

DURANGO COMMONS



8550-8580 W. CHARLESTON BLVD. | Las Vegas, NV 89117

AVAILABLE FOR LEASE

Asking Rate: \$2.10/SF/Mo NNN + \$0.71 CAM Fees

Located on signalized NEC W. Charleston Blvd. and S. Durango Dr.

PROPERTY HIGHLIGHTS

- Over 77,000 CPD at intersection.
- 60 ft Pylon Sign.
- Strong rental history. Current rental rates in-line with surrounding Summerlin market.
- Convenient, ample and well-configured storefront parking.
- Excellent lineup: CVS Pharmacy, Best Mattress, Kumon, The UPS Store, and many more!

FOR MORE INFORMATION CONTACT:

GERI JAMESON | NV Lic # S.0190514

o: 702.787.0123 | c: 702.907.0767 | leasing@virtusco.com

2470 Paseo Verde Pkwy, Ste 140, Henderson, NV 89074 | 702.787.0123 ph | 702.463.0123 fax

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.

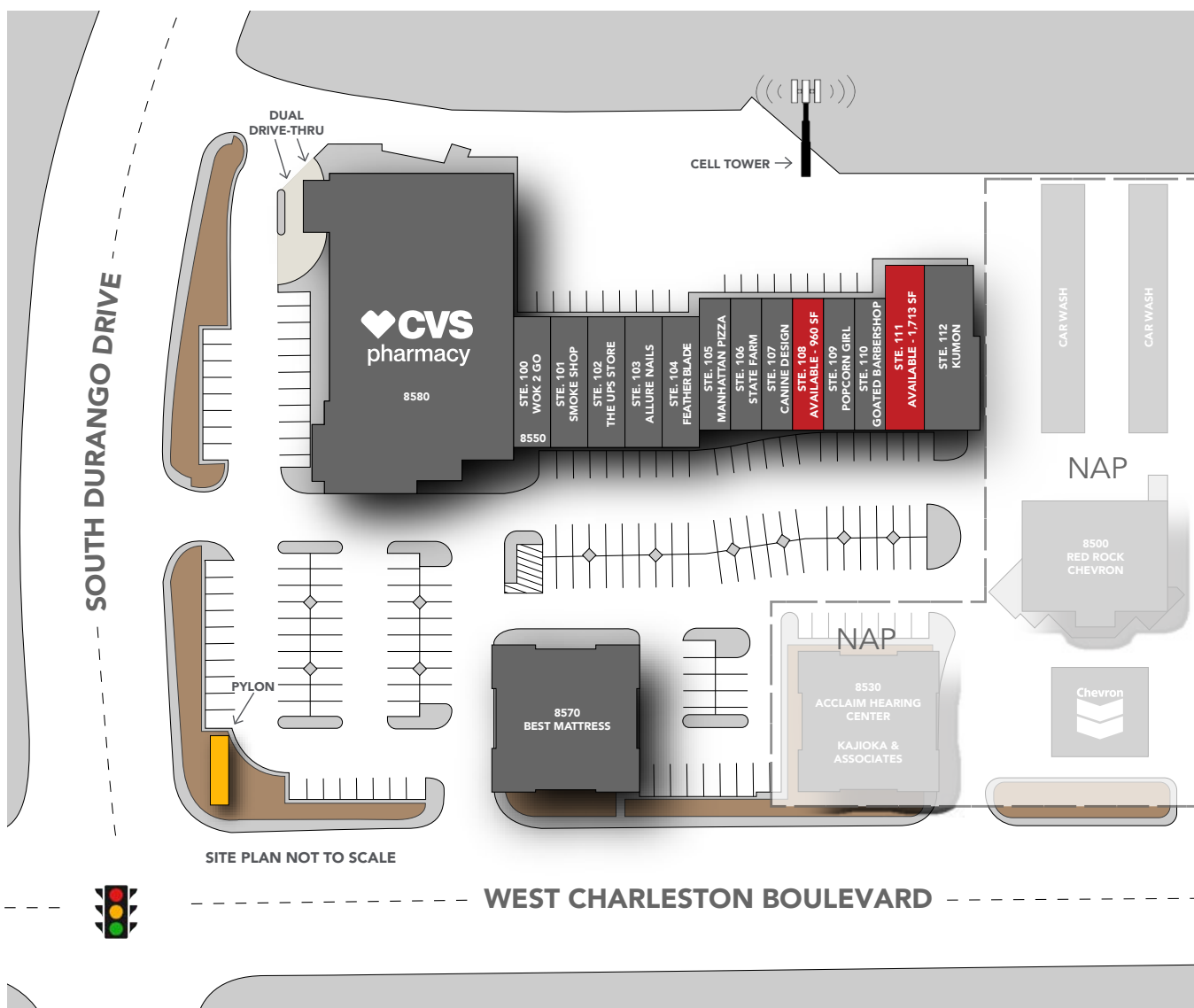
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SITE PLAN

SUITE	TENANT	SF
8580	CVS	17,275
8550-100	WOK 2 GO	1,350
8550-101	SMOKE SHOP	1,240
8550-102	THE UPS STORE	1,230
8550-103	ALLURE NAILS	1,245
8550-104	FEATHER BLADE	1,458
8550-105	MANHATTAN PIZZA	1,323
8550-106	STATE FARM	900

