



FOR LEASE

DURANGO COURTYARD EXECUTIVE SUITES

4775 S. Durango Drive, Las Vegas, NV 89147



PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

AVAILABLE SF:	±654 SF
LEASE RATE:	\$1.65/SF/M
NNN RATE:	\$0.89/SF/M
LOT SIZE:	0.63 Acres
BUILDING SIZE:	9,664 SF

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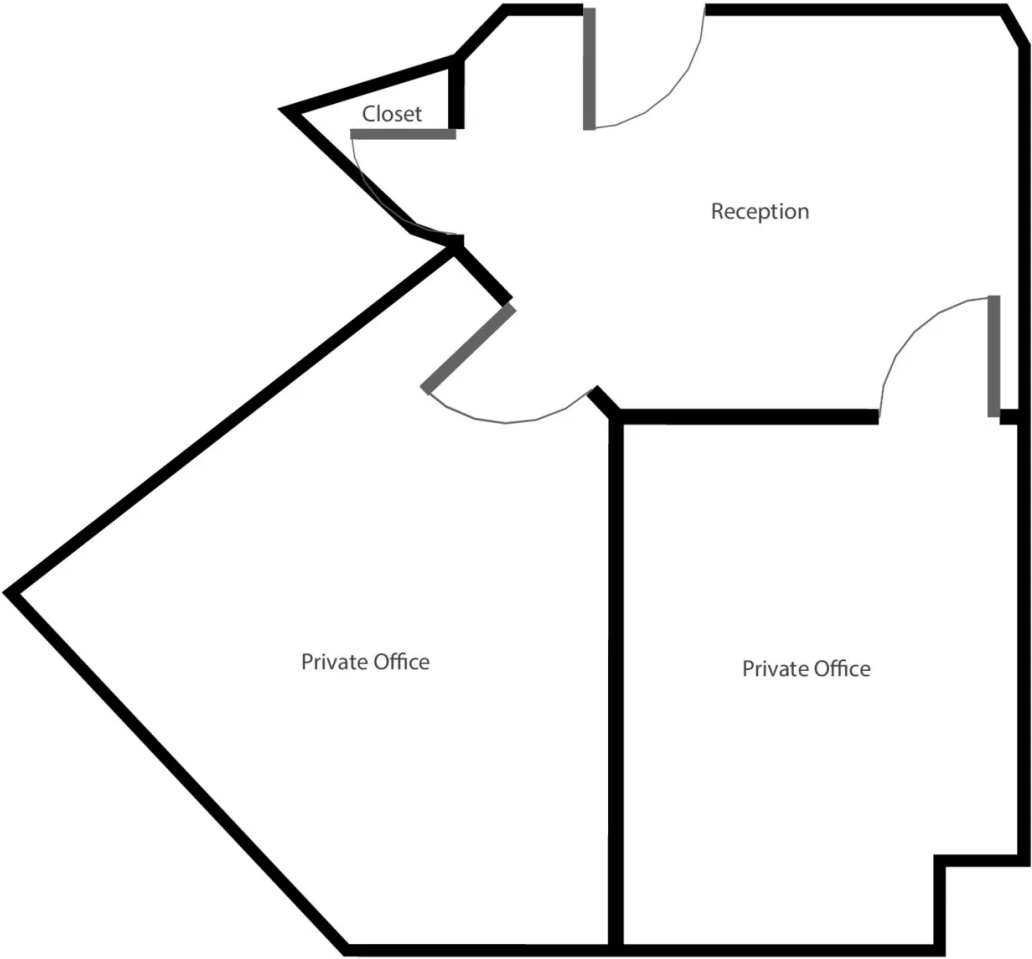
PROPERTY DESCRIPTION

Welcome to 4775 South Durango Drive, a commercial property available for lease in vibrant Las Vegas, NV. This building boasts a prime location with high visibility and prominent street frontage. The attractive landscaping and bright, spacious interior create an inviting atmosphere, making this property an excellent opportunity for your next business venture.

