



## PROPERTY HIGHLIGHTS

Durango Courtyards is part of a six-building two-story mixed use center featuring office and retail spaces, located near the highly trafficked intersection of Durango Drive and Tropicana Avenue. The center features modern architecture, and attractive facades.

This popular retail and office destination is within close proximity to the prestigious residential communities of Spanish Trails and Summerlin. Services are available in all directions, many within walking distance. Notable services and stores available are Walgreens, Island Pacific Seafood Market, Town & Country Bank, Farmers Insurance, Veterinary Services, as well as many neighborhood services.

- Well appointed building
- Professionally managed business park
- Excellent Exposure



## DEMOGRAPHICS

	2020	1 MILE	3 MILE	5 MILE
<b>POPULATION</b>				
Estimated Population		18,928	175,497	380,960
Estimated Households		7,503	69,089	150,973
<b>INCOME</b>				
Est. Median HH Income		\$60,468	\$61,592	\$59,212
Est. Average HH Income		\$88,309	\$85,275	\$85,972

Source: STDB

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Exclusively listed by Sun Commercial Real Estate, Inc.

# 4775 S. Durango Drive | Suite 107

±654 Rentable Square Feet



Office space featuring a small lobby/reception, two offices, and an IT/storage closet.



## DURANGO COURTYARDS

4775 S. DURANGO DRIVE,  
LAS VEGAS, NEVADA 89147

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