

RETAIL PADS AVAILABLE

LEASE, GROUND LEASE, BTS

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



CALL US FOR
MORE INFO

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PROPERTY HIGHLIGHTS


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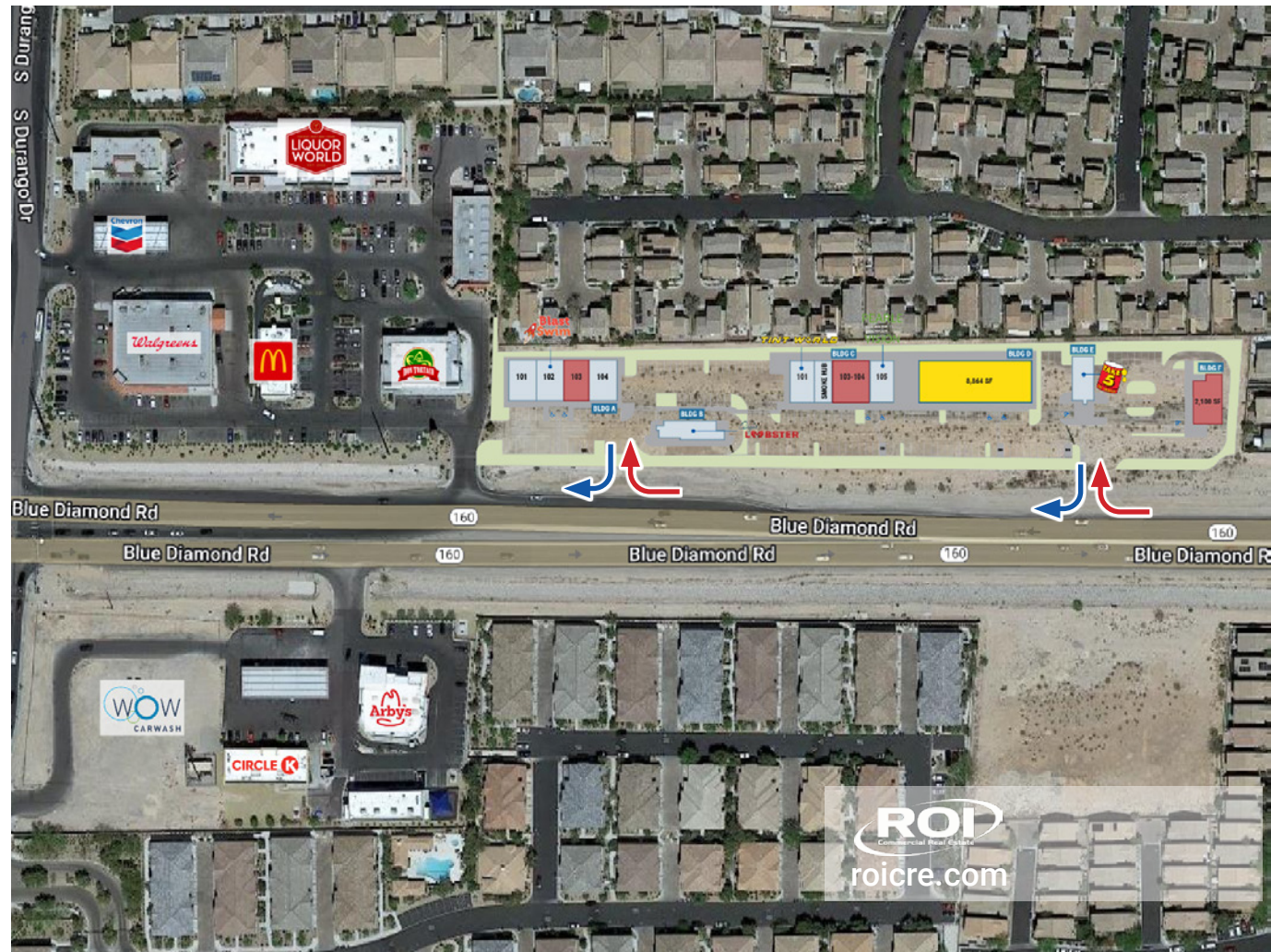
± 1,200 - 8,864 SF AVAILABLE

- High income area near Mountains Edge
- 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
- Building A: Grey shell delivery
Expected 3rd Qtr 2026
- Building B - F: Grey shell delivery
Expected 4th Qtr 2026

 ±3.26 AC

 High growth Area

 Fast Growing Population



ROI
Commercial Real Estate
roicre.com

SCHEMATIC SITE PLAN

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■ AVAILABLE

■ LEASE NEGOTIATIONS

BLDG A

UNIT	TENANT	SIZE (SF)
101	Las Vegas Children's Urgent Care	2,400
102	Blast Swim Academy	2,000
103	AVAILABLE	1,257
104	Diamond Dentistry	2,400

BLDG B

TENANT	SIZE (SF)
Angie's Lobster	2,100

BLDG C

UNIT	TENANT	SIZE (SF)
101	Tint World	2,500
102	Smoke Hub	1,200
103 - 104	AVAILABLE	1,200 - 3,586
105	Pearle Vision	2,500

