

# DURANGO PLAZA

3080 - 3090 S Durango Dr., Las Vegas, NV 89117



Rose Mihata - Owner  
3090 S Durango Dr. - suite "D"  
Las Vegas, NV 89117  
[durangoplazanv@yahoo.com](mailto:durangoplazanv@yahoo.com)

# DURANGO PLAZA

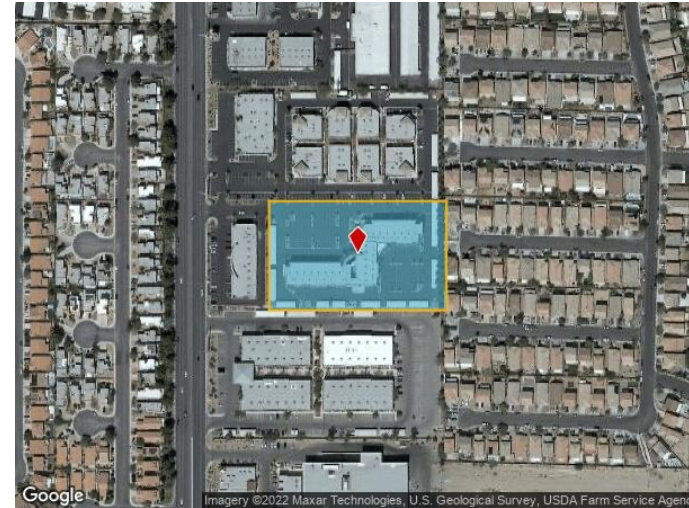
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**Durango Plaza**

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## PROPERTY SUMMARY



## PROPERTY DESCRIPTION

Durango Business Park is a beautiful two-story office complex located in the desirable Lakes community. The building is set back off the street which provides a quiet atmosphere with easy access.

## PROPERTY HIGHLIGHTS

- Suites range from  $\pm 1,030$  SF to  $\pm 8,476$  SF
- Professionally maintained building and landscaping
- On-site property management & maintenance
- Ample surface and reserved covered parking available
- Parking ratio: 5.81/1,000 SF
- Desirable Southwest location in strong demographic area

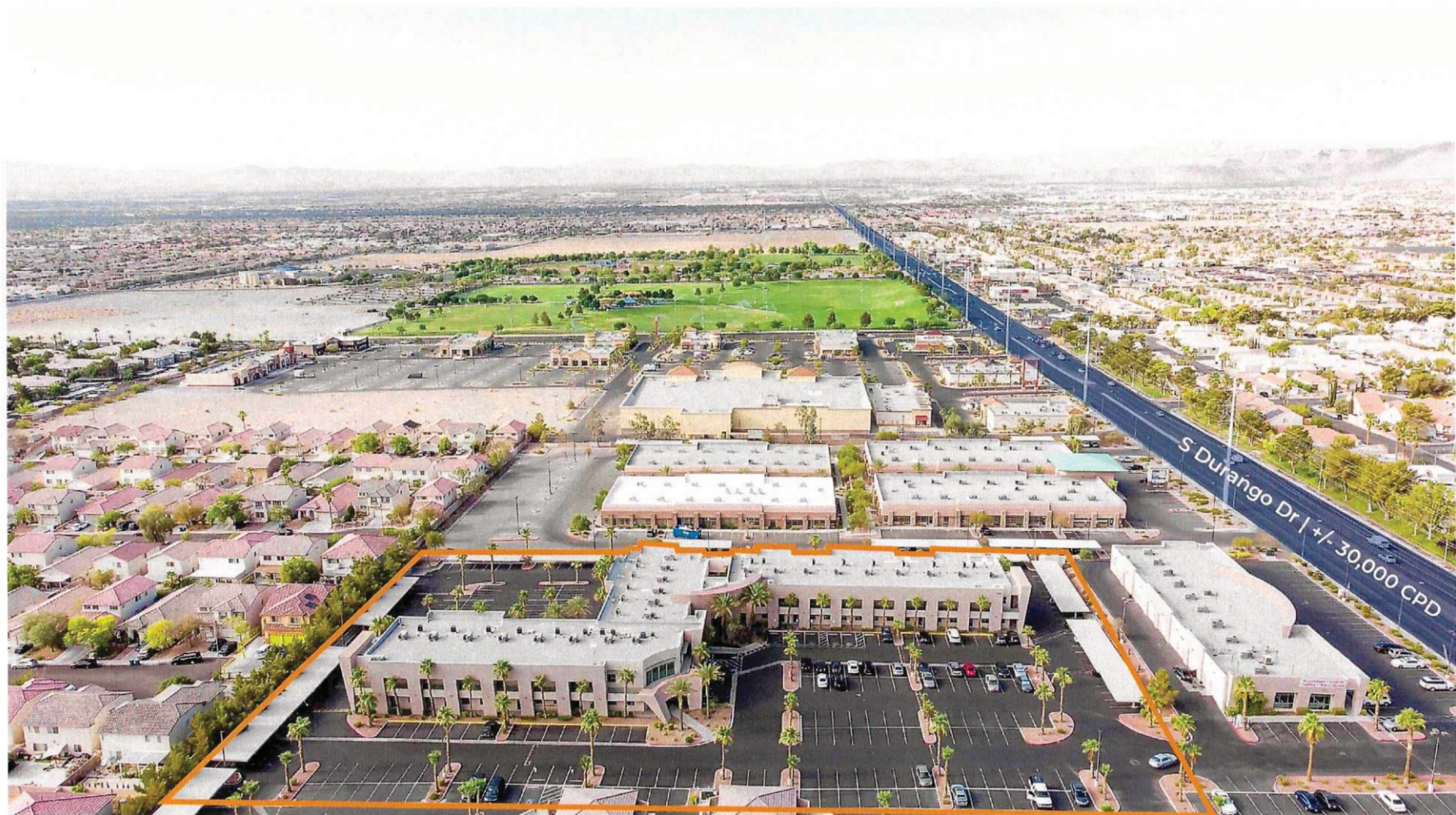
## OFFERING SUMMARY

AVAILABLE SF:	1,030 - 8,476 SF
LOT SIZE:	3.5 Acres
BUILDING SIZE:	48,180 SF

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AERIAL



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## DEMOGRAPHICS near 3080 S DURANGO DR

	1 MILE	3 MILE	5 MILE
2021 Total Population	22,620	169,853	471,603
2026 Population	23,864	181,291	508,668
Pop Growth 2021-2026	+ 5.50%	+ 6.73%	+ 7.86%
Average Age	40	41	39
2021 Total Households	9,405	68,074	182,793
HH Growth 2021-2026	+ 5.31%	+ 6.67%	+ 7.62%
Median Household Inc	\$59,518	\$63,973	\$60,046
Avg Household Size	2.40	2.50	2.60
2021 Avg HH Vehicles	2.00	2.00	2.00
Median Home Value	\$360,398	\$335,403	\$324,019
Median Year Built	1994	1994	1994

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