

FOR LEASE

DRIVE THRU PAD & RETAIL SHOPS

NEC WINDMILL & CIMARRON
Las Vegas, NV 89113



PRESENTED BY:
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NV #BS 54344

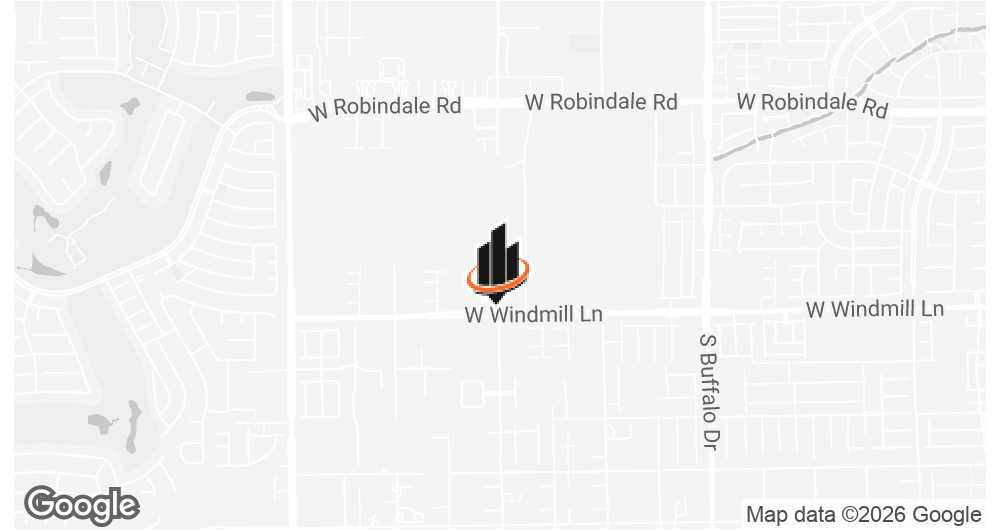
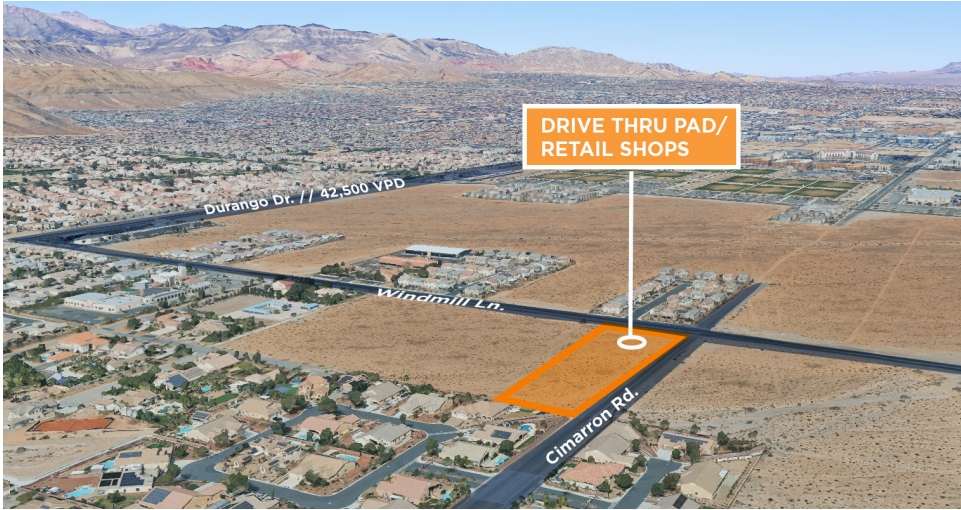
DRIVE THRU PAD/
RETAIL SHOPS

Durango Dr. // 42,500 VPD

Windmill Ln.

Cimarron Rd.

EXECUTIVE SUMMARY



OFFERING SUMMARY

LEASE RATE:	Contact Listing Advisor
AVAILABLE SF:	±1,200 - 9,800 SF
LOT SIZE:	±5 Acres
YEAR BUILT:	Under Construction
ZONING:	CG (Commercial General)
SUBMARKET:	Southwest

PROPERTY OVERVIEW

Introducing a new retail opportunity at SWC Windmill & Cimarron, offering prime ±9,800 SF retail spaces and a ground lease pad opportunity of up to 1,200 SF with drive-thru access. With anticipated delivery in Q3, 2026. Situated in close proximity to the I-215 Freeway, this prime location offers high visibility and accessibility in the southwest submarket.

