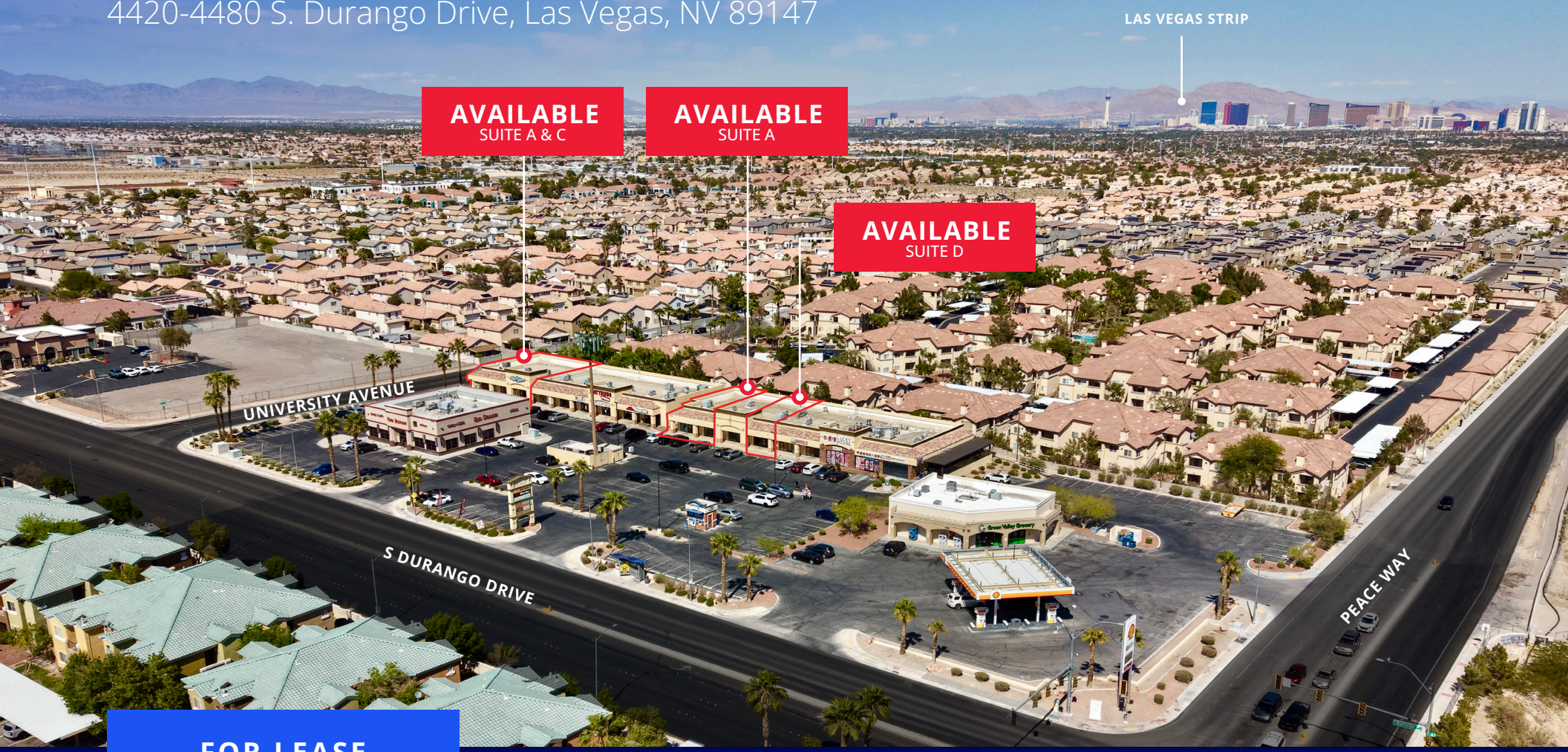
Durango Plaza

4420-4480 S. Durango Drive, Las Vegas, NV 89147



FOR LEASE

Multi-Tenant Retail

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Property Overview

Durango Plaza is strategically located between the Summerlin and Southwest corridors, the property provides excellent connectivity to the I-215 via both Flamingo Road and Tropicana Avenue.

