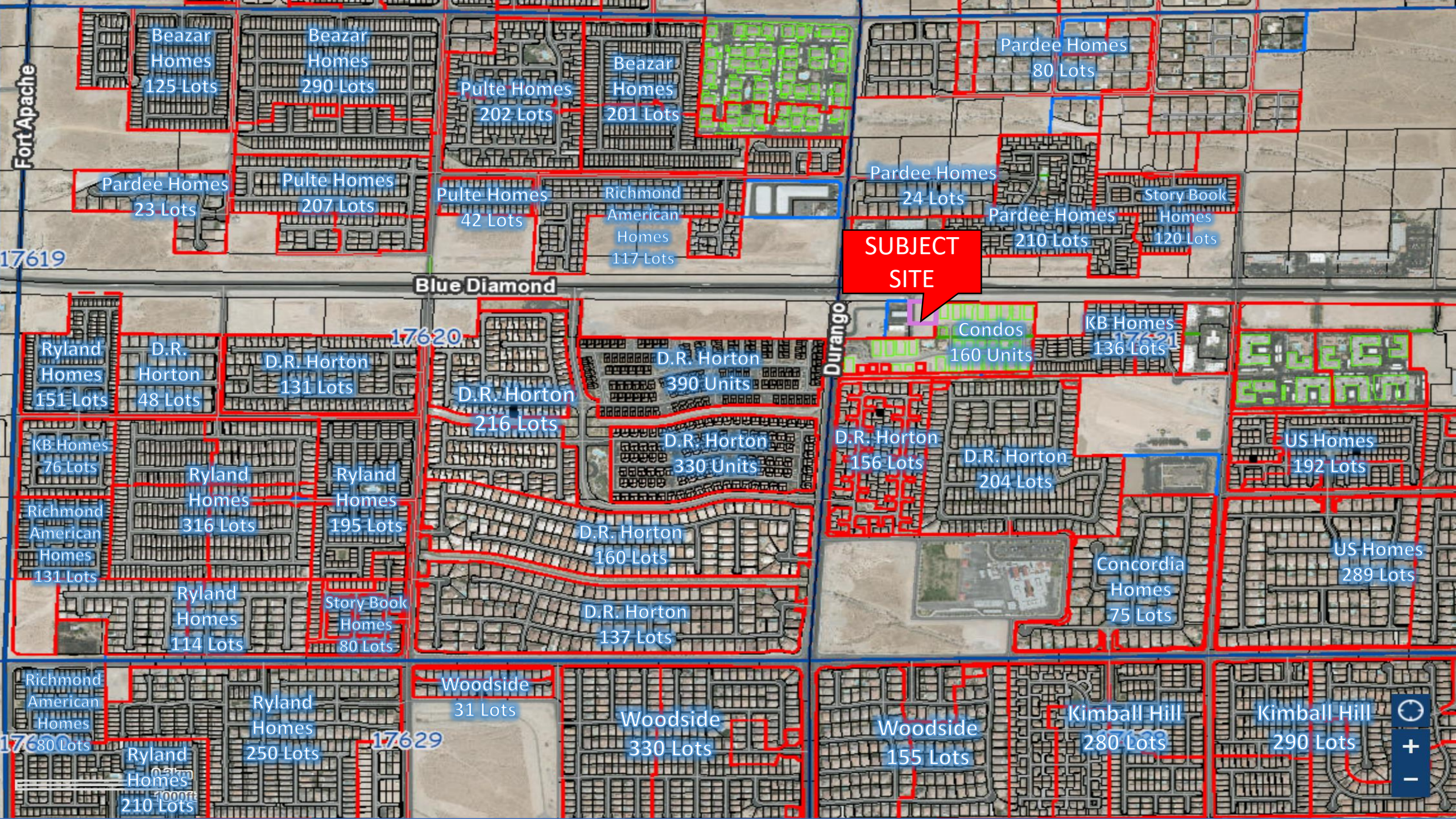


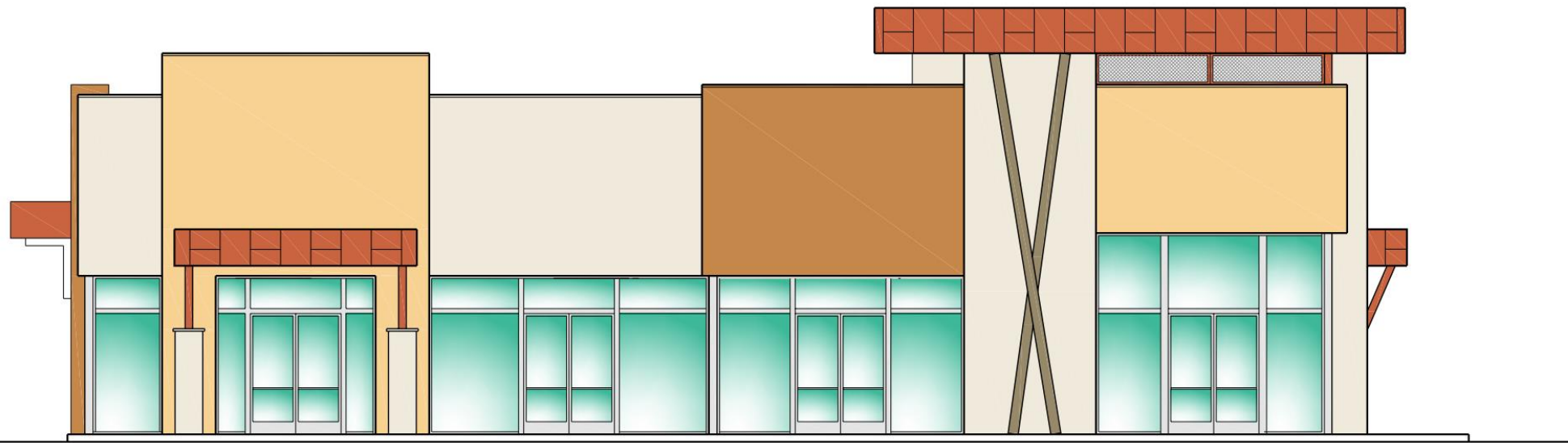
SUBJECT SITE



Blue Diamond & Durango Retail Center  
10,970 SF Retail/Office Development  
CALL FOR AVAILABILITY & LEASE RATES

