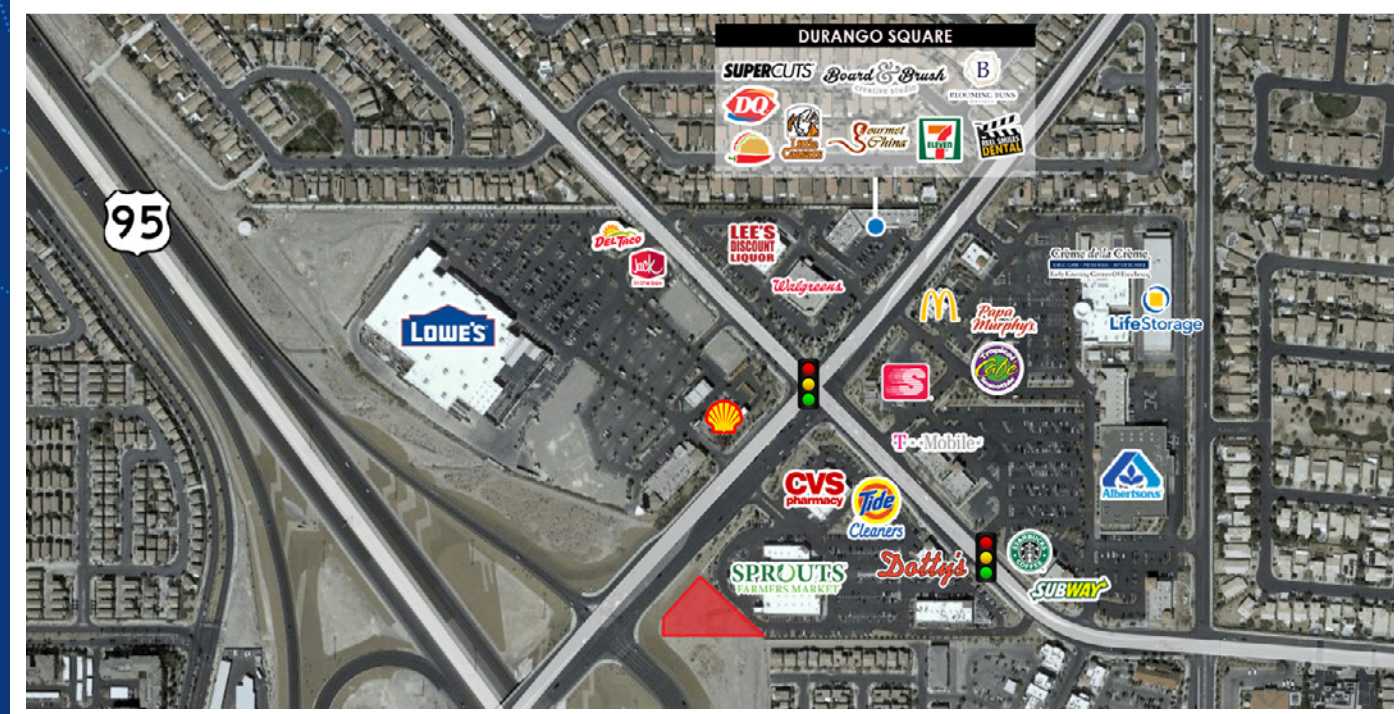


SEC Durango Dr. & US-95

Las Vegas, NV 89131

# ± 0.65 AC PAD AVAILABLE FOR LEASE



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9121 W Russell Rd  
Suite 111  
Las Vegas, NV 89148

We are excited to announce the opportunity to ground lease the Southeast corner of Durango Drive and US-95 in Las Vegas, Nevada.

This site is just under one acre and located immediately off the freeway which provides easy ingress to the site and easy egress to the rest of the Las Vegas Valley.

The trade area features traffic generators including Lowe's, Albertson's, Sprouts, Smith's, T.J. Maxx and Kohl's. The trade area has low supply yet there is room for growth with proposed developments such as CSN's Northwest campus.