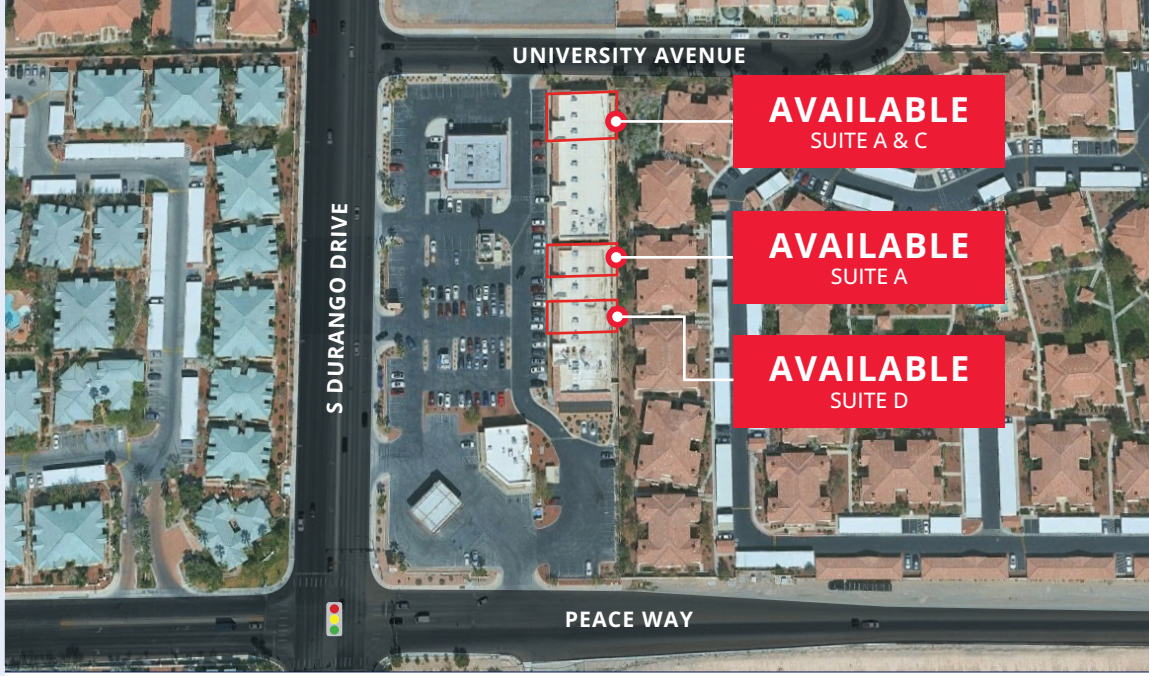
Available Suites:

4440 S. Durango
Suite A & C: ±3,600 SF

4460 S. Durango
Suite A: ±1,800 SF, Suite D: ±1,200 SF

Note: Suite D contains a vent hood, and floor drains for sinks but no grease interceptor.

- Marquee Monument Signage Opportunity Fronting Durango Drive
- Year Built 1998
- Multi-Tenant Strip Center- Retail
- Zoning & Jurisdiction
  Commercial General (Clark County)
- Total Parking Stalls
  203 Surface Spaces



Asking Rate:
$2.00 - $2.25/SF NNN

Estimated CAMs:
$0.45/SF*

* Includes taxes, building insurance, common area maintenance, AC filter changes, and water

