



# 3455 S. DURANGO DRIVE

LAS VEGAS, NV 89117

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# Property Summary



## OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,400 - 8,400 SF
Lot Size:	1.46 Acres
Building Size:	21,000 SF
Zoning:	C-1
Year Built:	1998

## PROPERTY DESCRIPTION

Great location on S. Durango Drive.

## PROPERTY HIGHLIGHTS

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# Retailer Map

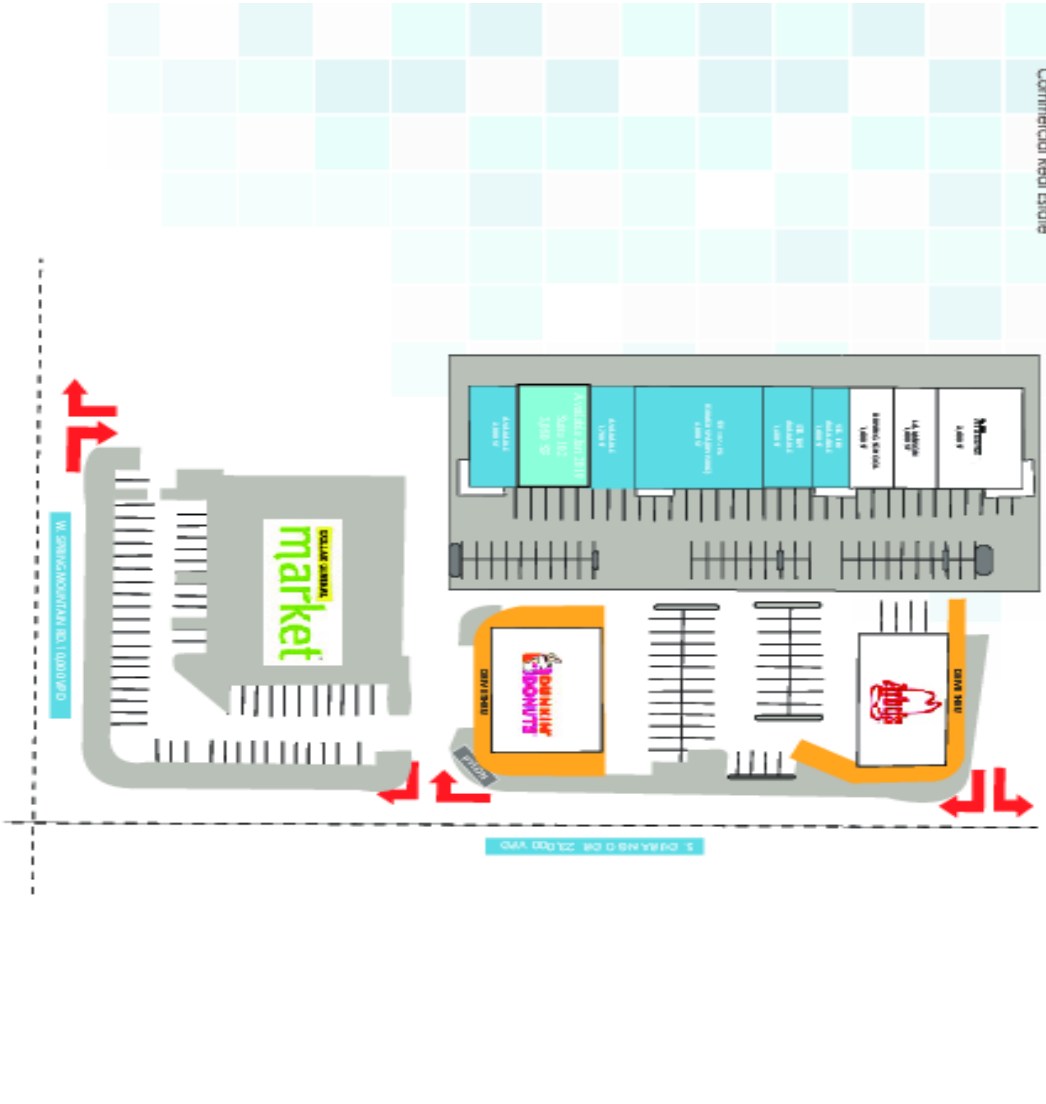




# Site Plan



## SITE PLAN



SUITE #	TENANT	SF
101	AVAILABLE	2,000
102	AVAILABLE	3,080
104	AVAILABLE	1,700
107	AVAILABLE FORMER SPA(DIVISIBLE)	6,800
109	AVAILABLE	1,600
110	AVAILABLE	1,400
111	DRIVING SCHOOL	1,400
112	LA MASON	1,400
115	Minnos Gourmet	2,400