**±0.65 AC**  
LAND AREA



**\$195,000 PER YEAR**  
GROUND LEASE RATE



**125-17-613-001 (a portion of)**  
APN



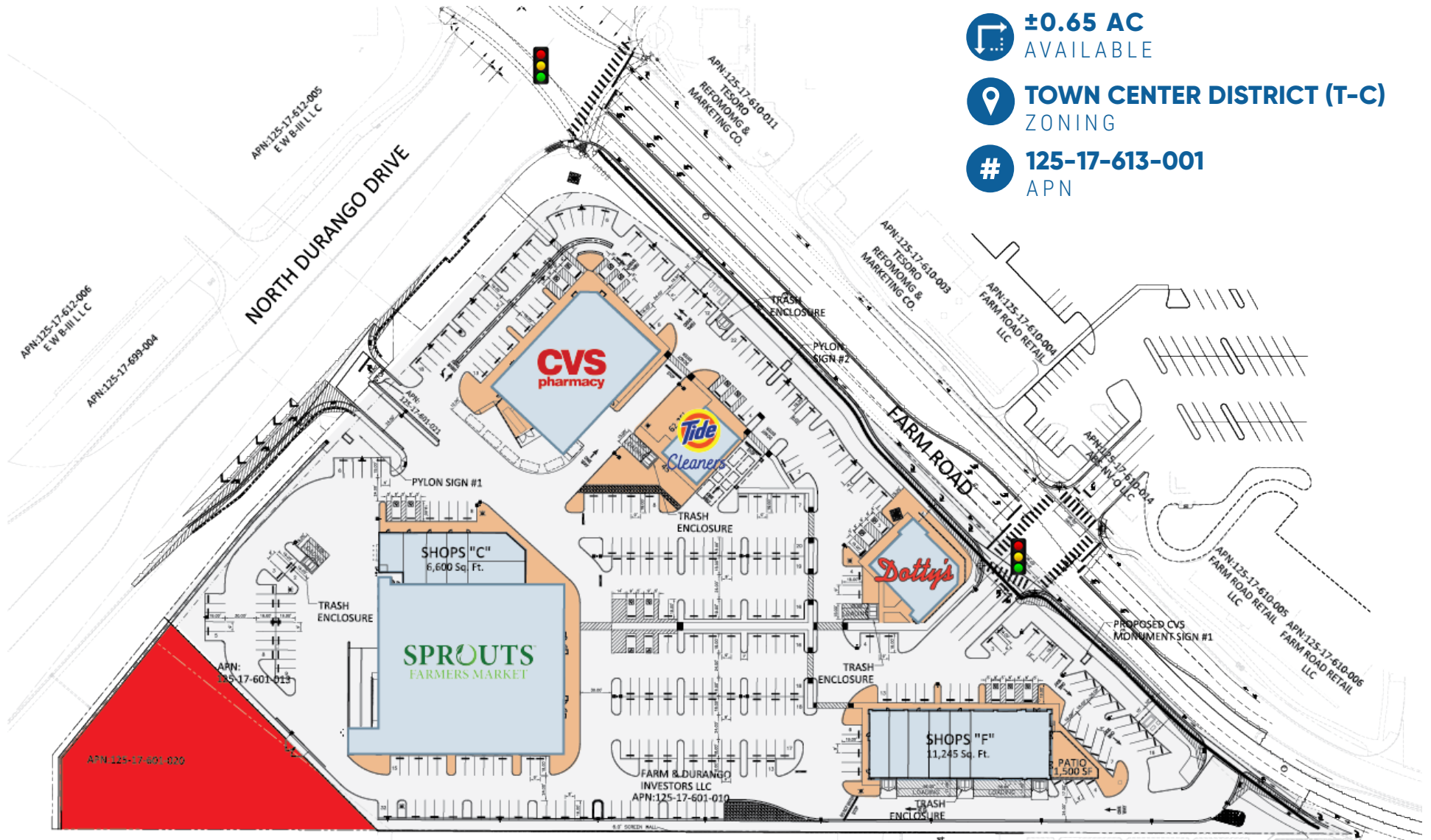
**High growth Area**

- Sprouts anchored shopping center
- Located off of the US 95 and N Durango interchange with excellent freeway visibility
- Subject parcel is located on the westernmost part of the shopping center
- Property has superior access off of the signalized intersection of Farm Rd and Durango Dr
- Surrounding retailers include: Albertsons, Lowes, Walgreens, Bank of America, Starbucks, Jack-In-The-Box, 7 Eleven and more!



