



## QSR with Drive-Thru

3477 S Durango Dr | Las Vegas, NV 89117

|             |               |
|-------------|---------------|
| Asking Rent | TBD by Market |
| Lease Type  | NNN           |
| Asking Term | 10-20 Years   |

## Property Highlights

**3477 S Durango Drive** presents a rare opportunity to lease a freestanding second generation quick service restaurant in one of the strongest retail corridors in the Southwest Las Vegas market. The property consists of approximately 3,300 square feet situated on  $\pm 0.69$  acres of C-G zoned land with outstanding frontage and visibility along heavily traveled Durango Drive. Originally constructed in 1998 and fully renovated in 2024, the property offers an updated, turnkey opportunity for restaurant, retail, or service-oriented operators seeking immediate market presence in a highly established trade area.

Located within the dense and affluent Spring Valley submarket, the site benefits from exceptional surrounding demographics, strong daytime population, and consistent consumer traffic generated by nearby residential communities, national retailers, schools, and major employment hubs. The surrounding corridor features combined traffic counts exceeding 50,000 vehicles per day along Durango Drive and nearby Flamingo Road, creating excellent exposure and accessibility for any user.

The immediate trade area is one of the most supply constrained restaurant corridors in the market, with virtually no existing quick service restaurant vacancy nearby. This creates a unique opportunity for an operator to establish itself in a proven retail corridor where quality restaurant space rarely becomes available. The property's ample parking, strong ingress and egress, monument signage potential, and high visibility make it ideally suited for restaurant, café, fast casual, medical, retail, or specialty service concepts.

Surrounding demographics continue to support long term growth and consumer demand, with more than 156,000 residents within a 3 mile radius and average household incomes exceeding \$71,000 annually in the surrounding trade area. The combination of affluent rooftops, dense population, strong traffic counts, and limited availability makes 3477 S Durango Drive an exceptional leasing opportunity for tenants seeking premier positioning in the Southwest Las Vegas market.

### Dense & Affluent Demographics Supporting Sales Growth

- **Daytime Population:** 150,135 within a 3-Mile Radius
- **Households:** 11,055 rooftops within a 1-mile Radius
- **Average Household Income:** \$90,933 (1-Mile)

## Property Details

|                        |                                      |
|------------------------|--------------------------------------|
| Parcel ID              | 163-17-515-008                       |
| Rentable Area          | 3,300 SF                             |
| Lot Size               | 0.69 AC                              |
| Parking Spaces & Ratio | 30 Spaces   9/1,000 SF               |
| Access                 | Ingress/Egress on S Durango Drive    |
| Traffic Counts         | 33,000 VPD on S Durango Drive (2024) |
| Year Built/Renovated   | 1998/2024                            |
| Zoning                 | CG (Commercial General)              |

## Demographics

|                                | 1-Mile   | 3-Miles   | 5-Miles   |
|--------------------------------|----------|-----------|-----------|
| Population (2025)              | 26,094   | 172,733   | 431,760   |
| Total Households (2025)        | 11,055   | 73,484    | 180,358   |
| Average Houshold Income (2025) | \$90,933 | \$106,702 | \$101,109 |

