

RETAIL PADS AVAILABLE

GROUND LEASE, BTS, RBTS

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



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HIGHLIGHTS

± 1,612 - 9,586 SF AVAILABLE


- Site plan has county approval, reducing time to start construction and deliver space to tenants.
- C-store/gas station space available
- Join Take 5 Oil Change
- 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



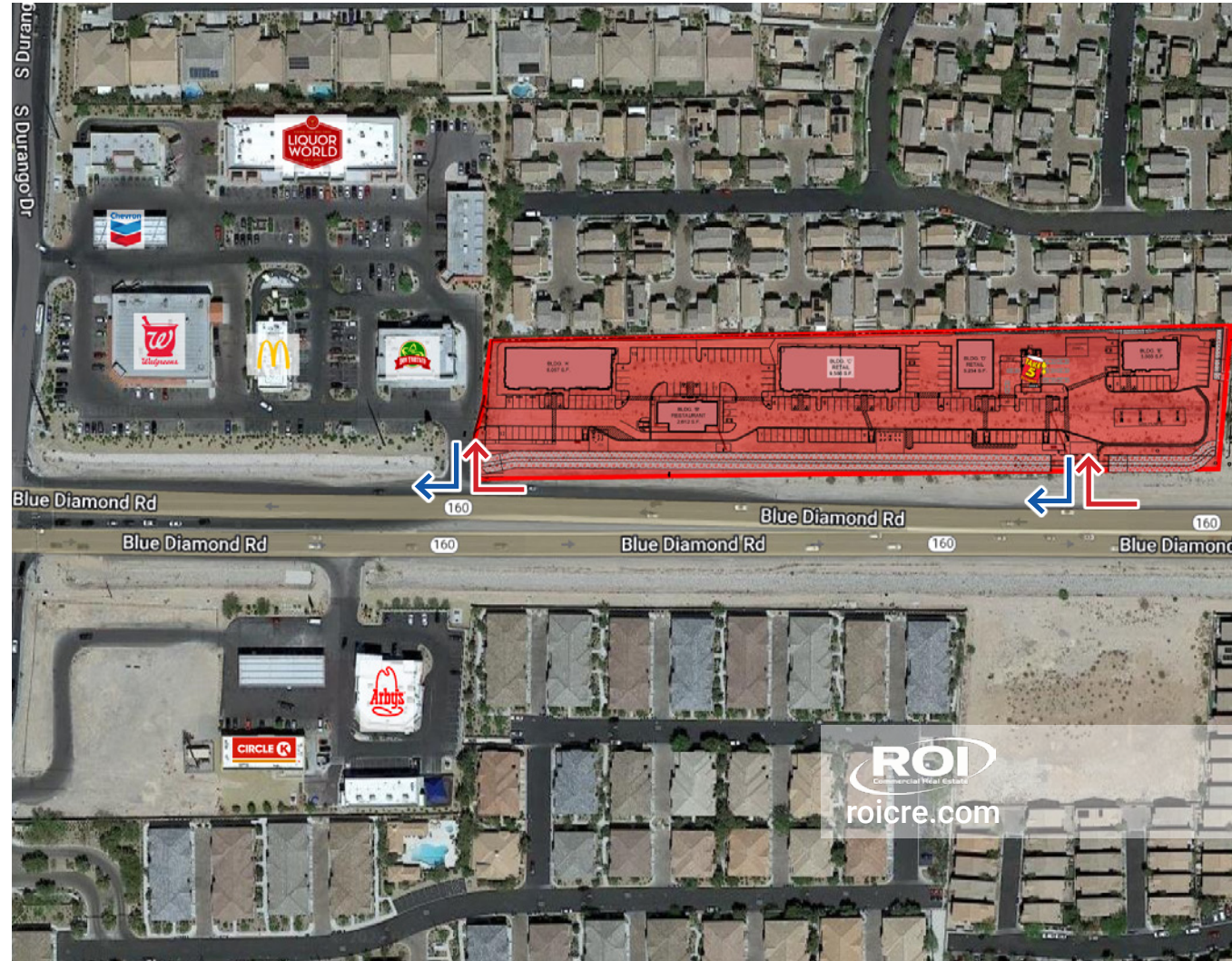
±3.26 AC



High growth Area

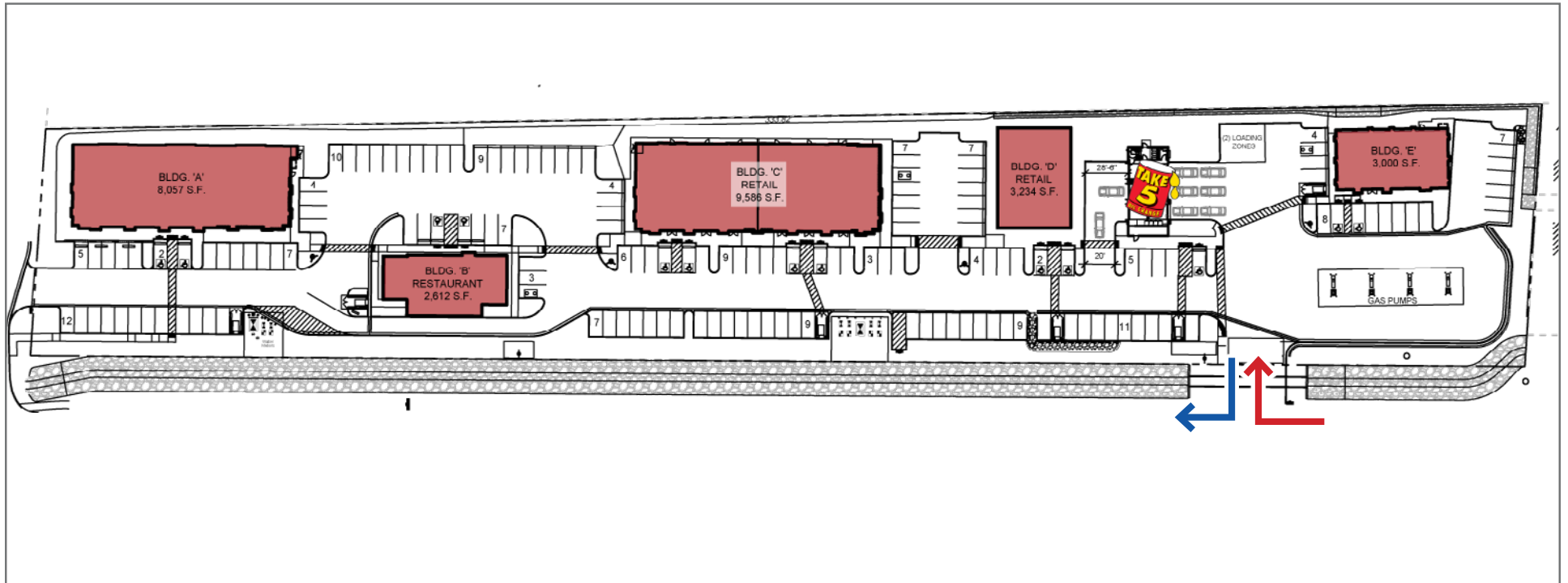


Fast Growing Population



SCHEMATIC SITE PLAN

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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



