

OWNER/LICENSEE

# Pre-Leasing NEW Commercial Center Drive-Thru Pad Available



*Suzana Rutter Architect, Ltd.*  
A Professional Corporation

**NAI Vegas**  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

6064 South Durango Drive,  
Las Vegas, NV 89113  
702.383.3383 | [naivegas.com](http://naivegas.com)

**DURANGO PATRICK PLAZA**  
6045 South Durango Dr | Las Vegas, NV 89113

**Dhan Dhaliwal**  
LIC#S.0065105  
702.371.9351  
[dhan@naivegas.com](mailto:dhan@naivegas.com)

# Property Summary

LEASE RATE	<b>\$2.50 - \$4.00/SF NNN</b>
CAM CHARGES	<b>\$0.45/SF NNN</b>
YEAR BUILT	<b>1st Quarter of 2022</b>
SPACE AVAILABLE	<b>Bldg A: ±4,250 SF   ±1,000 - 4,250 Bldg B: ±4,548 SF   ±1,000 - 4,548   DRIVE THRU PAD Bldg C: ±1,000 SF   ±1,000-7,250 SF</b>
LOT SIZE	<b>±1.83 AC</b>
ZONING	<b>C-1</b>

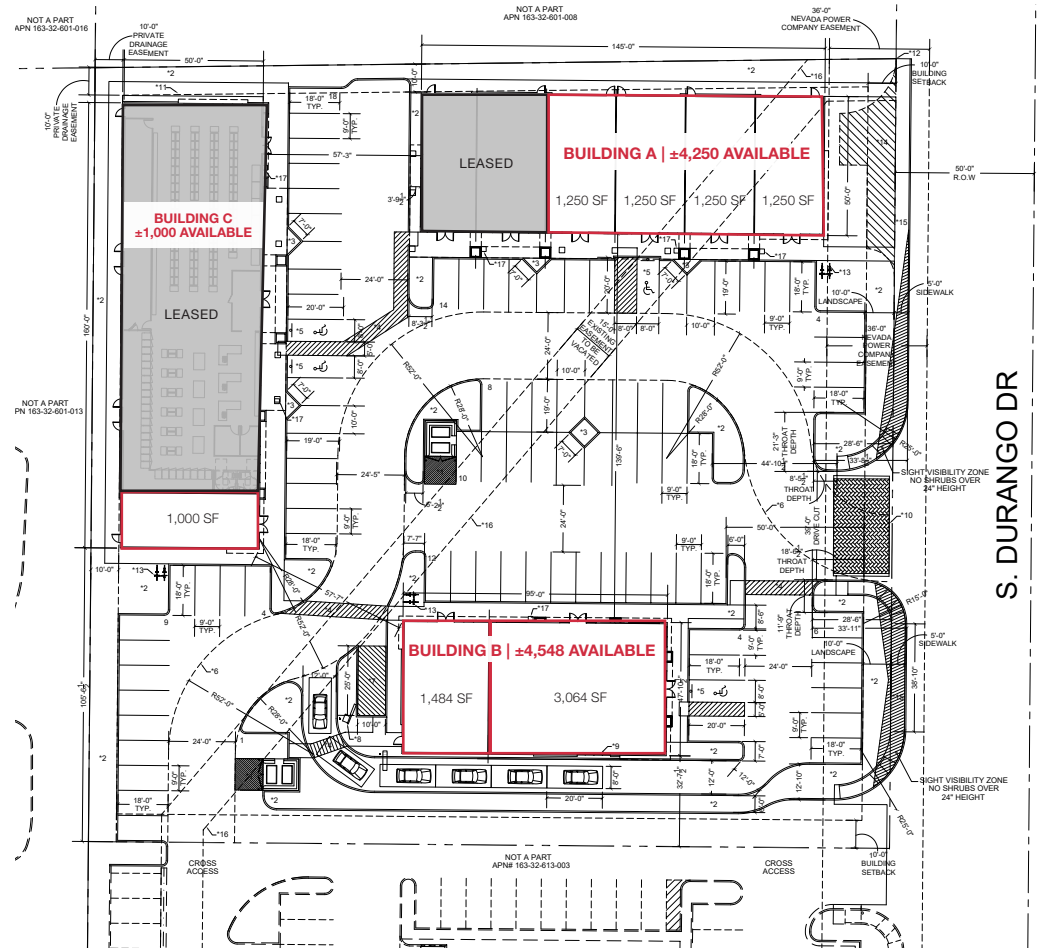
- Drive-Thru pad available
- Available Inline: 1,000–7,250 SF
- Street frontage on Durango Drive
- Breaking Ground In 3RD Quarter of 2021
- Adjacent to High Density Residential and Office Complex
- In South West, North of New IKEA
- High Growth Area With Extremely Limited Retail Services

