

# SHOP SPACE AVAILABLE FOR LEASE

SEC Blue Diamond Rd & Durango Dr, Las Vegas, NV 89178



## 1.9 Acre Planned Retail



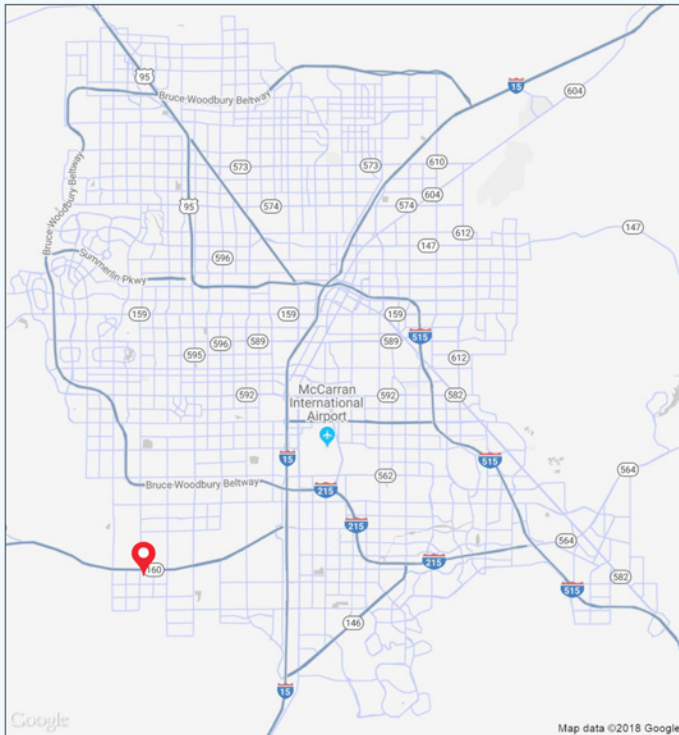


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## Property Information

- 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



	1 mi	3 mi	5 mi
POPULATION	23,155	97,981	188,443
HOUSEHOLDS	8,889	37,507	71,831
AVE HOUSEHOLD INCOME	\$92,697	\$89,774	\$88,379