CONTACT US

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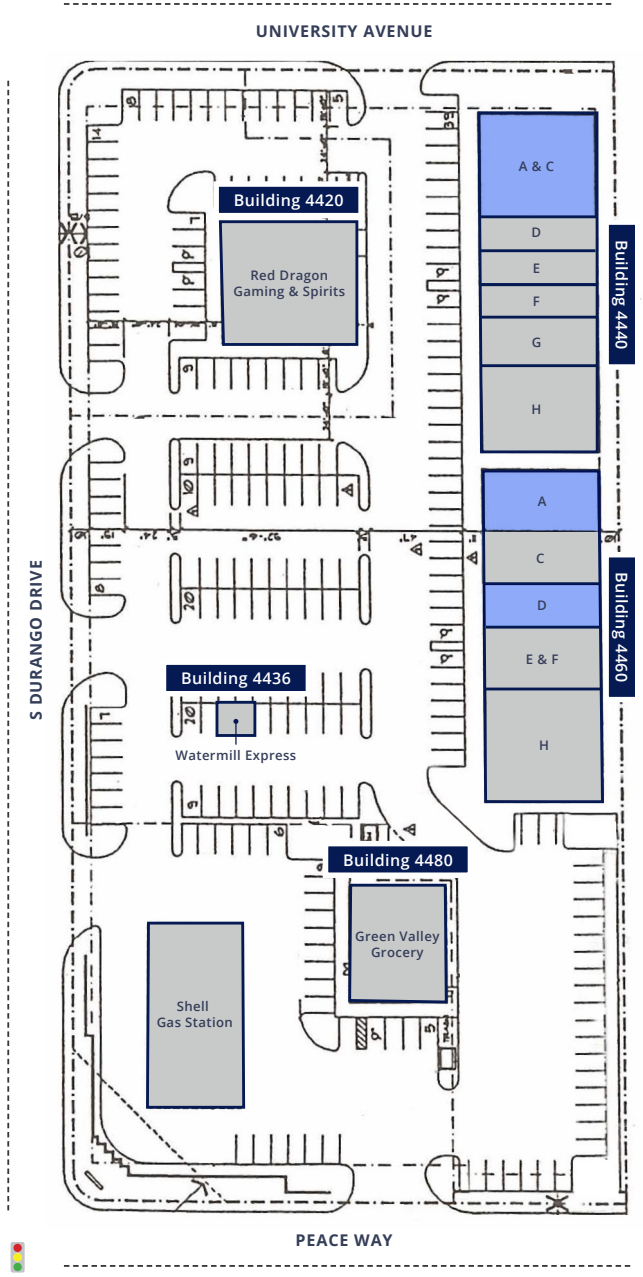
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Tenants

N *For illustration purposes only. Not to scale.*

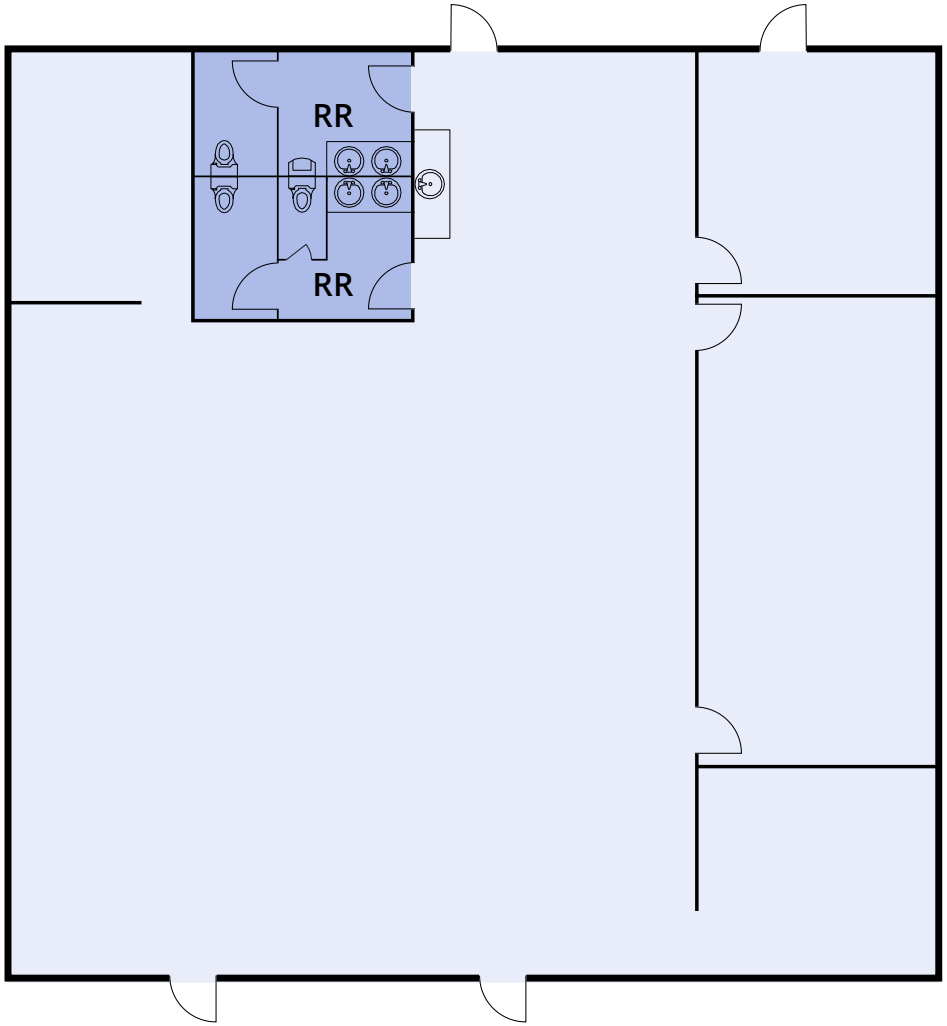
Building 4420 S. Durango Drive	
Entire Building	Red Dragon Gaming & Spirits
Building 4436 S. Durango Drive	
Entire Building	Watermill Express
Building 4440 S. Durango Drive	
A & C	**Available Suite ±3,600 SF**
D	Beauty Shop
E	Black Raven Video Production
F	Exclusive Tailoring
G	Mattress Mania Furniture
H	Pizza Hut Wing Street
Building 4460 S. Durango Drive	
A	**Available Suite ±1,800 SF**
C	Geico Insurance
D	**Available Suite ±1,200 SF**
E & F	River Nails
H	Lucky House Seafood Restaurant
Building 4480 S. Durango Drive	
Entire Building	Green Valley Grocery
	Shell Gas Station

