

RETAIL PADS AVAILABLE

GROUND LEASE, BTS, RBTS

E-NEC BLUE DIAMOND & DURANGO
Las Vegas, NV 89119



DAN ADAMSON

702.550.4934 | dan@roicre.com
Lic # B.0026992.CORP

EDWARD LEHARDT, CCIM

702.830.1119 | edward@roicre.com
Lic # S.0180688

CHRIS WALDBURGER

702.483.3683 | chris@roicre.com
Lic # S.0190814



roicre.com


PROPERTY

E-NEC Blue Diamond & Durango


Las Vegas, NV 89118

HIGHLIGHTS


- **± 1,612 - 9,586 SF AVAILABLE**
- Join Conoco Gas Station/C-Store and 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



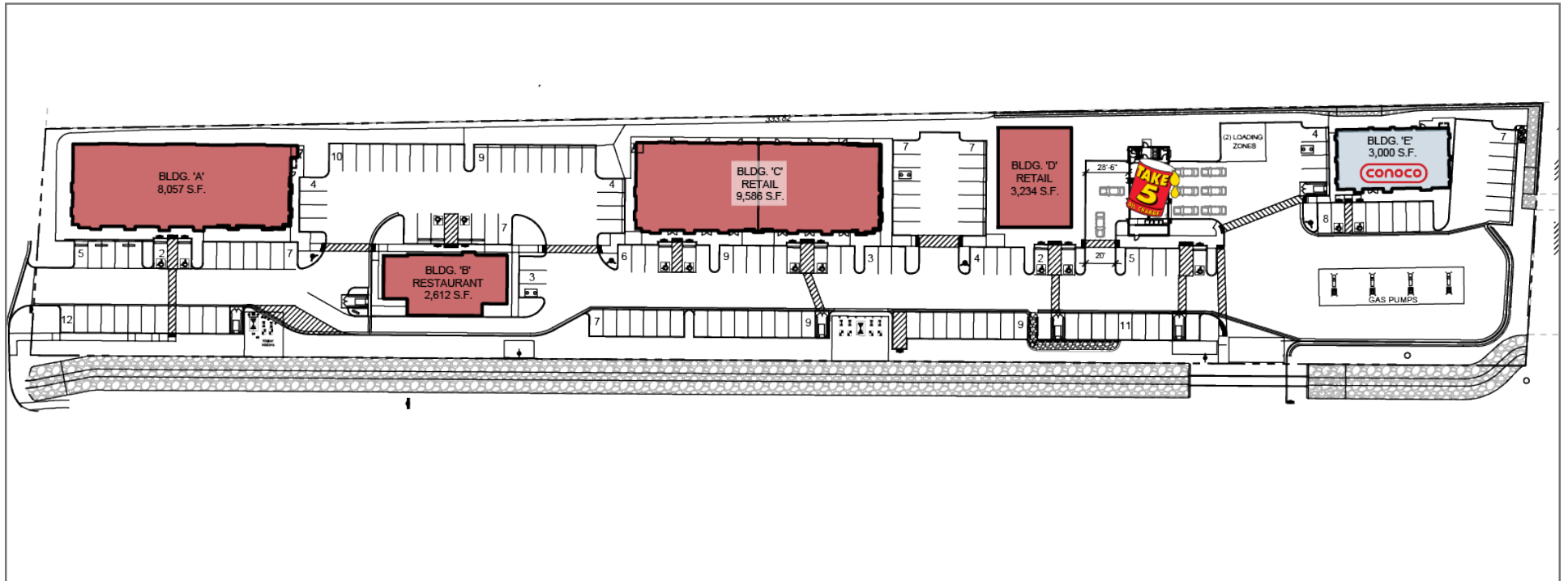
roicre.com

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



SCHEMATIC SITE PLAN

E-NEC Blue Diamond & Durango
Las Vegas, NV 89118



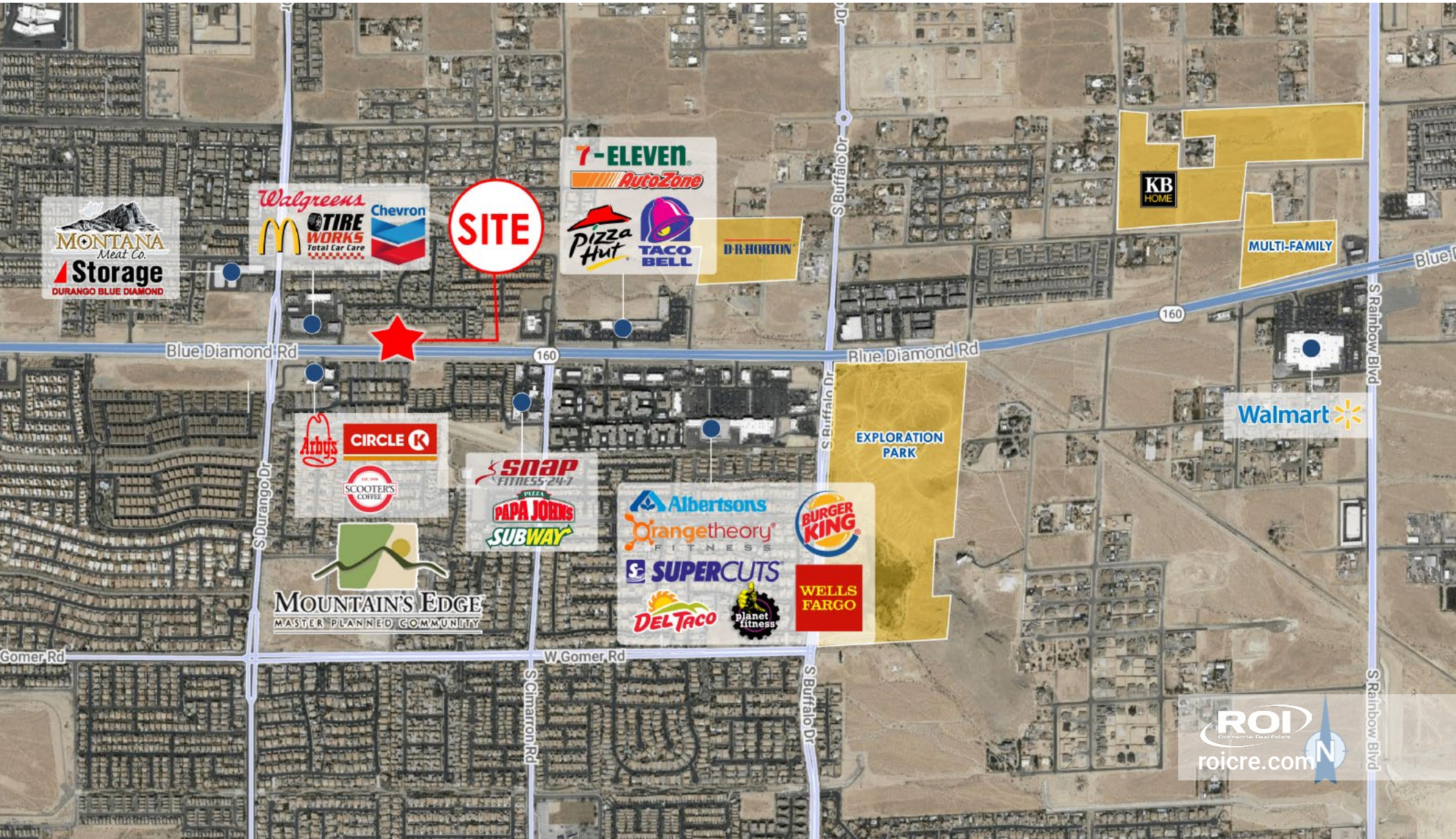
roicre.com

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

E-NEC Blue Diamond & Durango
Las Vegas, NV 89118