Source: SitesUSA 2019



### Traffic Counts

Blue Diamond - 46,000 VPD

Durango Dr - 52,500 VPD

Source: NV DOT 2018

**DERON CONWAY**

702.550.4918

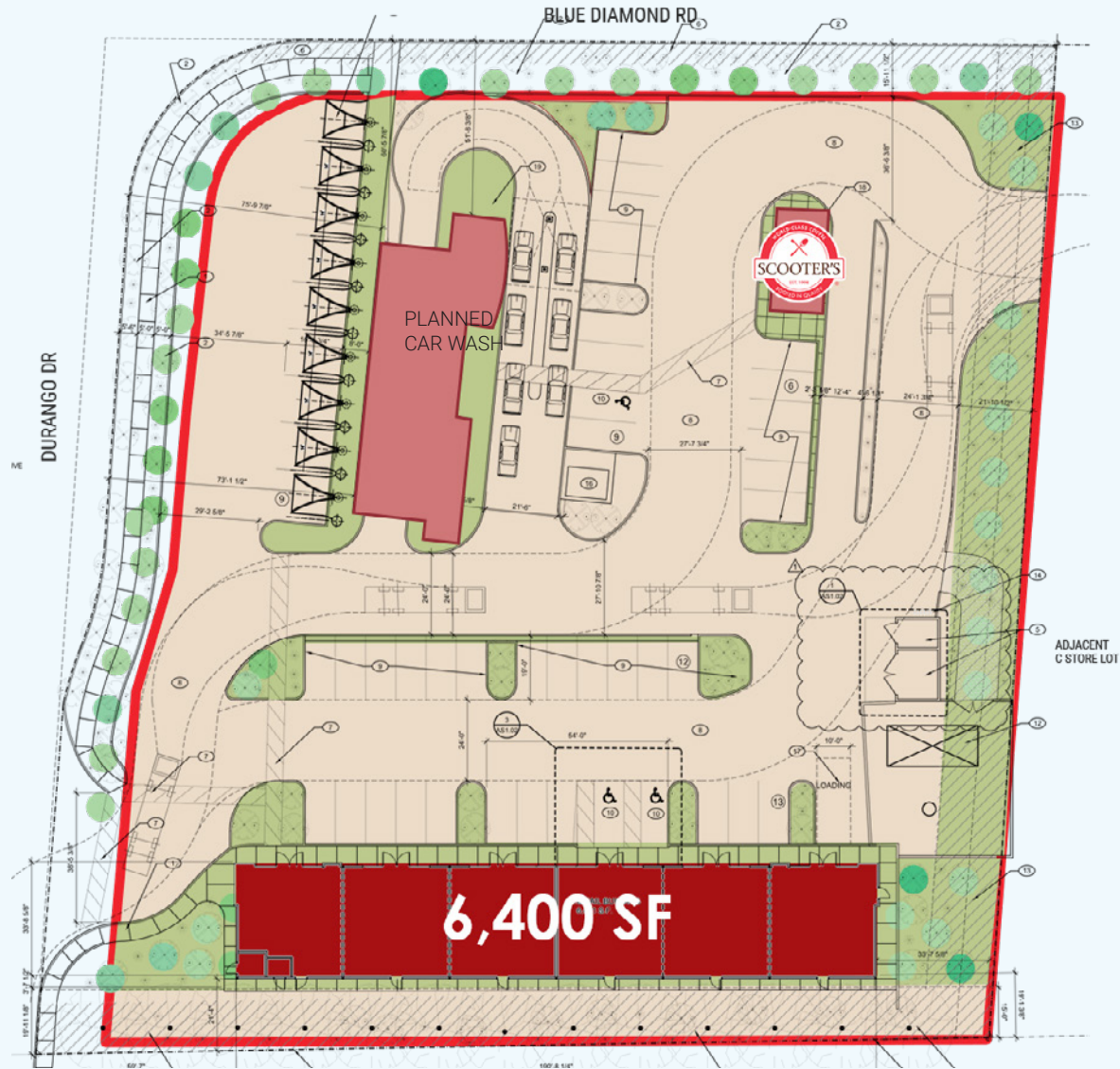
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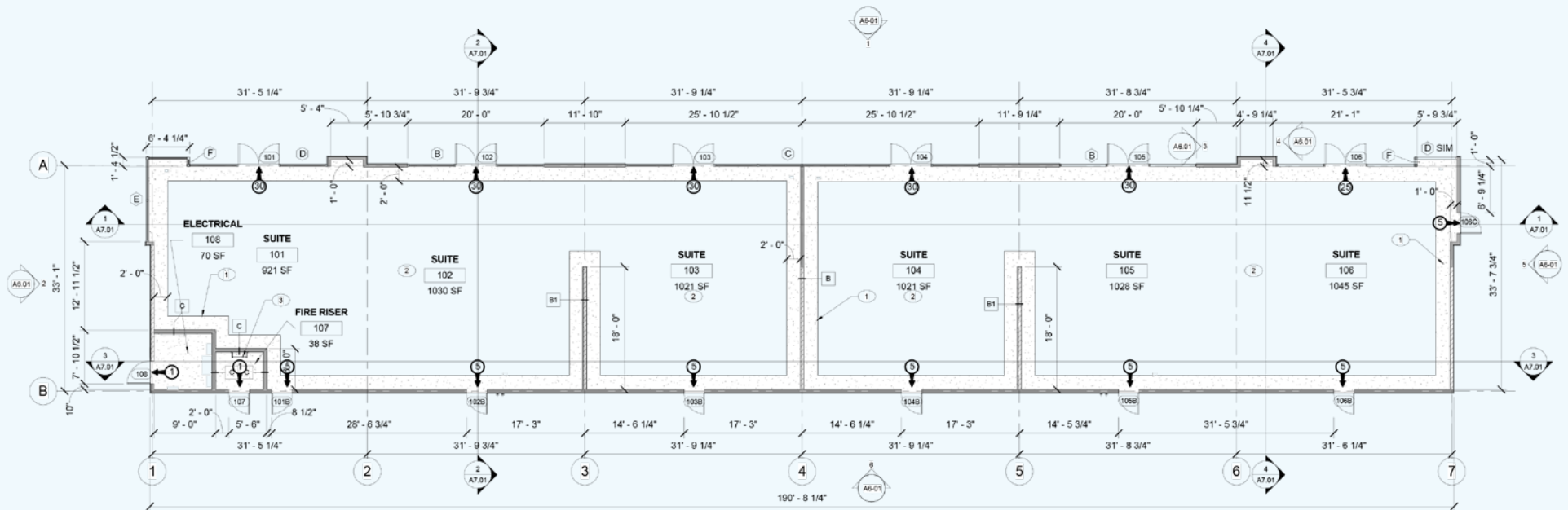
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All information contained herein is from sources we deem reliable, and we have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are submitted subject to errors and omissions and all information should be carefully verified. \*All measurements quoted herein are approximate

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# 6,400 SF

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

