

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:



## Population

1 Mile: 16,962

3 Mile: 101,292

5 Mile: 226,515

## Average Household Income:

1 Mile: \$81,130

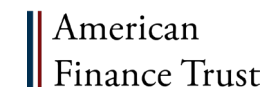
3 Mile: \$92,084

5 Mile: \$86,569

Zoning: Town Center District (T-C)

Traffic Counts: Durango Dr. - 27,000 cpd

## Owned and Operated By:



# montecitocrossing

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Available

1   6720 Suite 220 (Second Floor)	2,000 sf.	\$2.25 sf./mo.
2   6720 Suite 160 (Ground Level)	2,665 sf.	\$2.50 sf./mo.
3   6710	5,500 sf.	\$2.00 sf./mo.
4   Brow's Art *	1,400 sf.	\$3.00 sf./mo.
5   6640 Suite 140	1,200 sf.	\$3.00 sf./mo.
6   6680	25,000 sf.	TBD

NNN Estimate: **\$0.42 sf./mo.**

\* Existing Tenant. Do not disturb.

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