FOR MORE INFORMATION



**CLICK HERE**

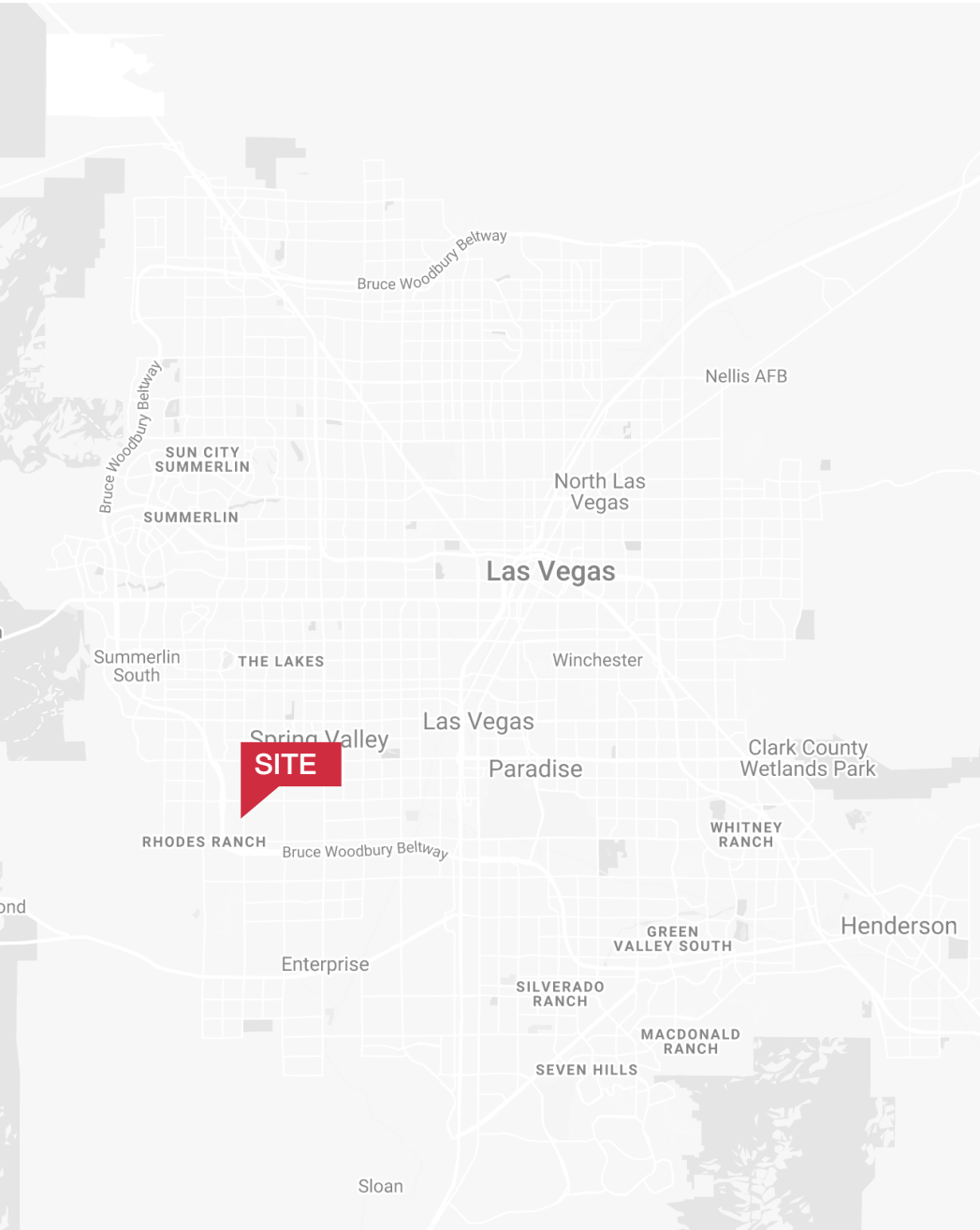
OR TEXT 20871 TO 39200



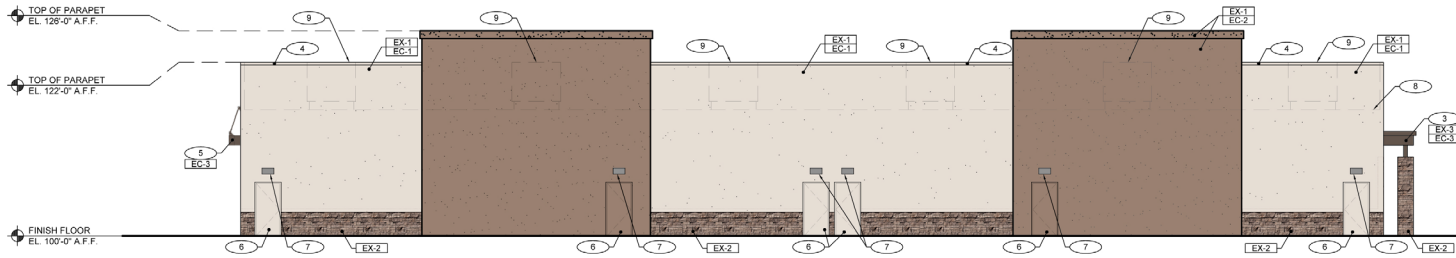