PROPERTY HIGHLIGHTS

- Prime location in the heart of Las Vegas, NV
- Modern and attractive building design with courtyard garden
- Easy access to I-215 Freeway
- High visibility with prominent street frontage
- Pylon sign available

FLOOR PLAN - SUITE 107: ±654 SF



*Not to scale, for illustration purposes only. ***Not to scale***

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ADDITIONAL PHOTOS



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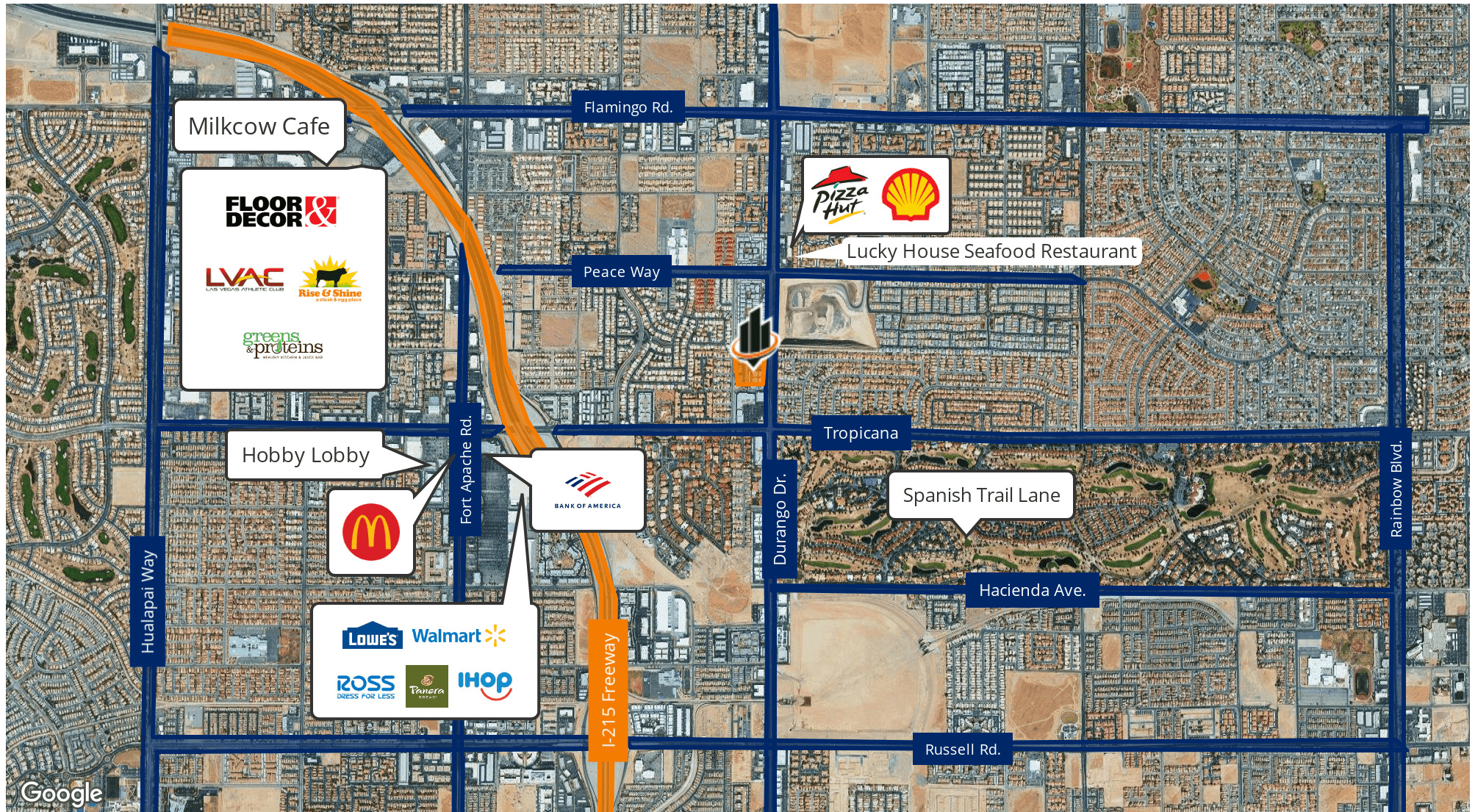
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

