

DURANGO & DESERT INN

3399 SOUTH DURANGO DR • LAS VEGAS • NEVADA • 89117



MOUNTAIN WEST
COMMERCIAL REAL ESTATE



FOR LEASE

PROPERTY SPECS

- High Profile Pad Available for Ground Lease or BTS (Up to 4,500 SF)
- 1,270–1,350 SF Inline Available
- 48,000 Cars per Day at Durango DI Intersection
- Higher Demographics (Situated Close to Summerlin)
- Come Join Durango Lodge, Stop n Shop, O'Reilly Auto Parts and More

DEMOGRAPHICS

1 MILE 3 MILES 5 MILES

POPULATION

2017 ESTIMATED POPULATION	26,937	170,928	429,699
2022 PROJECTED POPULATION	28,835	183,609	464,037

HOUSEHOLDS

2017 ESTIMATED HOUSEHOLDS	11,099	68,192	167,873
2022 PROJECTED HOUSEHOLDS	11,819	72,771	180,100

INCOME

2017 EST. AVERAGE HH INCOME	\$66,062	\$78,801	\$73,678
2017 EST. MEDIAN HH INCOME	\$50,526	\$56,634	\$52,129
2017 EST. PER CAPITA INCOME	\$27,502	\$31,890	\$29,188

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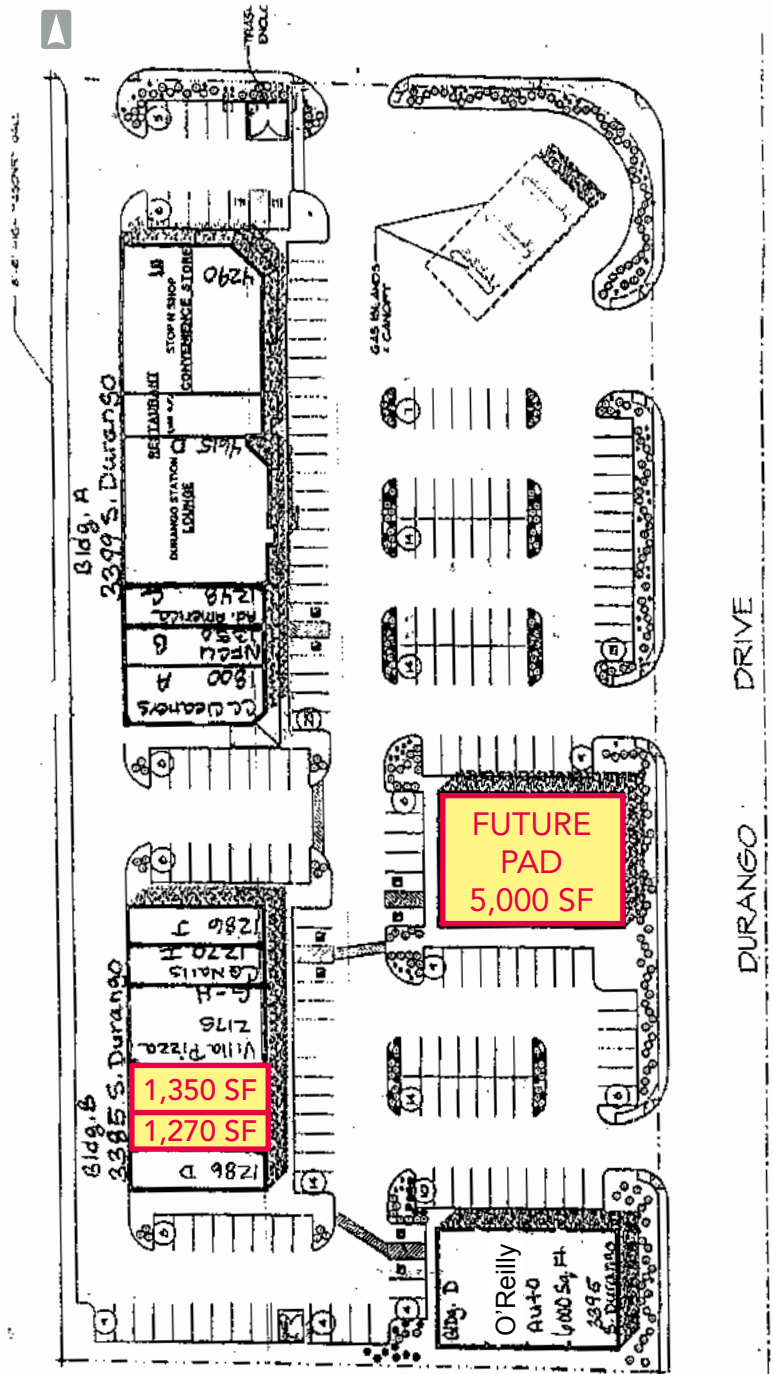
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Suite	Tenant	SF
BUILDING A		
A	CC Cleaners	1,800
B	NFCU	1,350
C	Adv. America	1,248
D	Durango Station	4,615
E	Stop & Shop	4,290
BUILDING B		
D	Ace of Fades Barber Shop	1,286
E	AVAILABLE	1,270
F	AVAILABLE	1,350
G-H	Villa Pizza	2,175
I	CQ Nails	1,270
J	The Spa & Reflexology	1,286
BUILDING C		
	FUTURE PAD	5,000
BUILDING D		
	O'Reilly Auto Parts	6,000



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