# Area Map



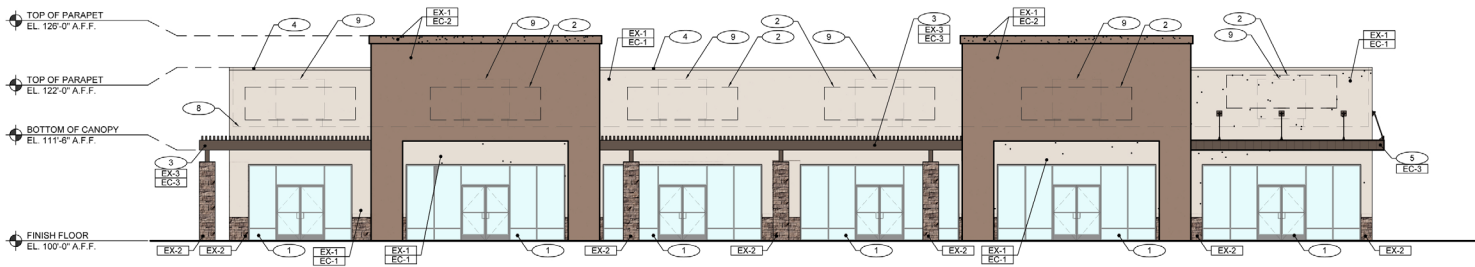
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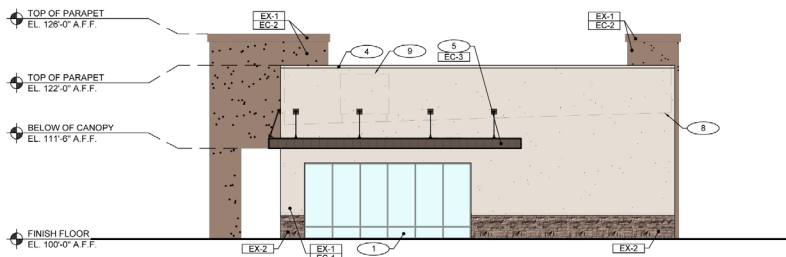
# Building A



