

For Lease Rhodes Ranch Town Center

7315 - 7445 S. Durango Drive, Las Vegas, NV 89113



- ◆ ± 130,000 SF Vons grocery anchored neighborhood center
- ◆ Busy shopping center serving the highly regarded Rhodes Ranch community
- ◆ Great national co-tenancy including Bank of America, Buffalo Wild Wings, Tropical Smoothie Cafe, AT&T, Little Caesars, Coldstone Creamery, just to name a few
- ◆ The corner of Warm Springs & Durango is a major retail hub for residents in the southwest; developments occupy all four corners
- ◆ Rhodes Ranch is located just 3/4 of a mile from the 215 Beltway Durango exit and the new 350,000 square foot Ikea Furniture Store is just to the north

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**Newmark
Knight Frank**

Project Info & Availabilities

Building Type: Grocery Anchored Center

Space Available: 2,400 SF

Lease Rates: \$2.15/SF NNN

NNN: \$0.65/SF

Zoning: C-2 (Clark County)

Traffic Counts: ± 52,500 cars per day on Durango

Demographics

Population

1 mile radius 17,330 people

3 mile radius 125,999 people

5 mile radius 283,651 people

Annual HH Income

1 mile radius \$80,468

3 mile radius \$80,645

5 mile radius \$81,216

**2020 Estimated Demographics*



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Project Site Plan



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