

LEASE/GL/BTS

±1,000 - 8,664 SF AVAILABLE

E-NEC BLUE DIAMOND & DURANGO
Las Vegas, NV 89178



Contact our team today!

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PROPERTY HIGHLIGHTS

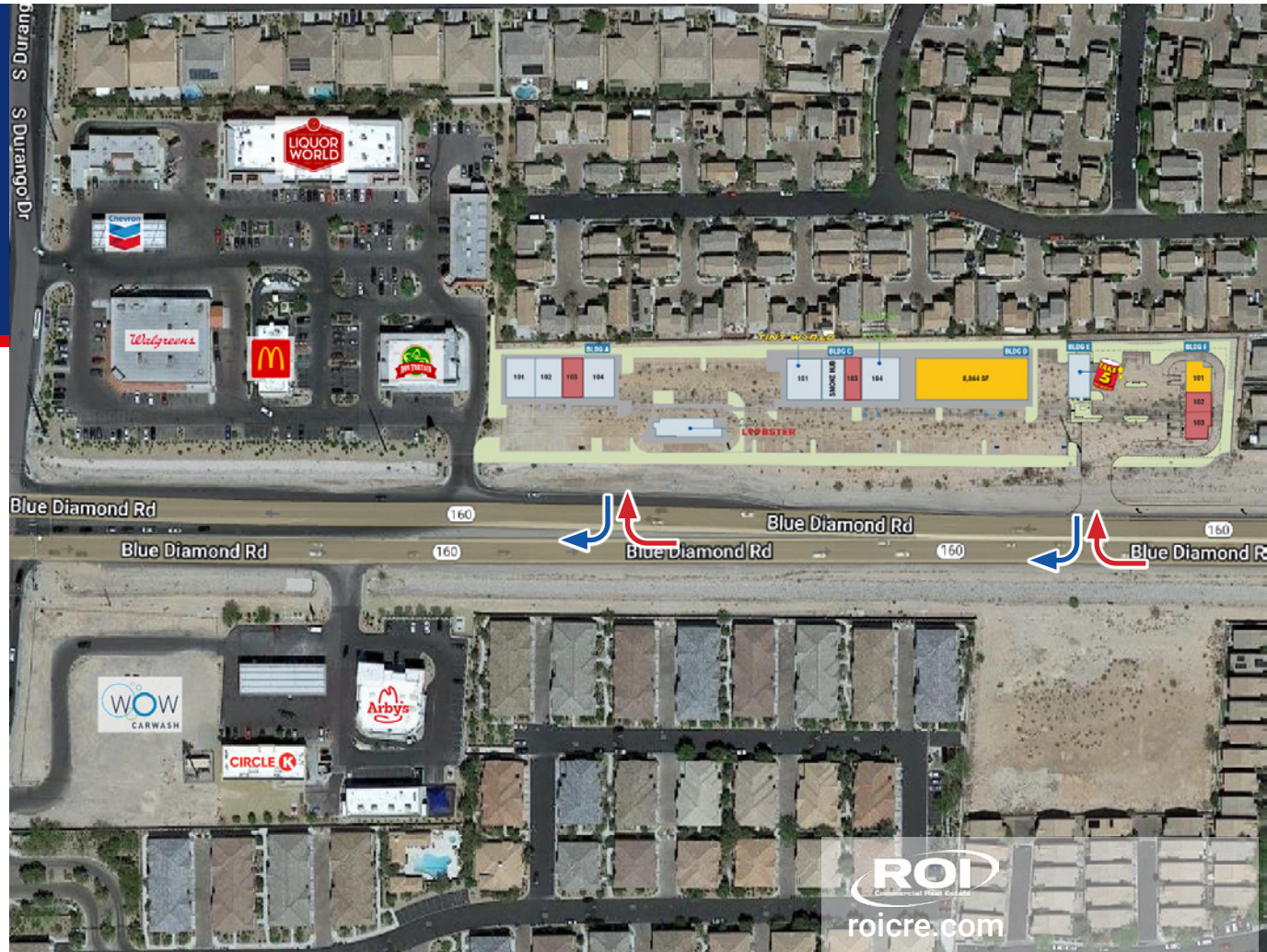
E-NEC BLUE DIAMOND & DURANGO
Las Vegas, NV 89178

Serving the fastest growing southwest Las Vegas market.

The immediate area is surrounded by new retail and a boom in residential construction.

