

3455 | South Durango Drive
LAS VEGAS, NEVADA 89117



RETAIL SHOPPING CENTER SPACE FOR LEASE

CDG

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PROPERTY DESCRIPTION

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This location is directly across the street from a regional park, Desert Breeze Park, that hosts Baseball, Soccer fields, Roller Skating, and Hockey areas, as well as a Dog Park and an Aquatic Facility. This Regional Park offers daily exposure to families across Clark County and Las Vegas Valley. The neighboring properties that are separately owned but share parking are a quick-serve restaurant, Dunkin Donuts, and Arby's, which are directly located on the street front pad, providing great exposure to potential customers and easy find the location. The newly renovated free-standing building on the corner, recently opened as a Food Court, offers Asian-style eateries to provide additional exposure to potential visiting customers to the shopping center. The Shopping Center has a street-front Pylon Sign with space to go on the sign that is rented separately.

SITE PLAN

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AERIAL VIEW

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Demographic Summary Report

Spring Mountain Durango Plaza

3455 S Durango Dr, Las Vegas, NV 89117

Building Type: **General Retail**

Total Available: **1,400 SF**

Secondary: **Restaurant**

% Leased: **100%**

GLA: **22,042 SF**

Rent/SF/Mo: **\$2.00**

Year Built: **1998**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2029 Projection	28,065		183,130		477,611	
2024 Estimate	26,276		170,821		444,015	
2020 Census	26,442		168,304		428,942	
Growth 2024 - 2029	6.81%		7.21%		7.57%	
Growth 2020 - 2024	-0.63%		1.50%		3.51%	
2024 Population by Hispanic Origin	5,569		38,108		124,859	
2024 Population	26,276		170,821		444,015	
White	11,148	42.43%	80,299	47.01%	189,087	42.59%
Black	3,059	11.64%	17,064	9.99%	49,751	11.20%
Am. Indian & Alaskan	217	0.83%	1,551	0.91%	4,875	1.10%
Asian	5,774	21.97%	30,632	17.93%	70,738	15.93%
Hawaiian & Pacific Island	201	0.76%	1,130	0.66%	3,189	0.72%
Other	5,877	22.37%	40,143	23.50%	126,375	28.46%
U.S. Armed Forces	9		107		294	
Households						
2029 Projection	11,446		75,289		191,346	
2024 Estimate	10,725		70,224		177,951	
2020 Census	10,851		69,180		172,336	
Growth 2024 - 2029	6.72%		7.21%		7.53%	
Growth 2020 - 2024	-1.16%		1.51%		3.26%	
Owner Occupied	4,549	42.41%	36,405	51.84%	84,778	47.64%
Renter Occupied	6,176	57.59%	33,819	48.16%	93,173	52.36%
2024 Households by HH Income	10,724		70,223		177,950	
Income: <\$25,000	2,048	19.10%	11,972	17.05%	32,949	18.52%
Income: \$25,000 - \$50,000	2,539	23.68%	14,561	20.74%	40,009	22.48%
Income: \$50,000 - \$75,000	2,271	21.18%	13,294	18.93%	32,549	18.29%
Income: \$75,000 - \$100,000	1,363	12.71%	9,305	13.25%	22,493	12.64%
Income: \$100,000 - \$125,000	869	8.10%	6,332	9.02%	14,757	8.29%
Income: \$125,000 - \$150,000	547	5.10%	3,912	5.57%	9,610	5.40%
Income: \$150,000 - \$200,000	571	5.32%	4,739	6.75%	11,743	6.60%
Income: \$200,000+	516	4.81%	6,108	8.70%	13,840	7.78%
2024 Avg Household Income	\$76,109		\$90,068		\$85,694	
2024 Med Household Income	\$59,149		\$66,218		\$62,231	