SUITE	TENANT	SF
8550-107	CANINE DESIGN	900
8550-108	AVAILABLE	960
8550-109	POPCORN GIRL	1,200
8550-110	GOATED BARBERSHOP	1,238
8550-111	AVAILABLE	1,713
8550-112	KUMON	2,267
8570	BEST MATTRESS	4,917
CELL	SBC TOWER HOLDINGS	0



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PHOTO - SUITE 108 (960 SF)



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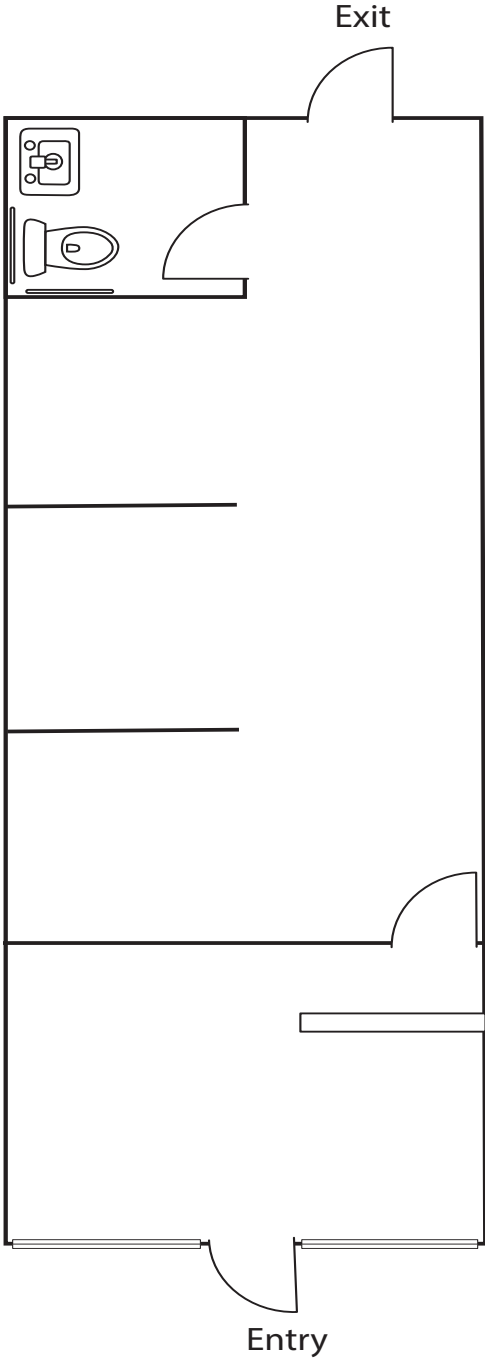
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FLOOR PLAN - SUITE 108 (960 SF)



Floor plan is not to exact scale. It is intended for general information purposes only.

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PHOTO - SUITE 111 (1,713 SF)



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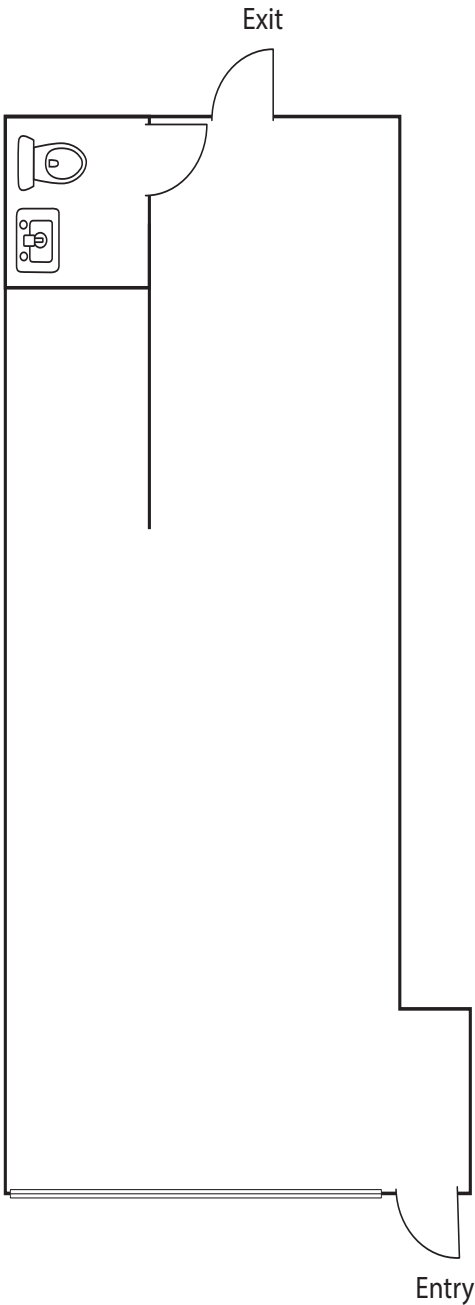
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PROPERTY PHOTOS



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AERIAL OVERVIEW



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