

**FOR LEASE**



# **DURANGO ROCHELLE CENTER**

**4266 S DURANGO DRIVE  
LAS VEGAS, NV 89147**







# HIGHLIGHTS

## 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

## PROPERTY DETAILS

- **Available Space:** 9,200 SF
- **Retail Space:** ±21,520 SF
- **Rent** Inquire With Broker
- **Zoning** C-2

# 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 MAP & DEMOGRAPHICS



## POPULATION

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



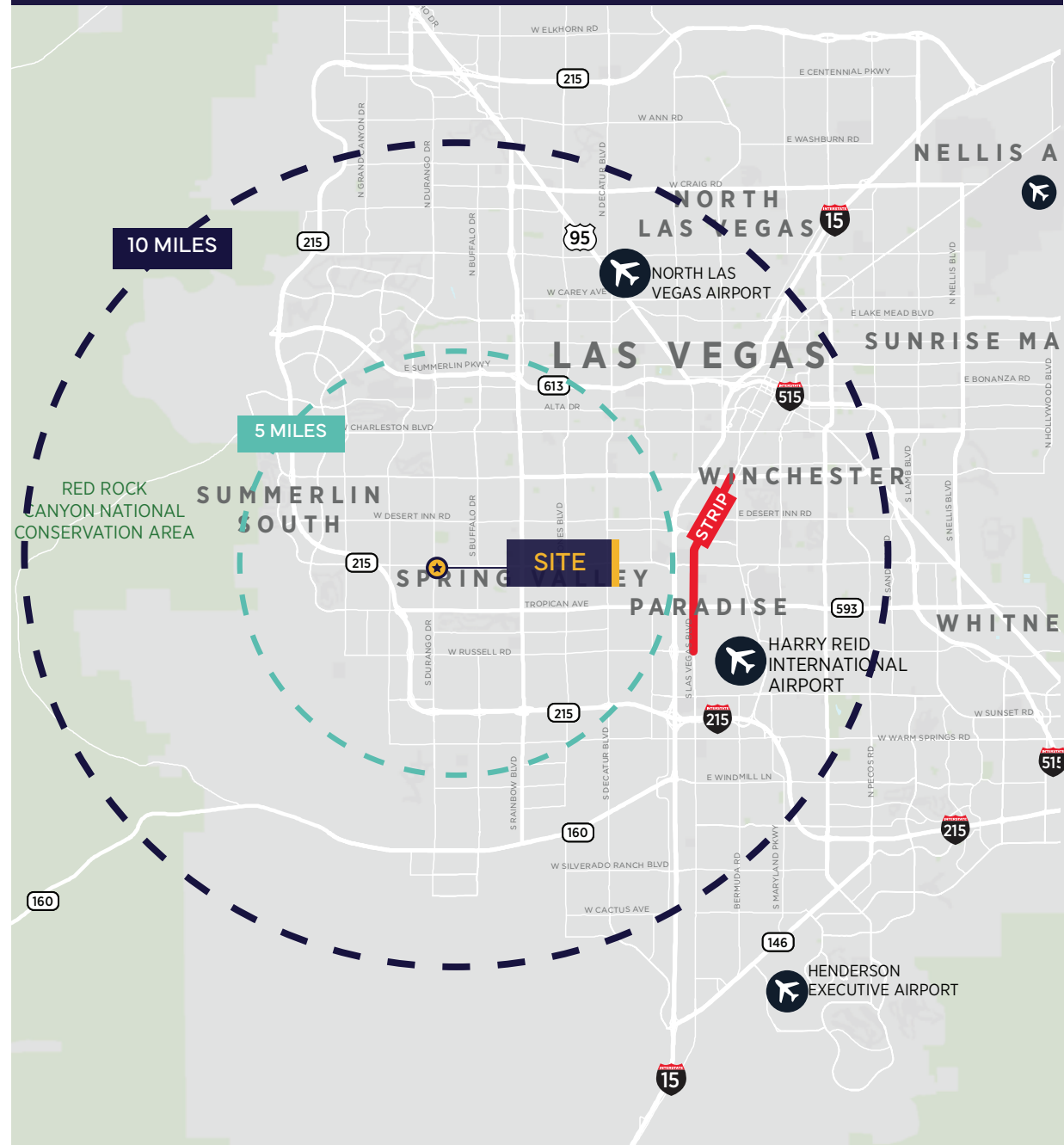
## AVG HH INCOME

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







**For more information, please contact:**

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