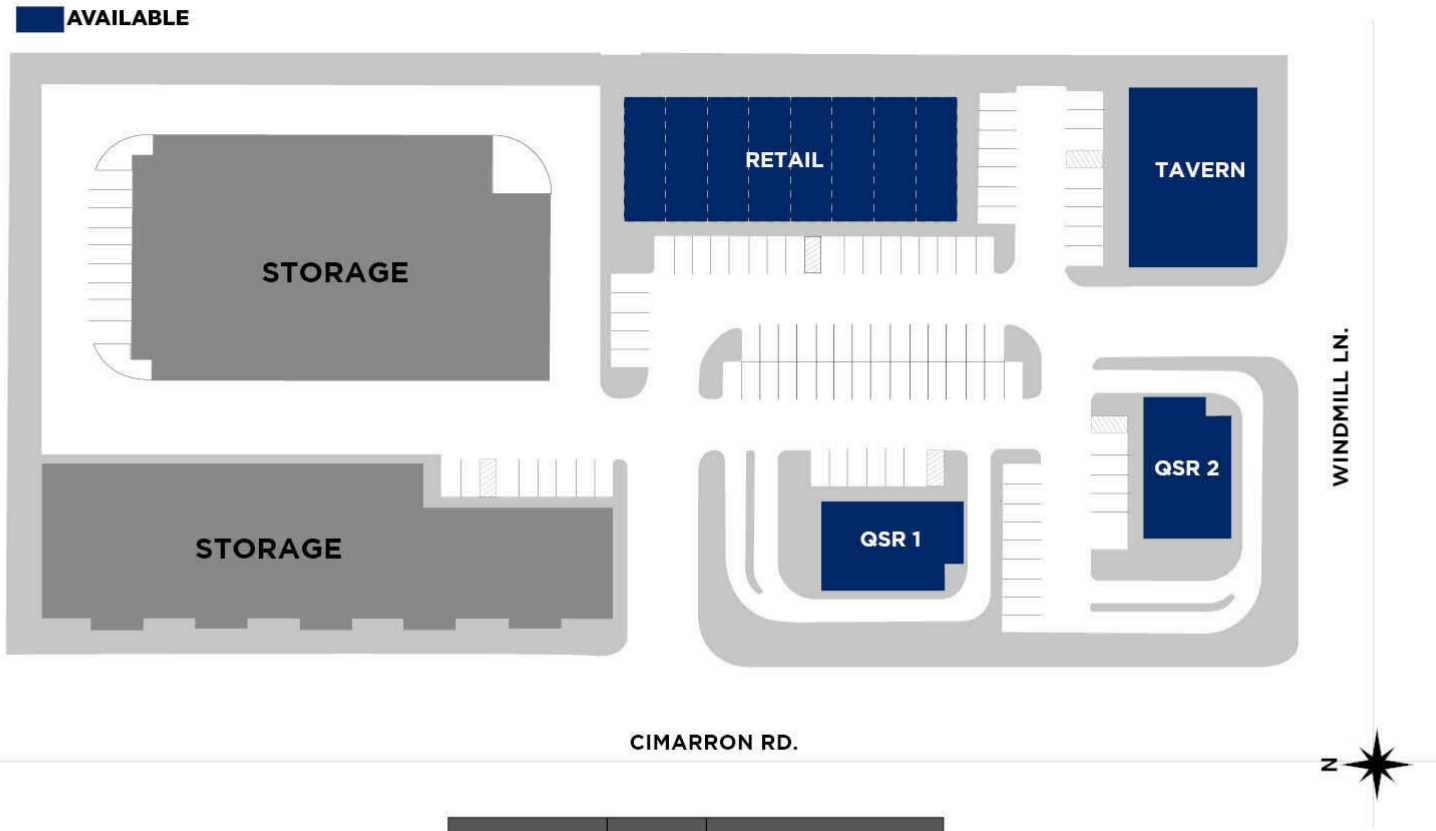
PROPERTY HIGHLIGHTS

- New construction offering several retail opportunities
- Ground Lease Pad opportunity up to 1,200 SF with drive thru
- ±5,000 SF Tavern space available
- Estimated Delivery Q3, 2026
- Close proximity to I-215 Freeway, Durango Station Casino, UnCommons The Bend and many more

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SITE PLAN



SUITE	SIZE	COMMENTS
RETAIL 1	9,600	Divisible to 1,200 SF
TAVERN	5,000	Available
QSR 1	2,800	Available
QSR 2	2,800	Available

