

FOR LEASE | RETAIL

Durango Rochelle Center

Voit

4266 S. Durango Dr., Las Vegas, NV, 89147

REAL ESTATE SERVICES



Durango Rochelle Center

The Durango Rochelle Center is located on the NEC of Rochelle & Durango, just south of Flamingo Road. The center is located in the desirable southwest submarket and just 1.5 miles off of the I-215 Beltway.

Demographics

Population

- 1 Mile - 21,034
- 5 Mile - 342,677

Average Household Income

- 1 Mile - \$66,248
- 5 Mile - \$68,309

Zoning

Commercial Neighborhood (CN)

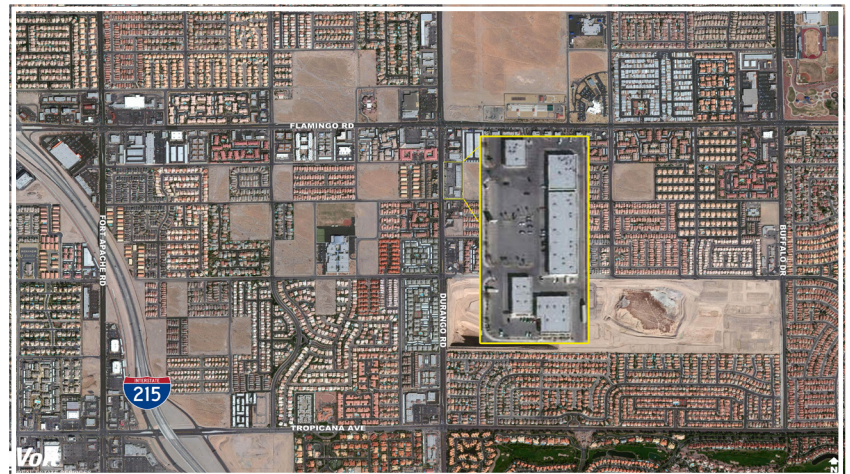
Traffic Counts

Flamingo Road, 0.1 mi East of I-215 Beltway

34,000 Cars per Day

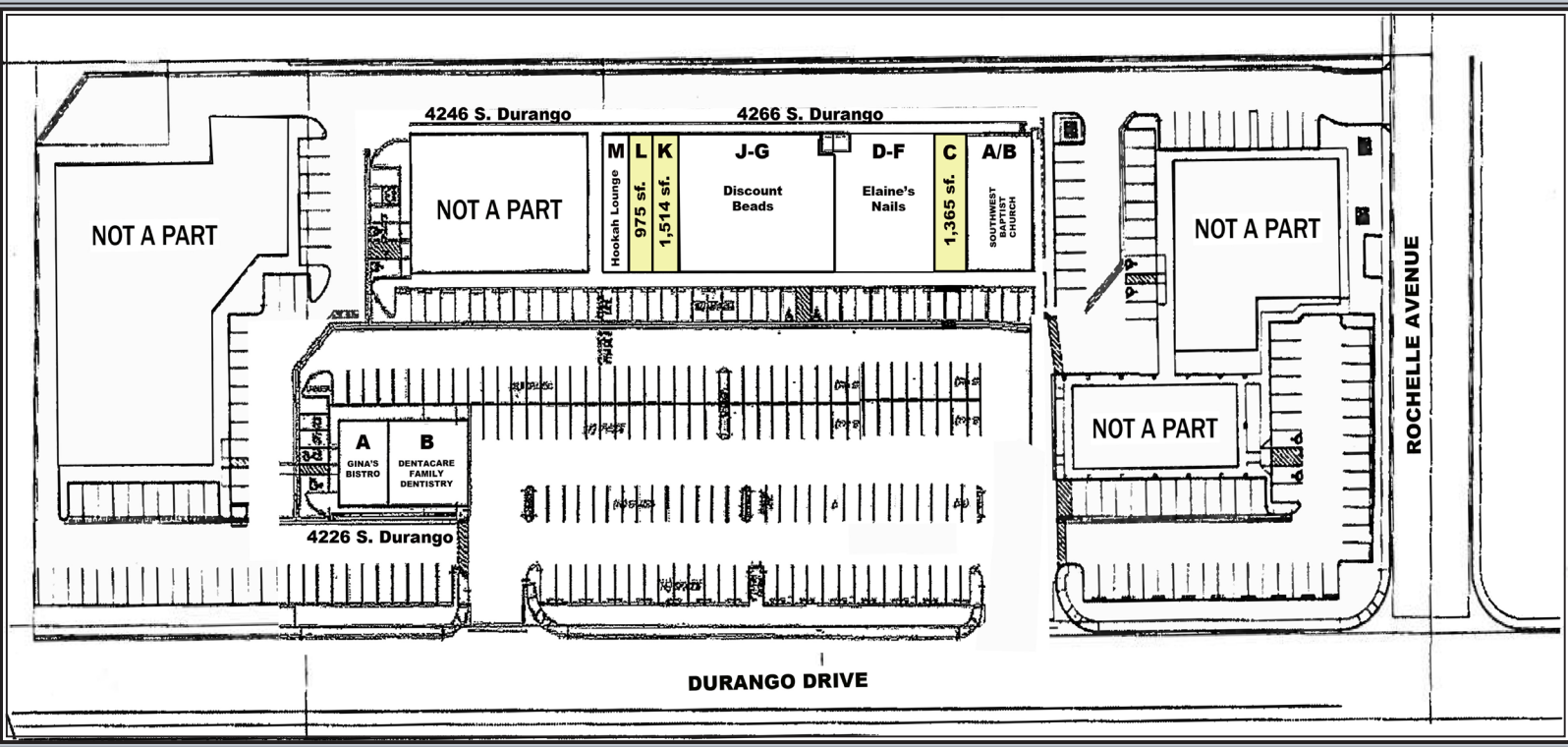
Durango Drive, 0.2 mi South of Westcliff Drive

25,000 Cars per Day



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Durango Rochelle Center Available Spaces

For Lease	Square Ft.	Rental Rates	Tenant Improvement Allowance*
Suite C	± 1,365 sf.	\$1.35 sf/mo	\$13,650
Suite K	± 1,514 sf.	\$1.00 sf/mo	\$10,000
Suite L	± 975 sf.	\$1.00 sf/mo	\$7,000

*Tenant Improvement Allowance available to qualified Tenants only. Specific Tenant Improvement Allowance is dependent upon Tenant's finances and business experience.

Estimated CAMs, Taxes & Insurance - \$0.42 sf/mo



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