BLDG D

TENANT	SIZE (SF)
LEASE NEGOTIATIONS	8,864

BLDG E

TENANT	SIZE (SF)
Take 5 Oil Change	1,700

BLDG F

TENANT	SIZE (SF)
AVAILABLE	2,100

TRADE AREA AERIAL

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CONSTRUCTION PROGRESS

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AREA DEMOGRAPHICS

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POPULATION

1 Mile	3 Miles	5 Miles
23,558	129,530	244,899



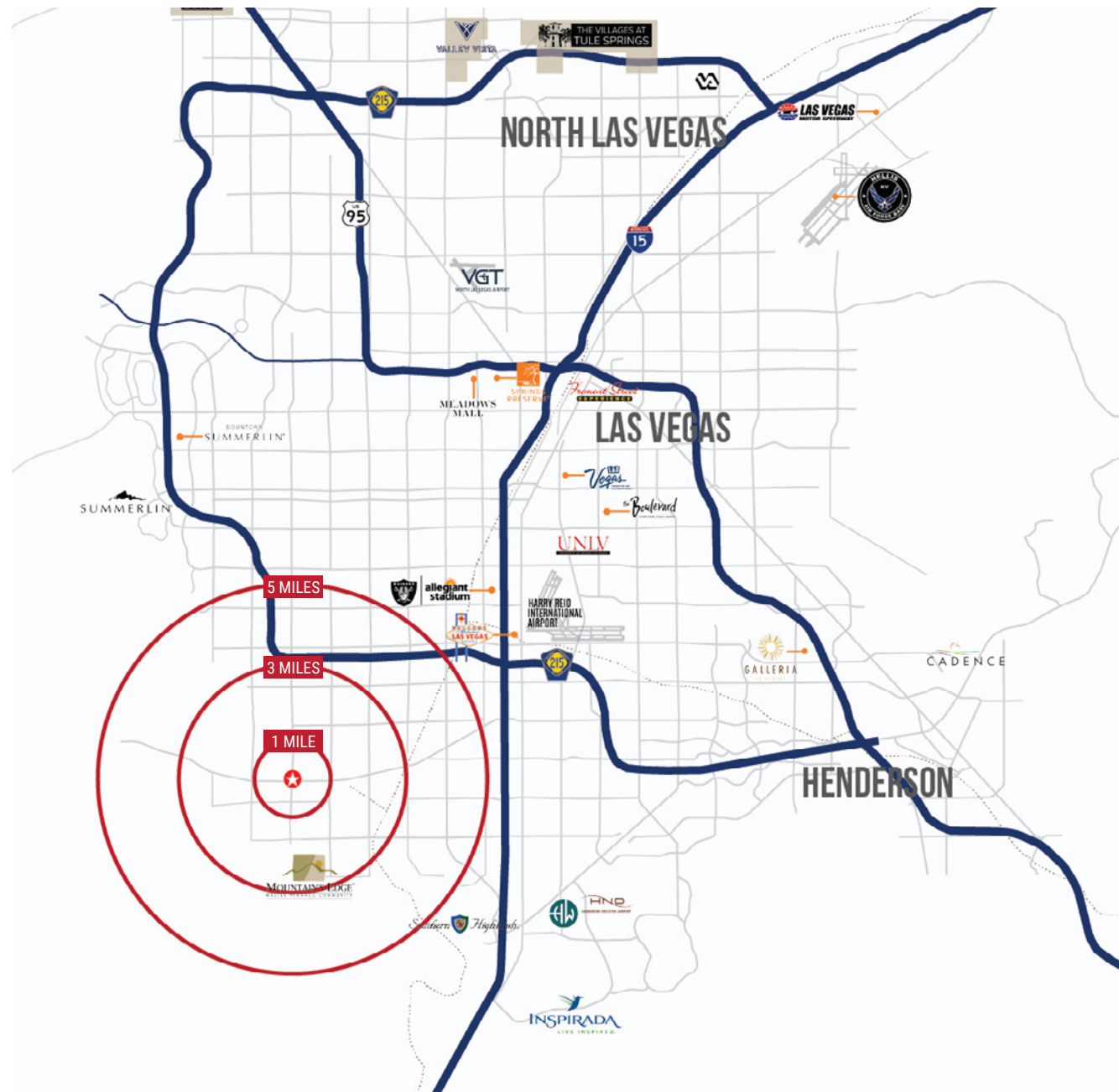
AVERAGE HOUSEHOLD INCOME

1 Mile	3 Miles	5 Miles
\$128,802	\$132,993	\$131,980



TRAFFIC COUNTS

Blue Diamond Rd	Durango Dr
52,000 VPD	28,300 VPD




Sources:
SitesUSA 2025
TRINA, NV DOT 2024

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www.roicre.com




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Let's Stay Connected!



DISCLAIMER

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.

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04/27/26