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Suite A & C Floor Plan

For illustration purposes only. Not to scale.



4440 S. Durango Drive
Suite A & C

±3,600 SF

Lease Rate: $2.00 - $2.25/SF NNN

CAMs: $0.45 PSF/Month*

*Includes taxes, building insurance, common area maintenance, AC filter changes, and water

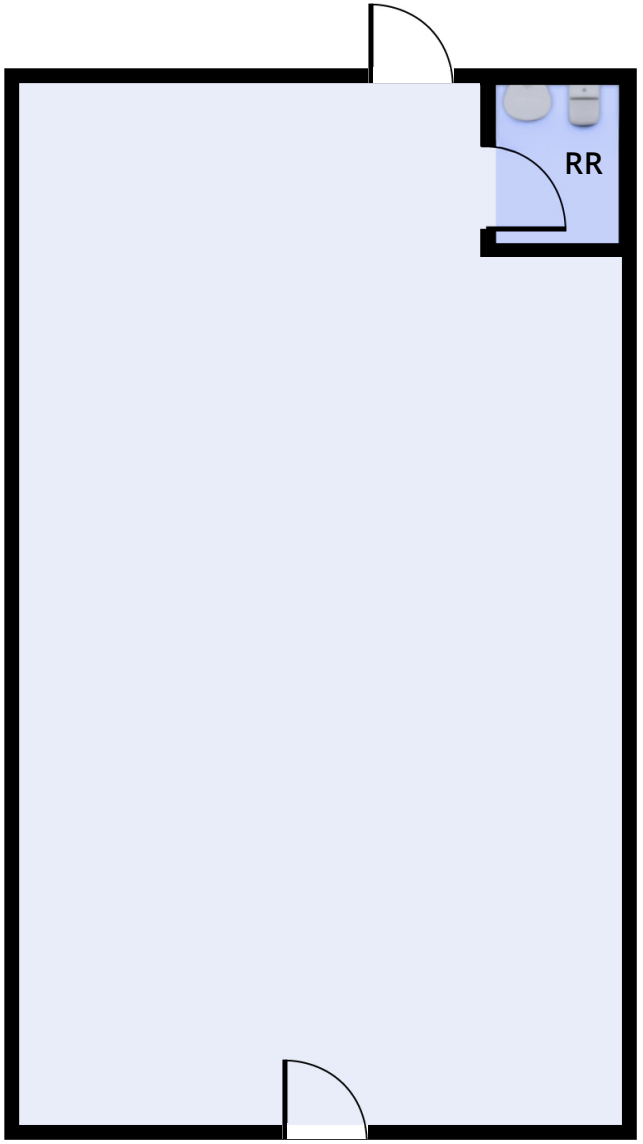
Available Now
with 30 Days Notice

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Suite A Floor Plan

For illustration purposes only. Not to scale.