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# Additional Photos



3455 S. DURANGO DRIVE LAS VEGAS, NV 89117

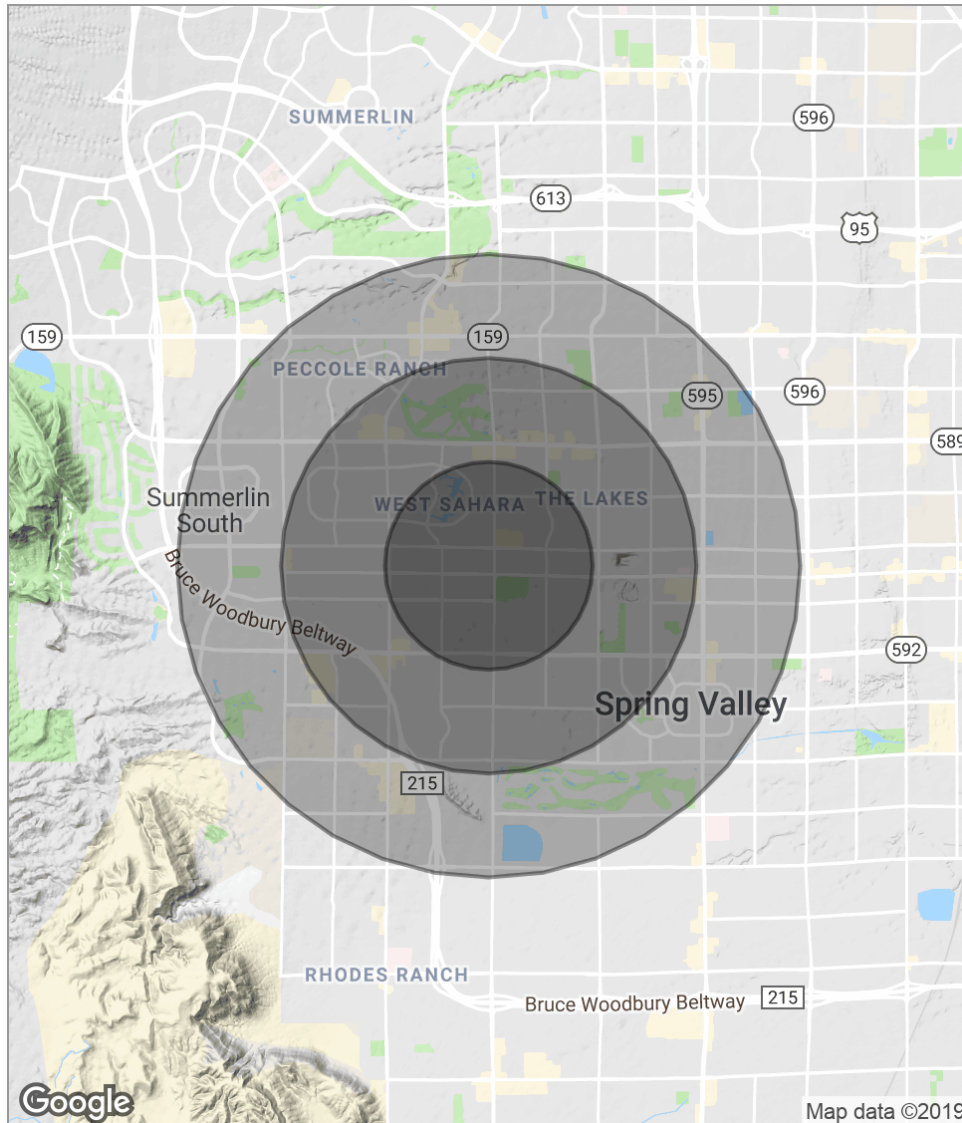


# Location Maps



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# Demographics Map



POPULATION	1 MILE	2 MILES	3 MILES
Total population	23,111	82,492	158,659
Median age	37.2	38.4	39.2
Median age (Male)	37.9	38.7	39.1
Median age (Female)	36.5	38.0	39.0
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	9,712	33,418	64,284
# of persons per HH	2.4	2.5	2.5
Average HH income	\$72,762	\$76,487	\$83,197
Average house value	\$277,396	\$333,455	\$341,479

\* Demographic data derived from 2010 US Census