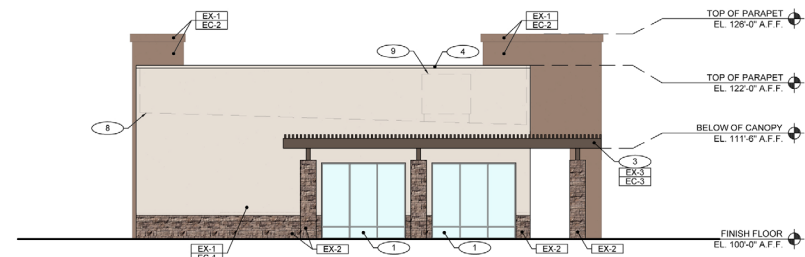
**1 NORTH ELEVATION - BUILDING A**  
SCALE: 1/8"=1'-0"



**2 SOUTH ELEVATION - BUILDING A**  
SCALE: 1/8"=1'-0"



**3 EAST ELEVATION - BUILDING A**  
SCALE: 1/8"=1'-0"



**4 WEST ELEVATION - BUILDING A**  
SCALE: 1/8"=1'-0"

## GENERAL NOTES

1. ALL MATERIALS AND APPLICATION TO MEET OR EXCEED LOCAL OR STATE REQUIREMENTS
2. ALL ROOF SLOPES TO BE 5/8"=1'-0" UNLESS OTHERWISE NOTED

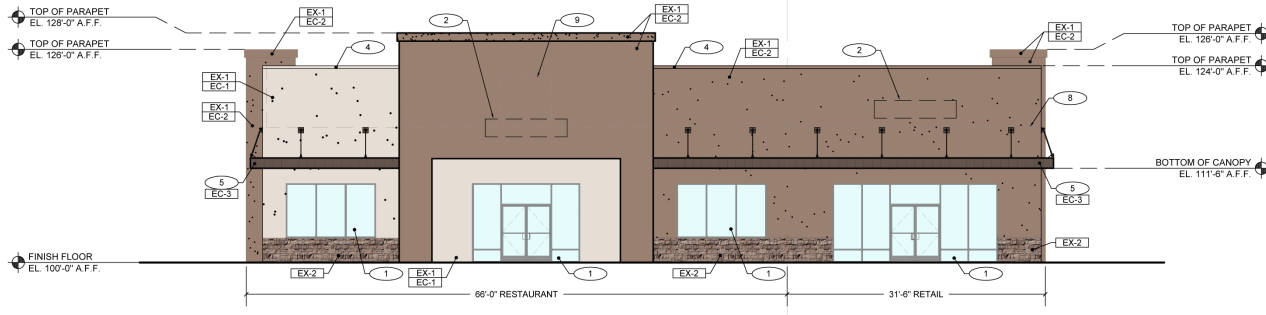
## KEY NOTES:

- 1 ALUMINUM STOREFRONT WINDOW
- 2 SURFACE MOUNTED WALL SIGN, UNDER SEPARATE APPLICATION, NOT-A-PART
- 3 ALUMAWOOD TRELLIS
- 4 PRE-FINISHED METAL COPING
- 5 STANDING SEAM CANOPY
- 6 METAL DOORS TO BE PAINTED TO MATCH SURROUNDING WALLS
- 7 WALL MOUNTED LED FIXTURE
- 8 LINE INDICATES APPROXIMATE ROOF LINE
- 9 ROOF TOP MECHANICAL UNIT BEHIND

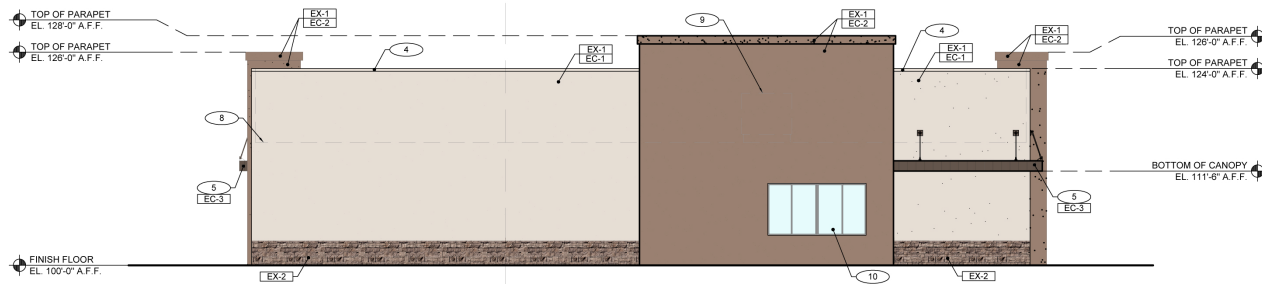
## EXTERIOR FINISHES:

- EX-1 7/8" STUCCO, SMOOTH FINISH
  - EX-2 CORONADO STONE 3" SPLIT LIMESTONE - "WALNUT"
  - EX-3 ALUMAWOOD TRELLIS
- EXTERIOR COLOR:
- EC-1 PPG PAINTS "ASH" - PPG 1078-2
  - EC-2 PPG PAINTS "LOCOMOTION" - PPG 1078-5
  - EC-3 PPG PAINTS "GROUND COFFEE" - PPG 1076-7

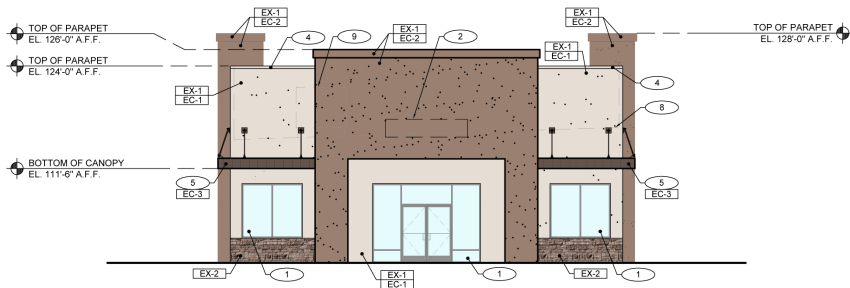
# Building B



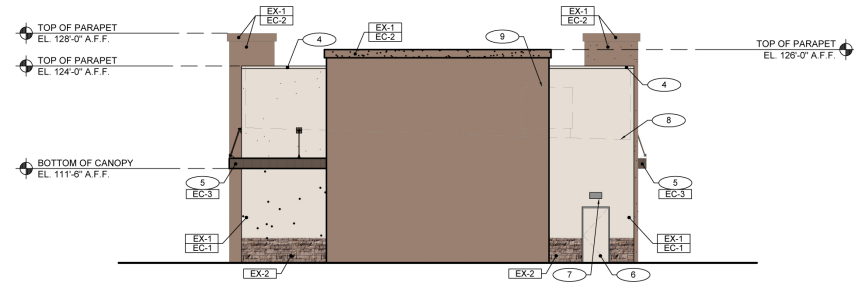
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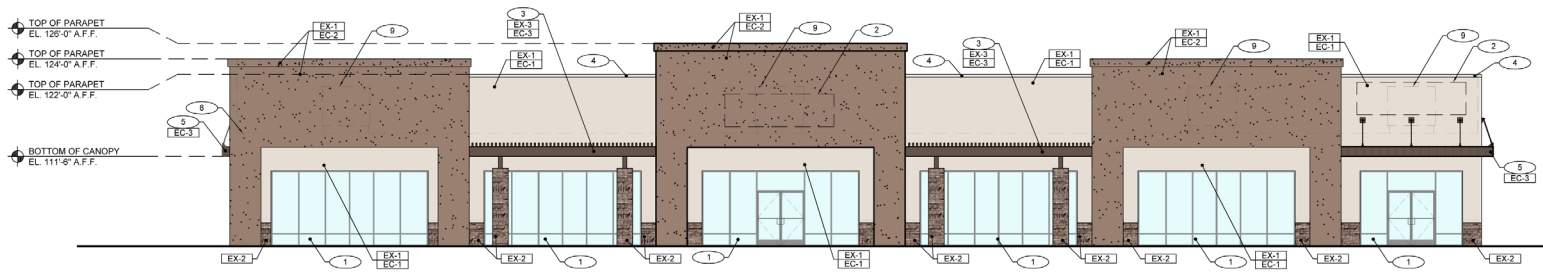
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- 10 DRIVE-THRU WINDOW