4460 S. Durango Drive
Suite A

±1,800 SF

Lease Rate: $2.00 - $2.25/SF NNN

CAMs: $0.45 PSF/Month*

*Includes taxes, building insurance, common area maintenance, AC filter changes, and water

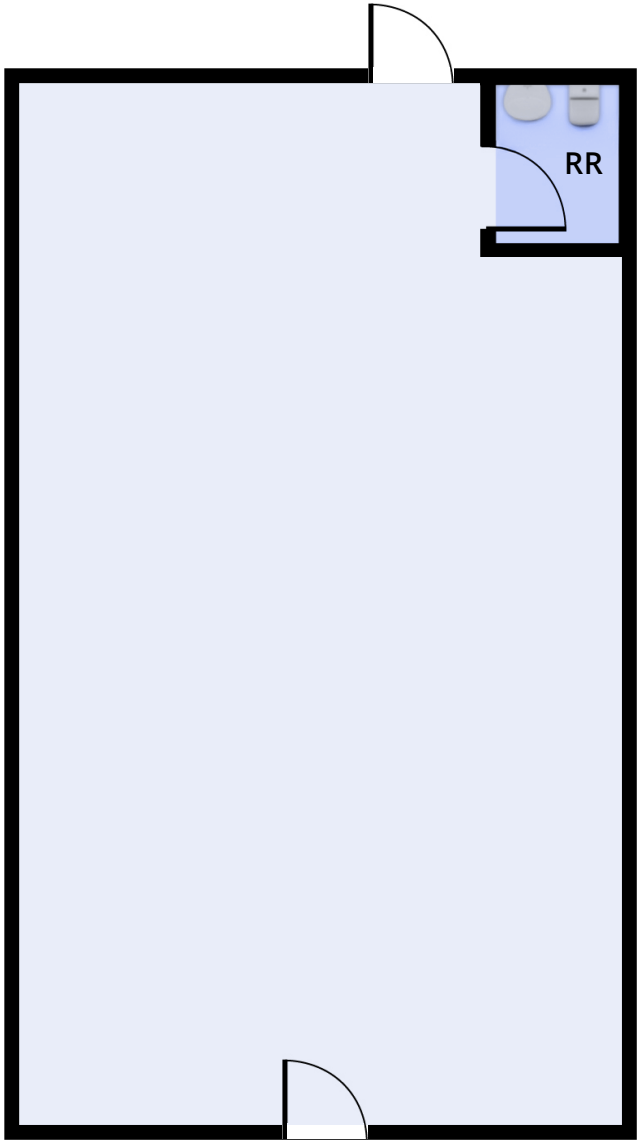
Available Q3 2026

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Suite D Floor Plan

For illustration purposes only. Not to scale.



4460 S. Durango Drive
Suite D

±1,200 SF

Note: Contains a vent hood, and floor drains for sinks but no grease interceptor.

Lease Rate: $2.00 - $2.25/SF NNN

CAMs: $0.45 PSF/Month*

*Includes taxes, building insurance, common area maintenance, AC filter changes, and water

Available Q3 2026

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Location Map

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Located between Summerlin and Southwest Corridor with close proximity to I-215 via Flamingo Road or Tropicana Avenue.



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Property Images









Business Facts

LABOR

- Nevada has one of the lowest labor costs in the region
- The metro Las Vegas area has more than 100,000 workers in the transportation, logistics and manufacturing industries
- Nearly 65,000 students are enrolled in the University of Nevada Las Vegas and the College of Southern Nevada

BUSINESS ASSISTANCE PROGRAMS

- Sales And Use Tax Abatement
- Modified Business Tax Abatement
- Personal Property Tax Abatement
- Real Property Tax Abatement For Recycling
- TRAIN employees now (TEN)
- Silver State Works Employee Hiring Incentives

NEVADA TAX CLIMATE

- Nevada Tax Abatement Programs
- Workforce Incentive Programs
- No Corporate Income Tax
- No Personal Income Tax
- No Franchise Tax on Income
- No Inventory Tax
- No Inheritance or Gift Tax
- No Unitary Tax
- No Estate Tax
- Competitive Sales and Property Tax Rates
- Minimal Employer Payroll Tax

Demographics

Population Summary

	1-Mile	2-Mile	3-Mile
2025 Total Population	23,489	176,095	387,864
2030 Total Population	24,080	183,106	404,160
2025 to 2030 Population Change	2.5%	4.0%	4.2%