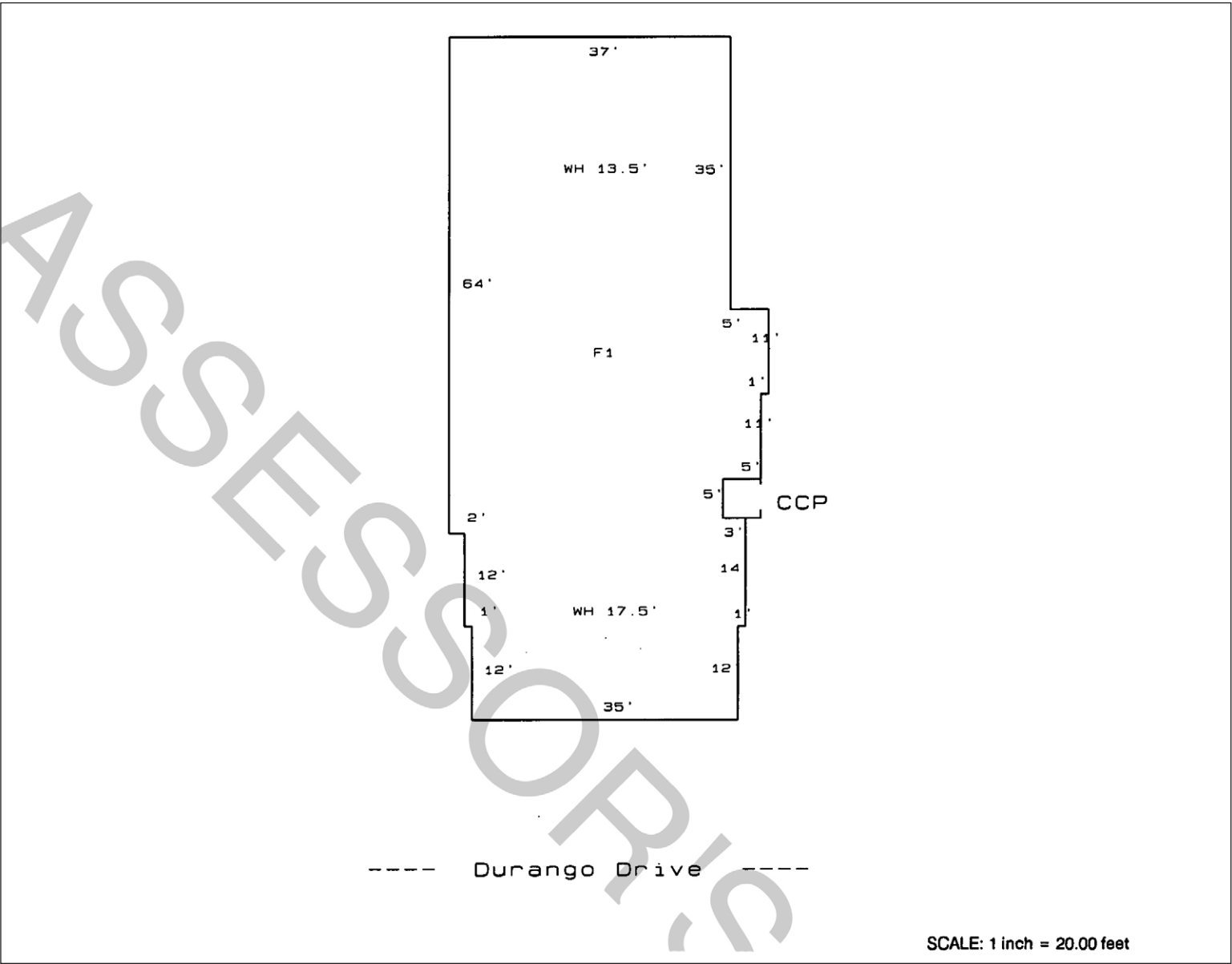
## Surrounding Retail



# Recently Leased Properties

| # | Address               | City/State      | Zip   | SF    | Lot (AC) | Built | Lease | Term Requested | TI Allowance          |
|---|-----------------------|-----------------|-------|-------|----------|-------|-------|----------------|-----------------------|
| 1 | 535 Marks St          | Henderson, NV   | 89014 | 3,300 | 0.77     | 2004  | NNN   | 10-20 Years    | Yes, for the right TT |
| 2 | 5070 Blue Diamond Rd  | Las Vegas, NV   | 89139 | 2,800 | 0.65     | 2019  | NNN   | 5-10 Years     | Yes, for the right TT |
| 3 | 1465 W Craig Rd       | N Las Vegas, NV | 89032 | 2,985 | 0.58     | 2001  | NNN   | 5-20 Years     | -                     |
| 4 | 4606 E Tropicana Ave  | Las Vegas, NV   | 89121 | 4,046 | 0.75     | 1979  | NNN   | 5-20 Years     | Negotiable            |
| 5 | 855 E Craig Rd        | N Las Vegas, NV | 89030 | 3,705 | 0.68     | 2023  | NNN   | 5-20 Years     | None                  |
| 6 | 310 S Boulder Hwy     | Henderson, NV   | 89015 | 3,097 | 0.6      | 2005  | NNN   | 5-20 Years     | \$20-40 PSF           |
| 7 | 2001 S Las Vegas Blvd | Las Vegas, NV   | 89104 | 3,600 | 0.7      | 1981  | NNN   | 5-20 Years     | \$40 PSF              |

# Building Sketch



## Property Photos

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## Lead Agent

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**Dustin R. Alvino**  
**Senior Managing Director of Investments**

(702) 215-7120

[dustin.alvino@marcusmillichap.com](mailto:dustin.alvino@marcusmillichap.com)

Licenses: NV BS.0143692, NJ 2294556