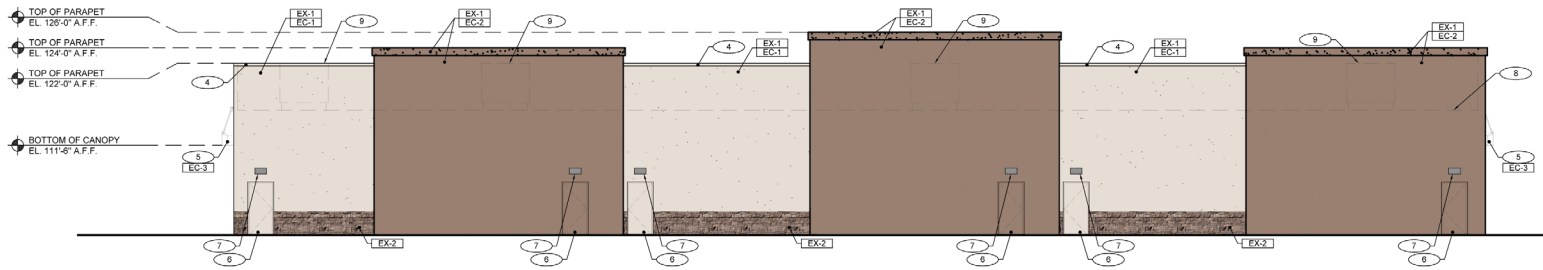
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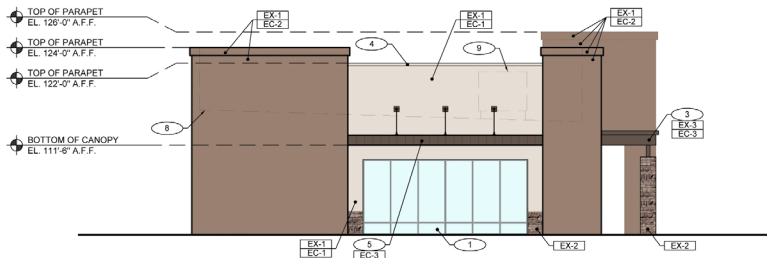
# Building C