roicre.com

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



DEMOGRAPHICS



TRAFFIC COUNTS

Blue Diamond Rd 51,500 VPD

Durango Dr 31,000 VPD



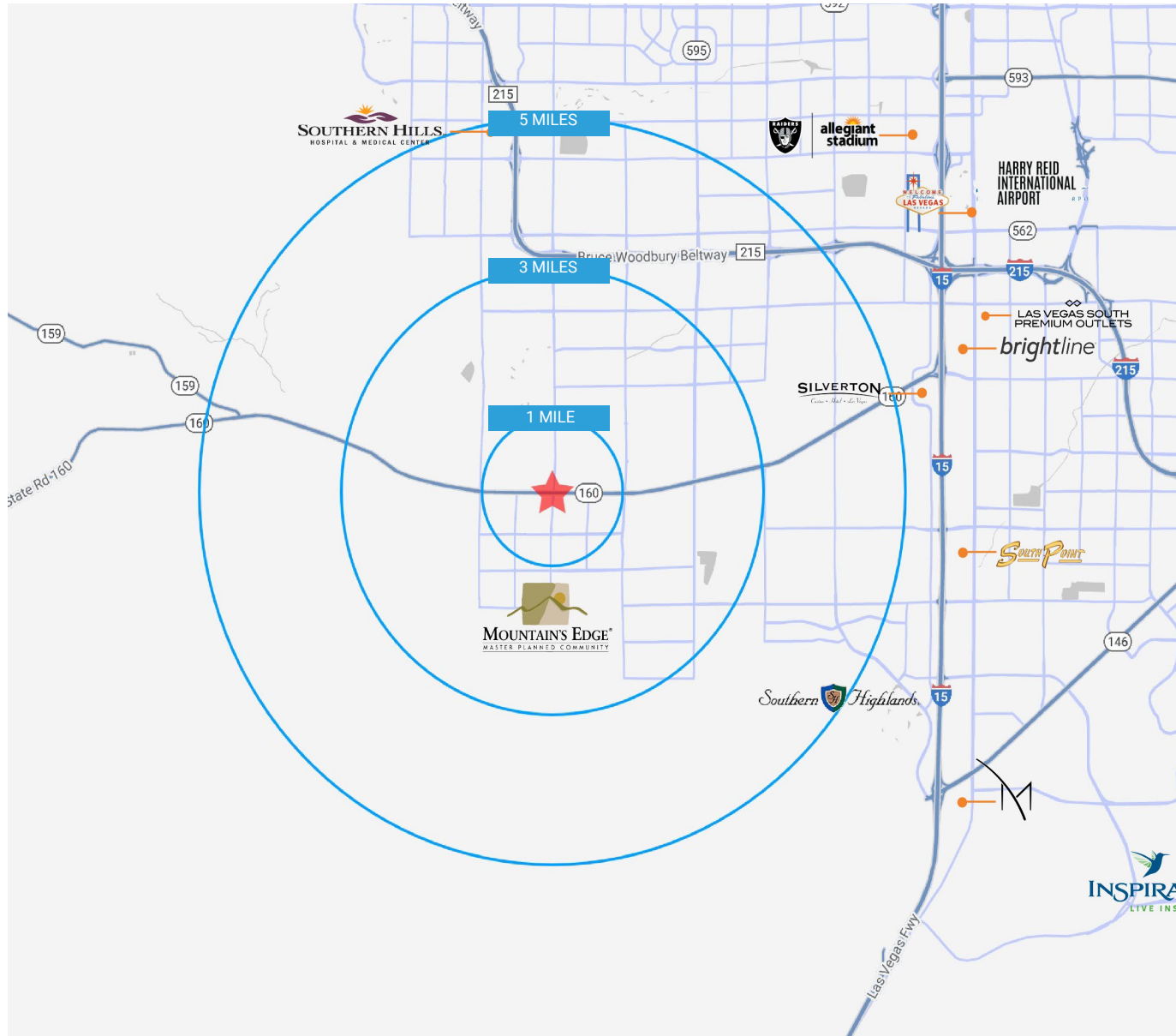
POPULATION

1 Mile	3 Miles	5 Miles
21,347	100,126	201,014



AVERAGE HHI

1 Mile	3 Miles	5 Miles
\$120,006	\$107,284	\$103,644



Sources:
SitesUSA 2021
TRINA, NV DOT 2021

roicre.com

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

