

3455 | South Durango Drive
LAS VEGAS, NEVADA 89117



RETAIL SHOPPING CENTER SPACE FOR LEASE

CDG

CHRIS GODINO

P: 702.899.5252

C: 702-501-5500

Chris.Godino@cdg-re.com

PROPERTY DESCRIPTION

3455 | South Durango Drive
LAS VEGAS, NEVADA 89117



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

3455 | South Durango Drive
LAS VEGAS, NEVADA 89117

S. DURANGO DR. 23,400 VPD



CHEONGDAM FOOD HALL

8610 SPRING MT ROAD.

W. SPRING MOUNTAIN RD. 10,600 VPD



AERIAL VIEW

3455 | South Durango Drive
LAS VEGAS, NEVADA 89117



Demographic Summary Report

Spring Mountain Durango Plaza

3455 S Durango Dr, Las Vegas, NV 89117

Building Type: **General Retail**
 Secondary: **Restaurant**
 GLA: **22,042 SF**
 Year Built: **1998**

Total Available: **1,400 SF**

% Leased: **100%**

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



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

2/10/2026



© 2026 CoStar Group - Licensed to Chris D Godino LLC - 313821.

Page 1