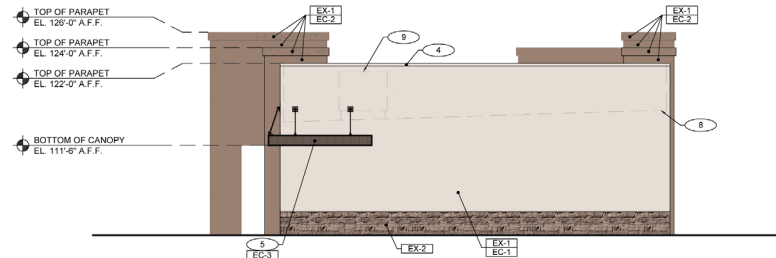
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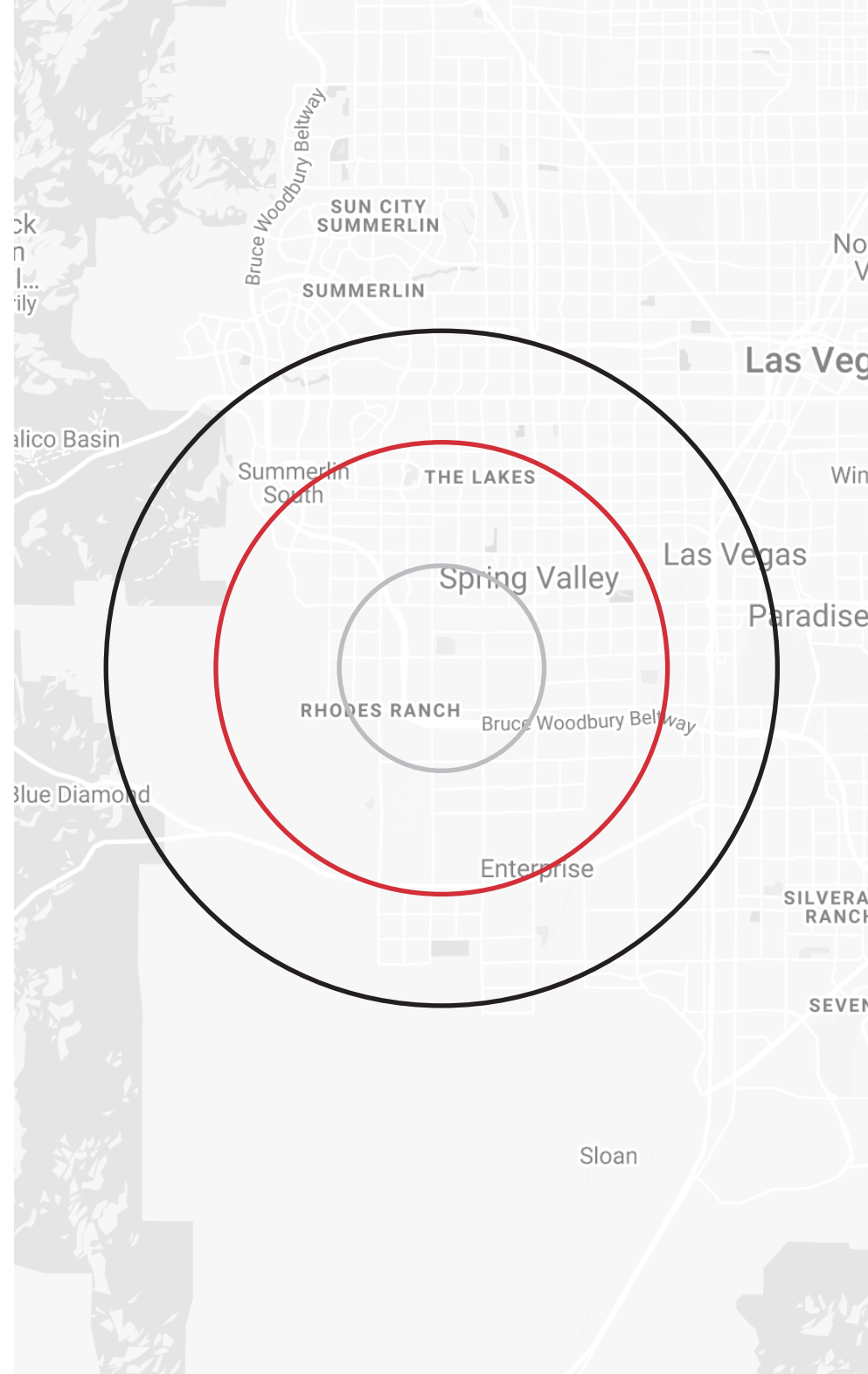
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# Demographics

<b>POPULATION</b>	<b>1-mile</b>	<b>3-mile</b>	<b>5-mile</b>
2020 Population	14,969	152,124	341,437
<b>HOUSEHOLDS</b>	<b>1-mile</b>	<b>3-mile</b>	<b>5-mile</b>
2020 Households	5,747	59,137	133,117
<b>INCOME</b>	<b>1-mile</b>	<b>3-mile</b>	<b>5-mile</b>
2020 Average HH Income	\$76,057	\$87,455	\$87,986

## Traffic Counts

<b>STREET</b>	<b>CPD</b>
S Durango Dr	85,500
S Durango Dr / W Tropicana	60,500
W Russell Rd / I-215	117,000







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## Distance to Major Cities

Salt Lake City, Utah	420 miles
Reno, Nevada	438 miles
Los Angeles, California	270 miles
San Diego, California	332 miles
Denver, Colorado	748 miles
Phoenix, Arizona	305 miles

## Market Research

Our offices publish commercial and residential market research across Utah and Nevada. NAI Excel and NAI Vegas are known for their deep and rich data. Lending institutions, appraisers, and business consultants look to our market reports as the authority on commercial real estate market trends. We have built and maintained a comprehensive database comprised of data collected from some of the largest appraisal firms in the region, NAI transaction, and other data. NAI publishes statistics for the office, retail, industrial, and multifamily markets. Additionally, single family housing reports are published for every major market from Las Vegas to Salt Lake City, through our affiliate.

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FOR OFFICE, RETAIL,  
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<https://excelcres.com/market-research>

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