



1.9 ACRE PLANNED RETAIL

SEC Blue Diamond Rd & Durango Dr
Las Vegas, NV 89119

6,400 SF SHOP SPACE | FOR LEASE



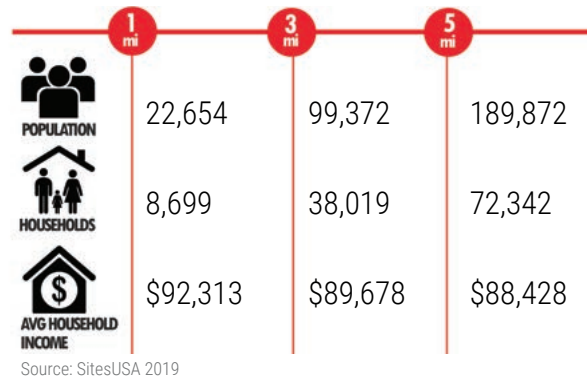
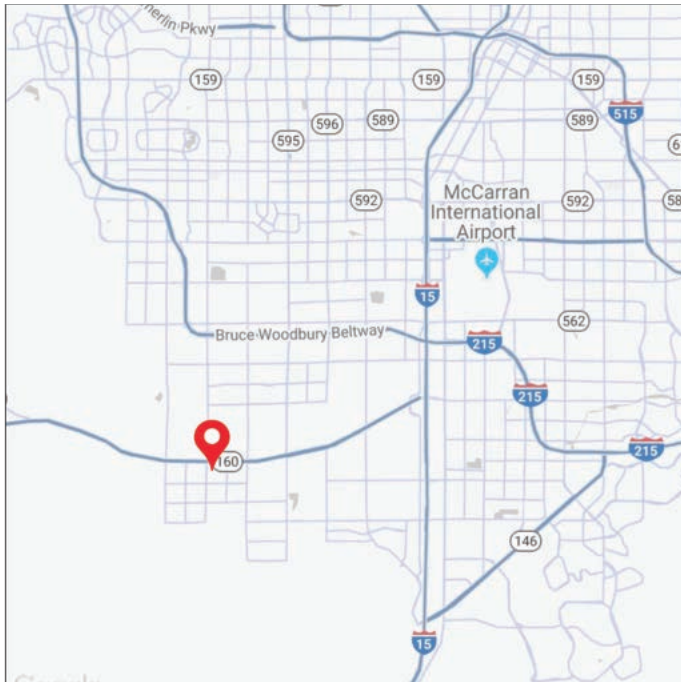
9121 W Russell Rd
Suite 111
Las Vegas, NV 89148

SHOP SPACE AVAILABLE FOR LEASE

SEC Blue Diamond Rd & Durango Dr, Las Vegas, NV 89113

Property Information

- Located at the entrance of the Mountain's Edge Master Planned Community with over 10,000 homes
- Signalized intersection with a combined 80,000 + vehicles per day
- Exceptional housing growth projected within the immediate trade area
- Join Scooter's Coffee and cross access to adjoining parcel occupied by Circle K
- Seeking retail and office shop tenants occupying up to 6,400 SF



Traffic Counts

Blue Diamond - 49,500 VPD

Durango - 27,000 VPD

Source: TRINA, NV DOT 2019

DERON CONWAY

702.550.4918

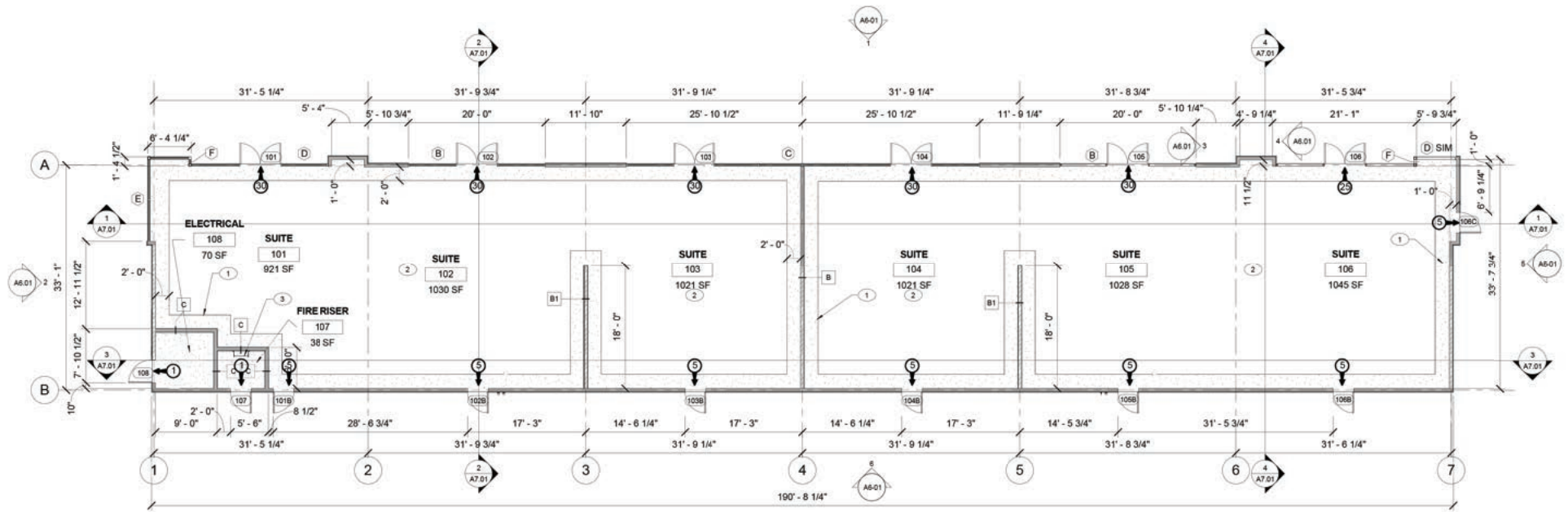
dc@roicre.com

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6,400 SF

1 RETAIL FLOOR PLAN
SCALE: 1/8" = 1'-0"



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