Household Summary

	1-Mile	2-Mile	3-Mile
2025 Households	9,530	72,049	158,386
2030 Households	9,834	75,533	166,438
2025 to 2030 Household Change	3.2%	4.8%	5.1%

2025 Income

	1-Mile	2-Mile	3-Mile
Average Household Income	$112,303	$113,144	$112,595
Median Household Income	$81,449	$82,164	$78,693

2025 Business Summary

	1-Mile	2-Mile	3-Mile
Total Businesses	686	6,797	18,187
Total Employees	5,826	67,609	198,908

Market Overview

The Las Vegas Metro continues to grow, as a result of its high rankings for quality of life, job and population growth, and healthy business climate.

The Las Vegas-Paradise MSA consists of nearly 600 square miles and encompasses Las Vegas, Henderson, Boulder City, North Las Vegas, Mesquite, and all of Clark County. The leading financial and cultural center for Southern Nevada, Las Vegas is the largest city in the state and an internationally renowned resort destination known primarily for gaming, conventions, shopping, fine dining and nightlife.

This popular destination is the 28th largest Metropolitan Statistical Area in the United States with over two million residents. Las Vegas is one of the top three leading convention and business meeting locations in the United States, and one of the world's top draws for tourism. The combination of no inventory tax, rich transportation infrastructure and the geographic location of the state's two largest urban centers are prime reasons that top brands like Amazon, Wal-Mart, Levi Strauss & Co., Bed, Bath & Beyond, Monster Cable, Ocean Spray Cranberries and others choose Nevada to stage their warehousing and distribution strategies.

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Overall Las Vegas Office Market Stats

46.6M SF
Total Office Inventory
(Q1 2025)

12.1%
Total Vacancy
(Q1 2025)

Top 3
Metros in the U.S.
for Job Creation
(Bloomberg, 2022)

123K SF
Net Absorption
(Q1 2025)

$2.65/SF
Overall Asking Rent
(Q1 2025)

#1
Convention & Trade
Show Venue in the U.S.

Market Overview

2.4M
Metro Population

4.6M
Average Monthly Airport Passengers

$55B
Annual Tourism Revenue

$530K
New Home Median Price

32nd
Most Populous State in the U.S.

75%
Nevada Residents Live In Las Vegas

NHL Expansion

T-Mobile Arena hosts over 150 events per year and is the current home of the NHL Golden Knights

20,000 Seats

T-Mobile Arena, a multi-use indoor arena on the Las Vegas Strip opened in April 2016

The Las Vegas Raiders

The relocation of the Oakland Raiders is anticipated to create a $600+ million economic impact add 450,000+ incremental visitors and host 45+ events annually

LVCC Expansion

Las Vegas Convention Center is currently undergoing a $600 million, renovation to legacy halls and facilities

Mandalay Bay Convention Center

Recently underwent a 350,000 SF expansion and is now one of the largest in North America

Fomula One Building and Las Vegas Grand Prix

Main building is four story, ±300,000 SF with 13 garages, cost $240 million. The race will take place around the Las Vegas Strip and Resort Corridor

New Las Vegas Stadium

The New Las Vegas Stadium is a planned retractable roof ballpark to be built on the site of the Tropicana Las Vegas

Steady Growth

The University continues to grow with a total student headcount of 32,000 (2024)

MSG Sphere at the Venetian

A revolutionary new 18,000-seat venue for concerts, sports and live entertainment that will be completed in 2023

ABOUT COLLIERS

$6B Annual revenue

70+ Countries we operate in

2B Square feet managed

44,000 Lease/Sale transactions

$110B Assets under management

28,000 Professionals

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Colliers (NASDAQ, TSX: CIGI) is a global diversified professional services and investment management company operating through three industry-leading businesses: Commercial Real Estate, Engineering, and Investment Management. With greater than a 30-year track record of consistent growth and strong recurring cash flows, we scale complementary, high-value businesses that provide essential services across the full asset lifecycle. Our unique partnership philosophy empowers exceptional leaders, preserves our entrepreneurial culture, and ensures meaningful inside ownership — driving strong alignment and sustained value creation for our shareholders. With $6 billion in annual revenues, 28,000 professionals, and $110 billion in assets under management, Colliers is committed to accelerating the success of our clients, investors, and people worldwide. Learn more at corporate.colliers.com.

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