±1,000 - 8,864 SF AVAILABLE

- High income area near Mountains Edge
- Access from Blue Diamond with cross access from adjacent center
- Exceptional housing growth projected within the immediate trade area, with ± 1,134 homes planned or under construction within 1 mile
- Drive thru pad available
- Building A: Grey shell delivery Expected 3rd Qtr 2026
- Building B - F: Grey shell delivery Expected 4th Qtr 2026



SCHEMATIC SITE PLAN

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■ AVAILABLE

■ LEASE NEGOTIATIONS

BLDG A

UNIT	TENANT	SIZE (SF)
101	Las Vegas Children's Urgent Care	2,400
102	Blast Swim Academy	2,000
103	AVAILABLE	1,257
104	Diamond Dentistry	2,400

BLDG B

TENANT	SIZE (SF)
Angie's Lobster	2,100

BLDG C

UNIT	TENANT	SIZE (SF)
101	Tint World	2,500
102	Smoke Hub	1,200
103	AVAILABLE	1,681
104	Pearle Vision	3,000

BLDG D

TENANT	SIZE (SF)
LEASE NEGOTIATIONS	8,864

BLDG E

TENANT	SIZE (SF)
Take 5 Oil Change	1,700

BLDG F

UNIT	TENANT	SIZE (SF)
101	LEASE NEGOTIATIONS	1,400
102	AVAILABLE	1,000
103	AVAILABLE	1,000

TRADE AREA AERIAL

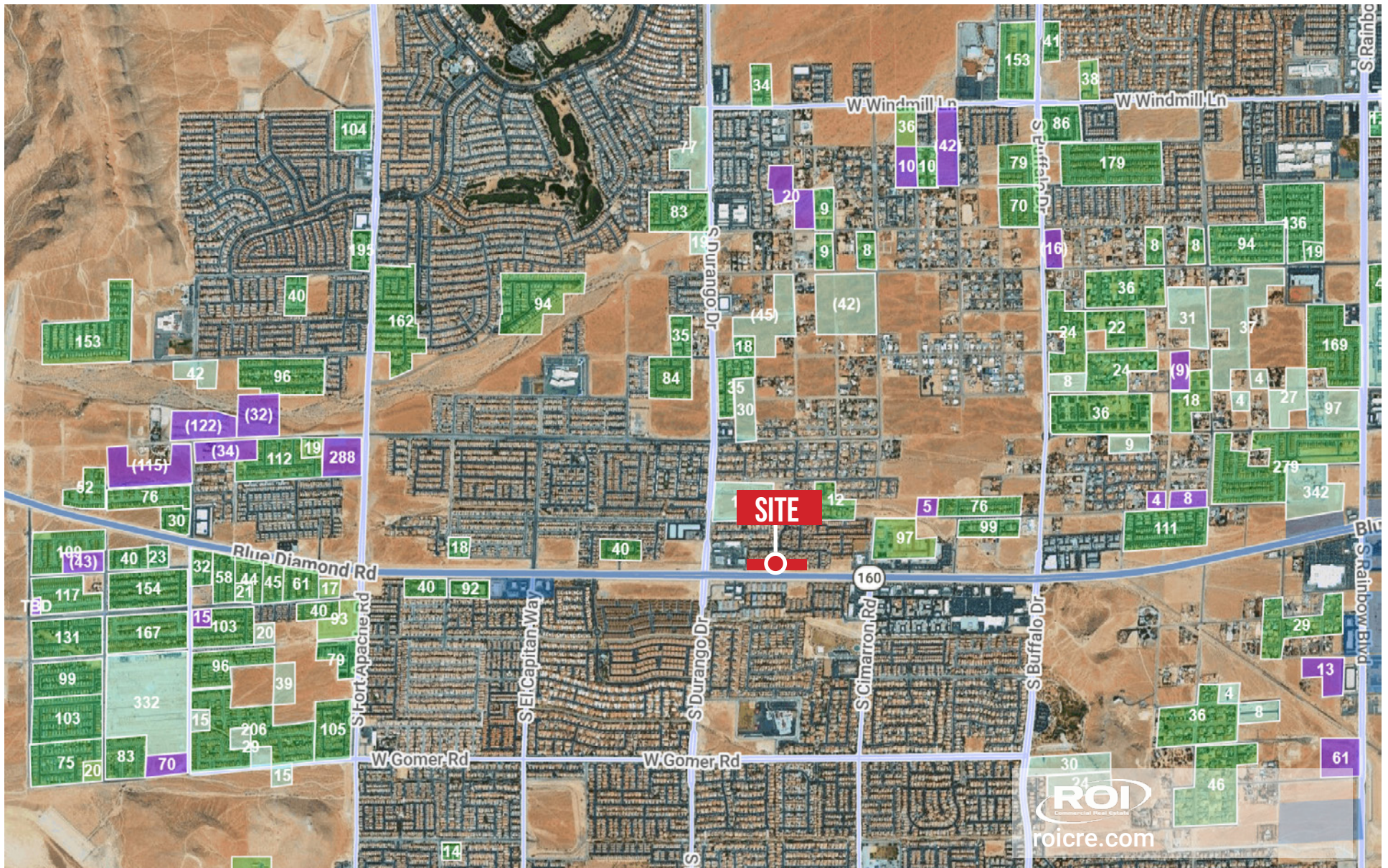
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HOUSING GROWTH

