

DURANGO ROCHELLE

4266 S DURANGO DRIVE | LAS VEGAS, NV 89147





PROPERTY HIGHLIGHTS

PROPERTY DETAILS

AVAILABLE SPACE: **±9,200 SF**

RENT: **INQUIRE WITH BROKER**

ZONING: **C-2**



OPPORTUNITY BENEFITS



Strong Southwest demographics and surrounding population. Great street visibility with prominent building signage and pylon directory



Combined traffic counts exceed 59,000 vehicles per day at the intersection of Durango Drive and Flamingo Road



New construction nearby and many new commercial projects are growing in this area. Multiple ingress and egress points

SITE PLAN

LEASED
 AVAILABLE
 VIRTUAL TOUR



UNIT	TENANT	SQ FT
4226 - A	Milpa Mexican Cafe	1,363
4226 - B	A+ Dental Group	2,000
4266 - A-E	AVAILABLE	9,200
4266 - G	Freestyle Grappling	1,925
4266 - I	Quest Diagnostics	2,985
4266 - K	Honey Smoke Smoke Shop	1,245
4266 - L	Fresh Cuts Barbershop	1,244
4266 - M	Old Skol Cafe & Lounge	1,558
PAD	POTENTIAL PAD AVAILABLE	0.45 AC

DRIVE TIME & DEMOGRAPHICS

POPULATION

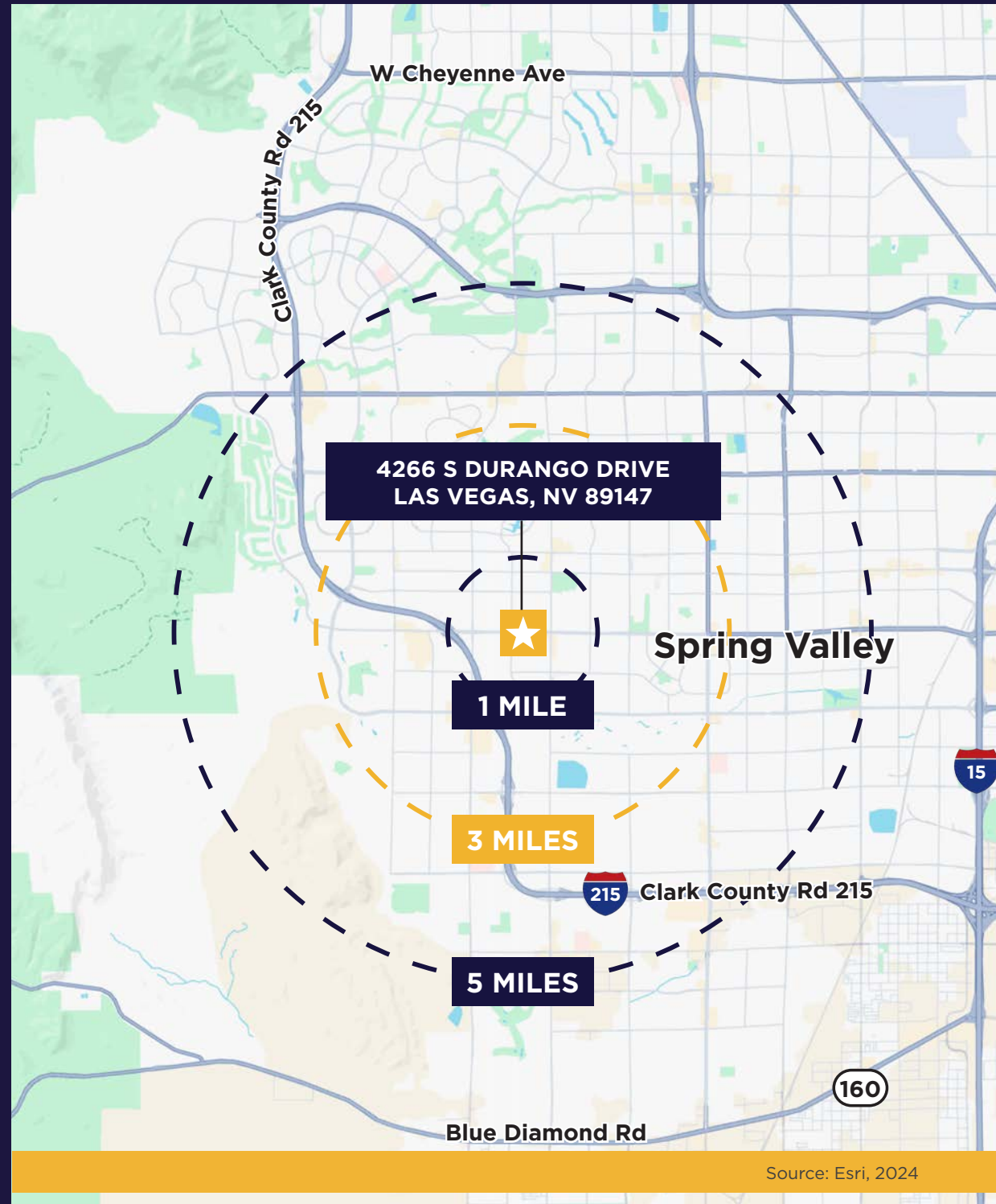
1 MILE	24,482
3 MILES	176,101
5 MILES	394,556

AVG HH INCOME

1 MILE	\$100,609
3 MILES	\$106,512
5 MILES	\$104,215

OF HOUSEHOLDS

1 MILE	9,562
3 MILES	71,455
5 MILES	160,249



AMENITIES & TRANSIT



LEASING

PLEASE CONTACT US FOR MORE INFORMATION:

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