TRADE AREA AERIAL

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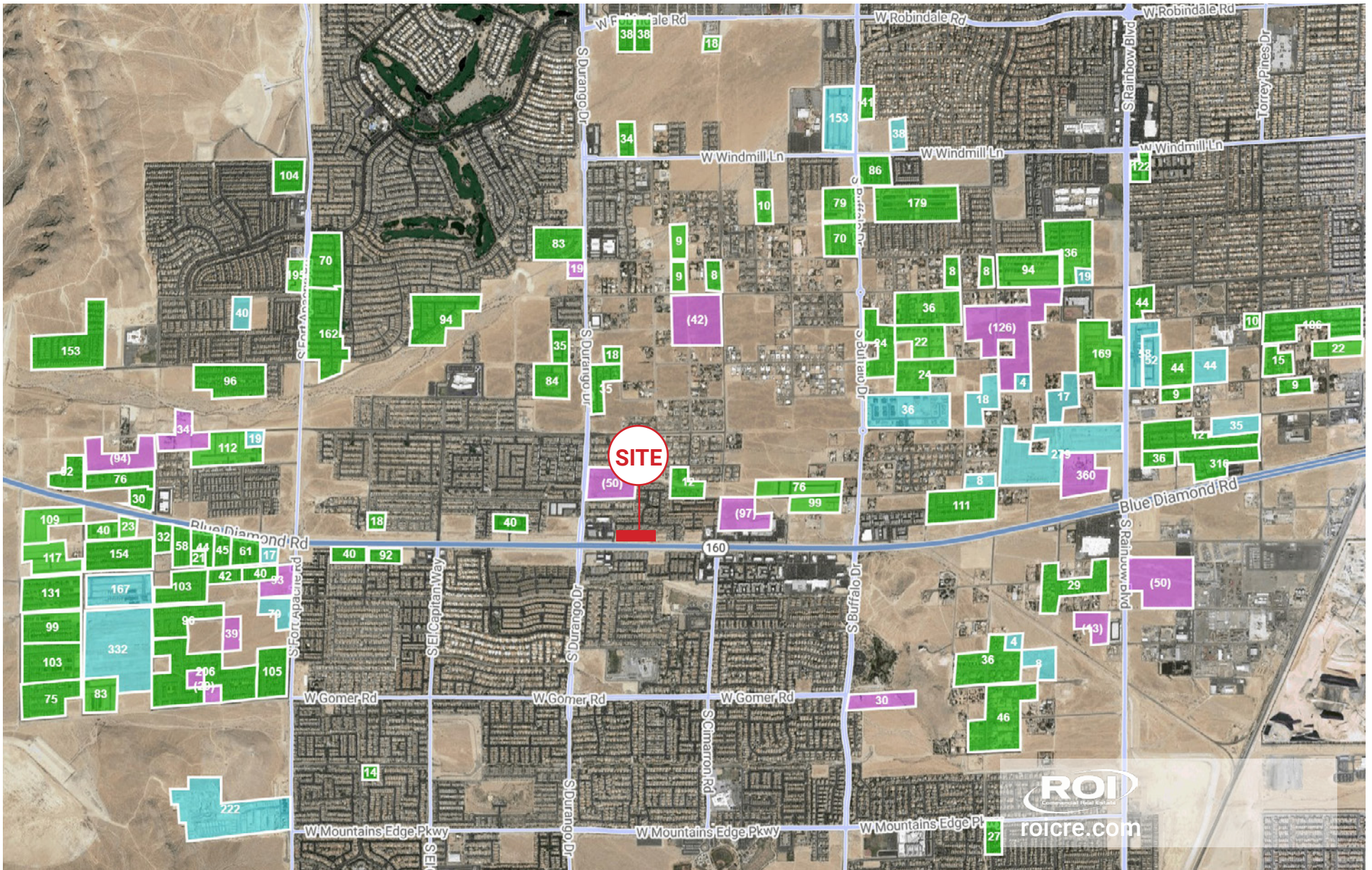
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HOUSING GROWTH

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■ PLANNED
 ■ ON-GOING
 ■ COMPLETED



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AREA

DEMOGRAPHICS



POPULATION

1 Mile	3 Miles	5 Miles
24,909	111,688	223,062



AVERAGE HOUSEHOLD INCOME

1 Mile	3 Miles	5 Miles
\$110,062	\$118,629	\$119,780



TRAFFIC COUNTS

Blue Diamond Rd	Durango Dr
47,000 VPD	30,500 VPD

Sources:
 SitesUSA 2024
 TRINA, NV DOT 2022