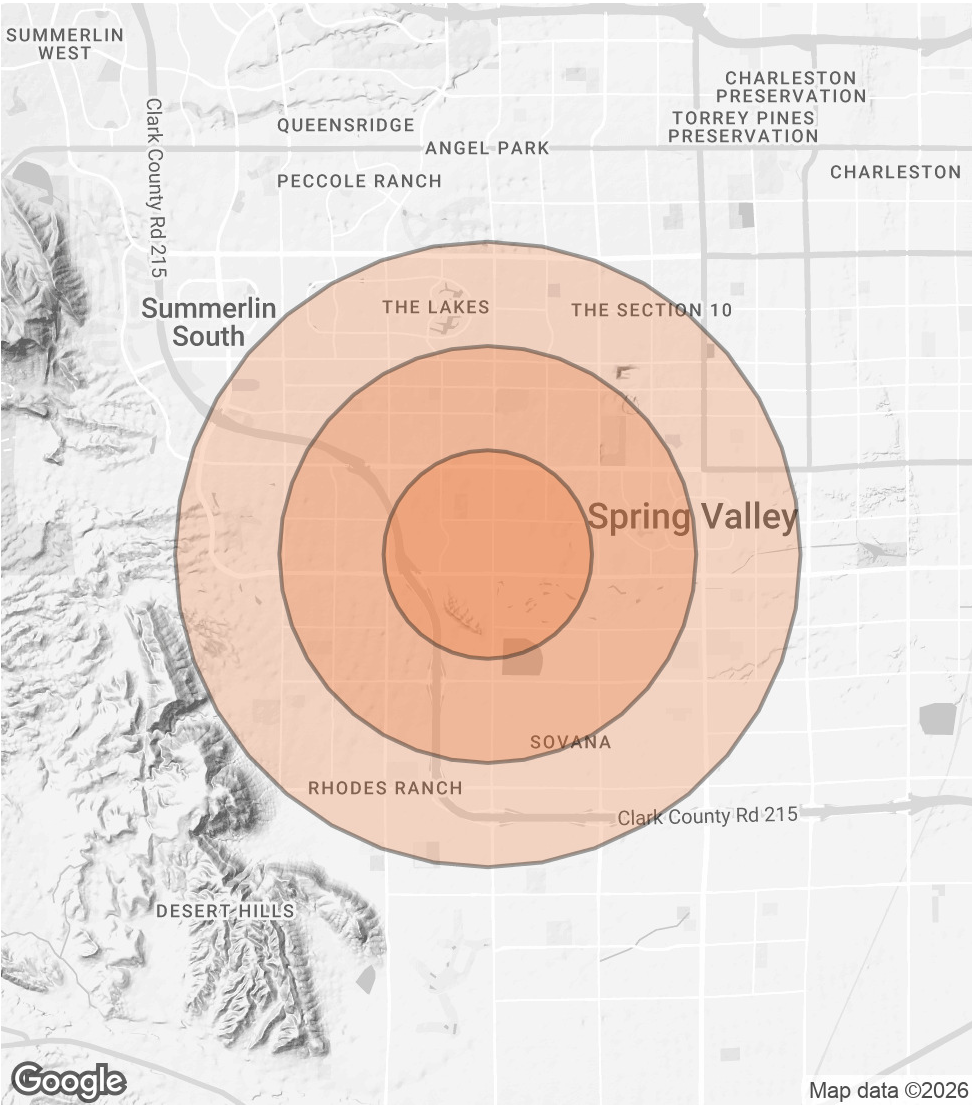
POPULATION

	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	21,535	84,334	170,420
AVERAGE AGE	41.0	39.4	40.7
AVERAGE AGE (MALE)	41.5	39.0	39.6
AVERAGE AGE (FEMALE)	41.5	40.7	42.1

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	8,462	33,458	67,744
# OF PERSONS PER HH	2.5	2.5	2.5
AVERAGE HH INCOME	\$117,497	\$103,157	\$104,686
AVERAGE HOUSE VALUE	\$494,461	\$438,066	\$459,121

2023 American Community Survey (ACS)



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