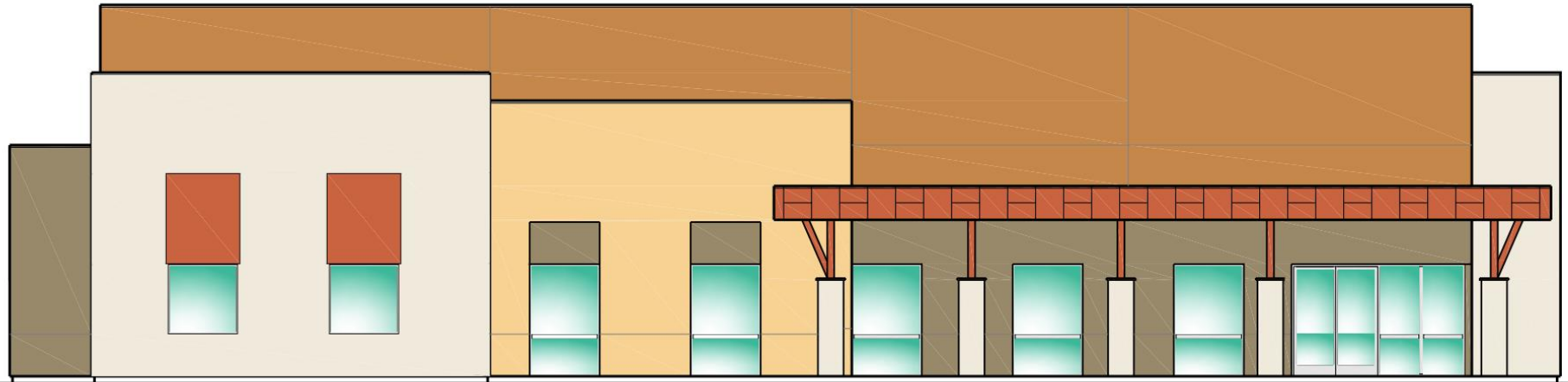
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North

(Retail / Restaurant)



North Elevation

(Retail / Office)

# Las Vegas, Nevada



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