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PLANNED ON-GOING COMPLETED



CONSTRUCTION PROGRESS

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AREA DEMOGRAPHICS



POPULATION

1 Mile	3 Miles	5 Miles
23,169	129,210	252,649



AVERAGE HOUSEHOLD INCOME

1 Mile	3 Miles	5 Miles
\$137,448	\$145,132	\$141,821

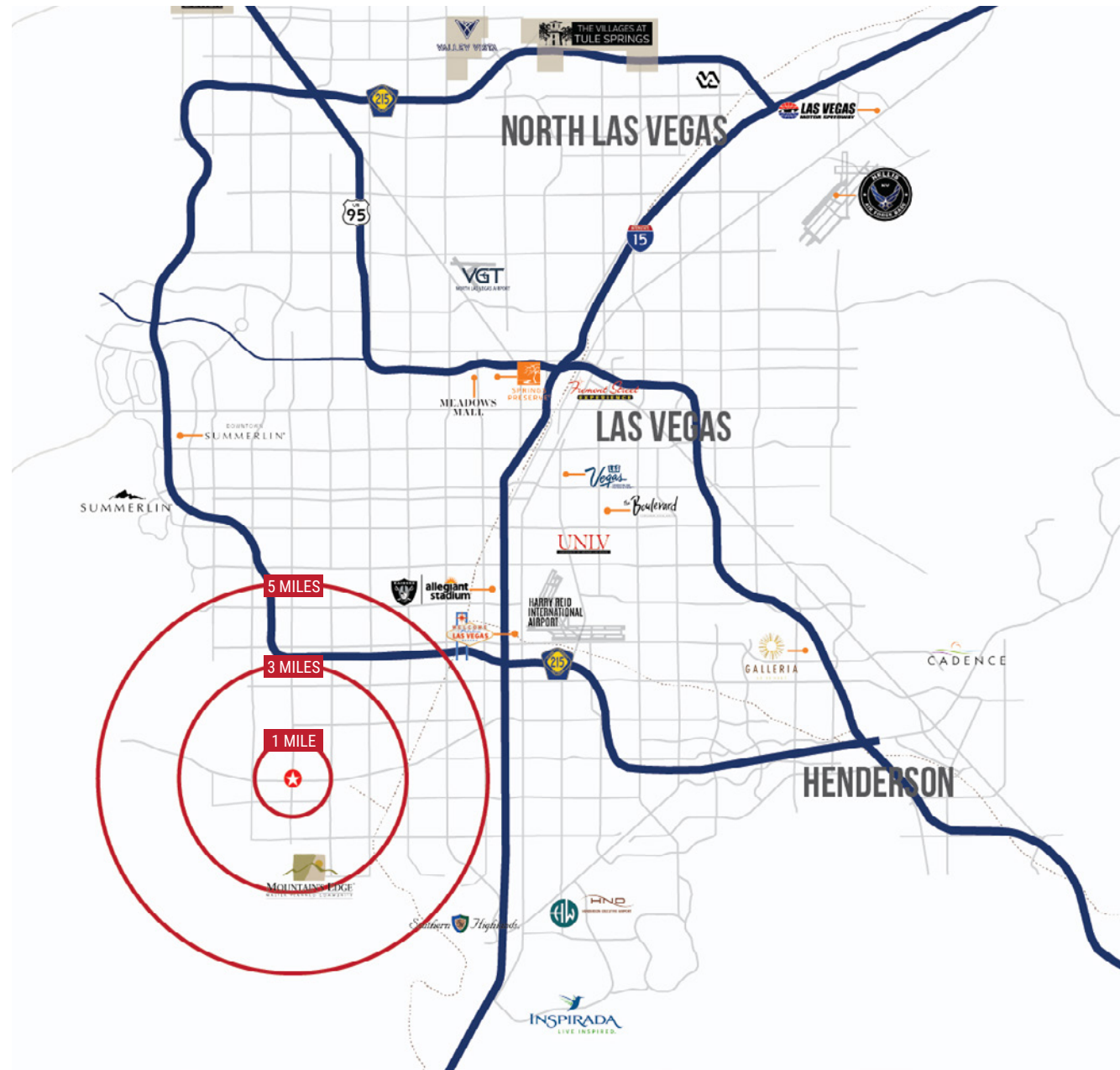


TRAFFIC COUNTS

Blue Diamond Rd	Durango Dr
52,000 VPD	28,300 VPD

Sources:
SitesUSA 2026
TRINA, NV DOT 2025

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Las Vegas, NV 89178





FOR LEASE, GL, BTS Retail Pads Available

±1,000 - 8,864 SF

E-NEC Blue Diamond & Durango
Las Vegas, NV 89178



ROI Commercial Real Estate
9121 W Russell Rd
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Las Vegas, NV 89148

Contact our team today!

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