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DEMOGRAPHICS MAP & REPORT

POPULATION

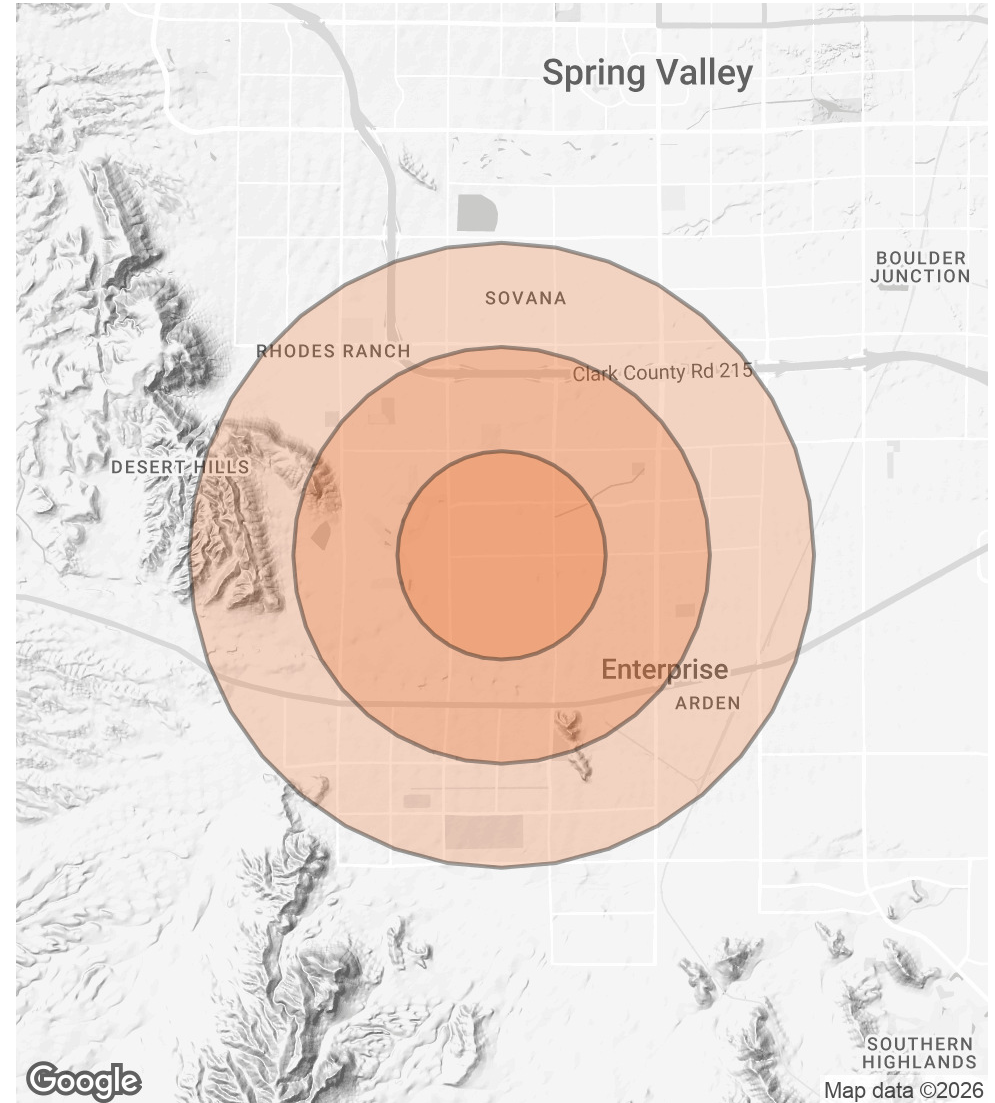
	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	11,652	61,641	125,358
AVERAGE AGE	37.8	37.0	36.5
AVERAGE AGE (MALE)	36.8	35.8	35.6
AVERAGE AGE (FEMALE)	38.3	38.0	37.6

HOUSEHOLDS & INCOME

1 MILE 2 MILES 3 MILES

	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	4,207	22,453	44,951
# OF PERSONS PER HH	2.8	2.7	2.8
AVERAGE HH INCOME	\$113,565	\$107,450	\$110,592
AVERAGE HOUSE VALUE	\$509,087	\$480,651	\$468,589

2023 American Community Survey (ACS)



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