FOR LEASE | RETAIL Montecito Crossing

6610 - 6770 N. Durango Dr., Las Vegas, NV 89149





Property Description

Montecito Crossing is a 260,000+ square foot powercenter located in the Northwest part of the Las Vegas Valley. It is ideally located immediately off of the I-215 & Durango interchange and is nearby the US-95 freeway. This center is anchored by a KOHL's department store and features other retailers such as Office Depot, Pier 1 Imports, Petsmart, ULTA Beauty, Tuesday Morning, Bank of America, Buffalo Wild Wings, Burger King, Panda Express, Sport Clips, Subway, etc.

Join: KOHL'S PETSMART Pier 1 imports ULTA

montecitocrossin

Population

1 Mile: 16,962 3 Mile: 101,292 5 Mile: 226,515 **Average Household Income:**

1 Mile: \$81,130 3 Mile: \$92,084 5 Mile: \$86,569 Zoning: Town Center District (T-C) Traffic Counts: Durango Dr. - **27,000 cpd**

Owned and Operated By:

American Finance Trust

Montecito Crossing

6610 - 6770 N. Durango Dr., Las Vegas, NV 89149

1 | 6720 Suite 220 (Second Floor) 2,000 sf. DEER SPRINGS WAY 2 | 6720 Suite 160 (Ground Level) 2,665 sf. 3 | 6710 5,500 sf. 4 | Brow's Art * 1.400 sf. 5 | 6640 Suite 140 1,200 sf. 6 | 6680 25.000 sf. **NNN Estimate:** * Existing Tenant. Do not disturb. Office DEPOT ULTA BIG5 2 I m DURANGO DR **I** I **KOHĽS** . Innonnonnonnonnon The HARD AND THE AND T A CHIMBHAN PHILIPHIC PHILI WHERE ST. CIIIIIII Bank of Ame Ē Lee's TIT பார்யால Pier 1 imports *C*AHOHHHOHHHOHHHO TTTTTTTT CIIIIIII 6]+++0++++0++++0++++0 Tuesday Morning 0++++0++++0++++0++++0+++++0 Cumun PETSMART 0+++0++++0++++0++++0+++++0



Kit Graski Director Lic #BS.0015934.LLC 702.570.5377 kgraski@roicre.com

\$2.25 sf./mo.

\$2.50 sf./mo.

\$2.00 sf./mo.

\$3.00 sf./mo.

\$3.00 sf./mo.

TBD

\$0.42 sf./mo.

George Okinaka

Executive Vice President Lic #S.0045747 702.570.5376 gokinaka@roicre.com

Maureen Waters

Senior Associate Lic #S.0169395 702.570.5124 mwaters@roicre.com



Available