# SITE PLAN

SEC Durango Dr. & US-95  
Las Vegas, NV 89131



 **±0.65 AC**  
AVAILABLE

 **TOWN CENTER DISTRICT (T-C)**  
ZONING

 **125-17-613-001**  
APN

# AREA DEMOGRAPHICS



## POPULATION

1 Mile	3 Miles	5 Miles
28,984	117,718	214,191



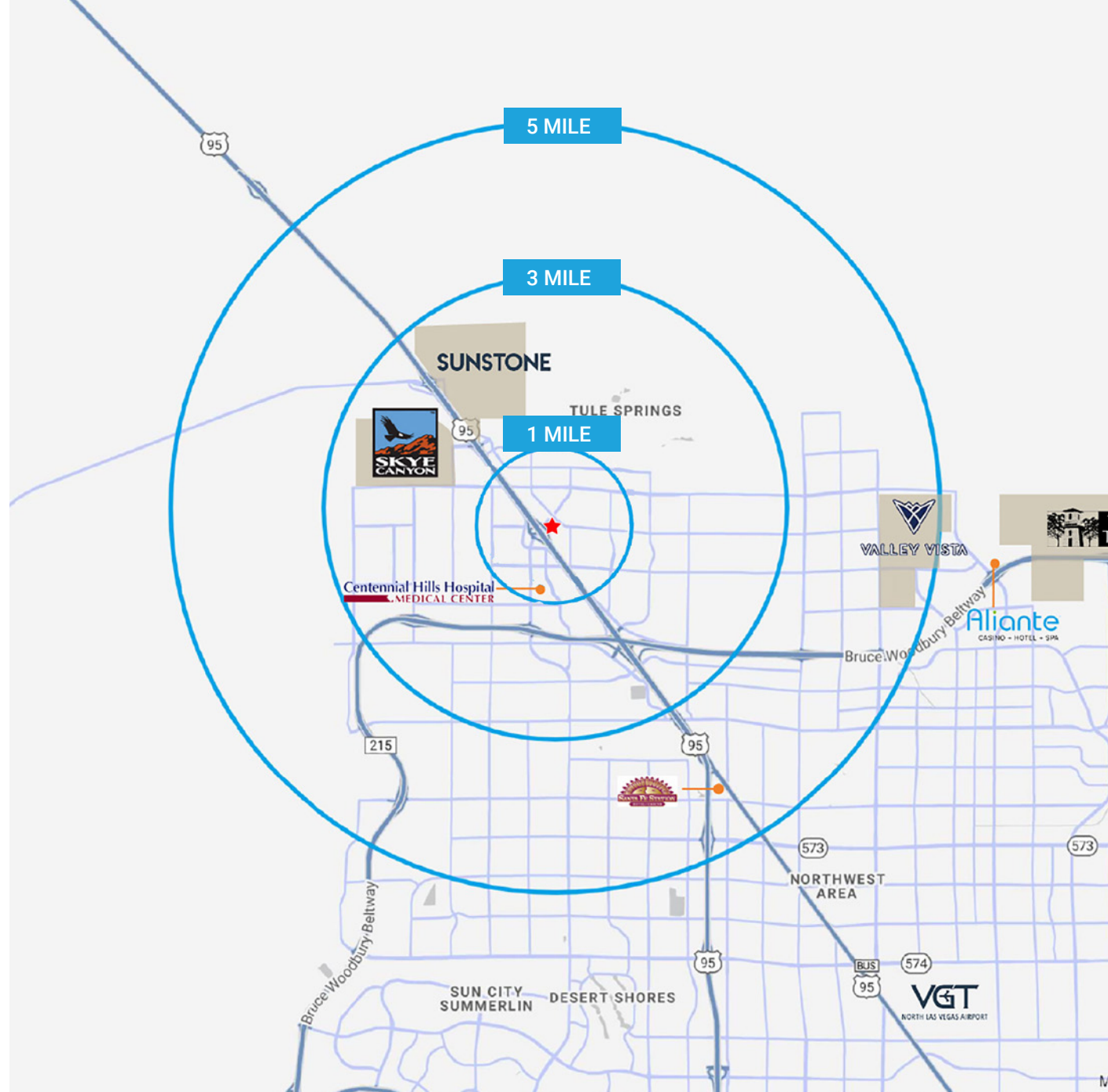
## AVERAGE HHI

1 Miles	3 Miles	5 Miles
\$107,743	\$132,867	\$136,892



## TRAFFIC COUNTS

Durango Dr - 38,500 VPD  
 US-95 - 58,500 VPD



Source:  
 TRINA, NV DOT 2025  
 SitesUSA 2024

[roicre.com](http://roicre.com)

All information contained herein is from sources we deem reliable, and we have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are submitted subject to errors and omissions and all information should be carefully verified. \*All measurements quoted herein are approximate

