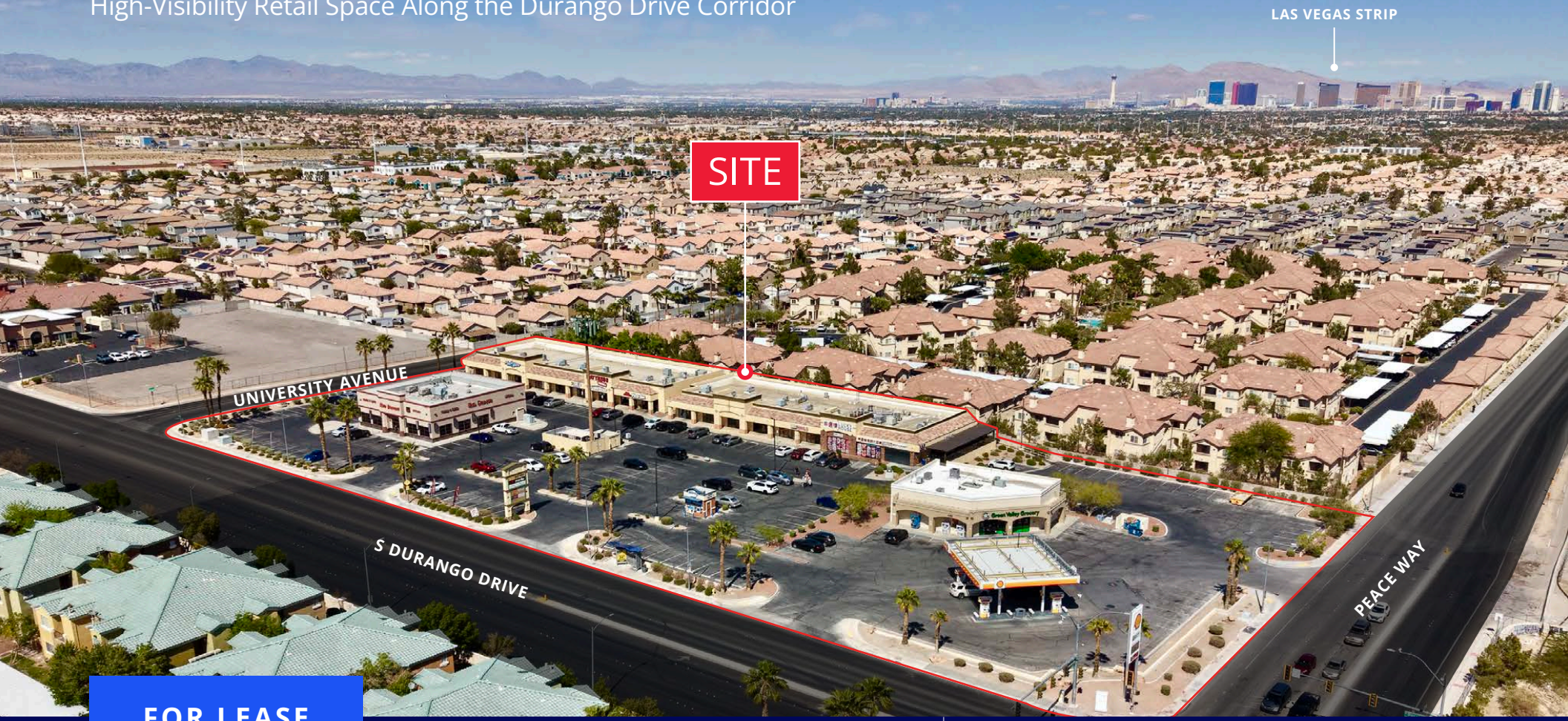
Durango Plaza

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

Colliers

High-Visibility Retail Space Along the Durango Drive Corridor



FOR LEASE

±1,200 to ±3,600 SF Retail Space Available

Prominent monument signage, convenient access, and proximity to Summerlin, the Southwest, and I-215.

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A Retail Position Built For Visibility & Access

Flexible Retail Opportunities Along the S. Durango Drive Corridor

Position your business at Durango Plaza, a multi-tenant retail center serving established neighborhoods between Summerlin and Southwest Las Vegas. The property offers convenient access from S. Durango Drive, proximity to Flamingo Road and Tropicana Avenue, and connectivity to I-215.

- ±1,200 to ±3,600 SF Available
- 203 Surface Parking Spaces
- Monument Signage Opportunity
- Access Via Flamingo Road and Tropicana Avenue
- Commercial General Zoned, Clark County

Asking Rate: $2.00 - $2.25/SF NNN
Estimated CAMs: $0.45/PSF/Month*

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

Available Suites

Suite	Available SF	Availability
4440 | Suites A & C	±3,600 SF	30 Days' Notice
4440 | Suite E	±1,200 SF	30 Days' Notice
4460 | Suite A	±1,800 SF	Q4 2026
4460 | Suite D	±1,200 SF	January 2027



HIGH-VISIBILITY FRONTAGE
Frontage along S. Durango Drive supports property visibility and convenient customer access.

MONUMENT SIGNAGE OPPORTUNITY
Prominent monument signage can help reinforce tenant identity along the corridor.

FLEXIBLE SUITE OPTIONS
Available suites range from approximately ±1,200 to ±3,600 SF

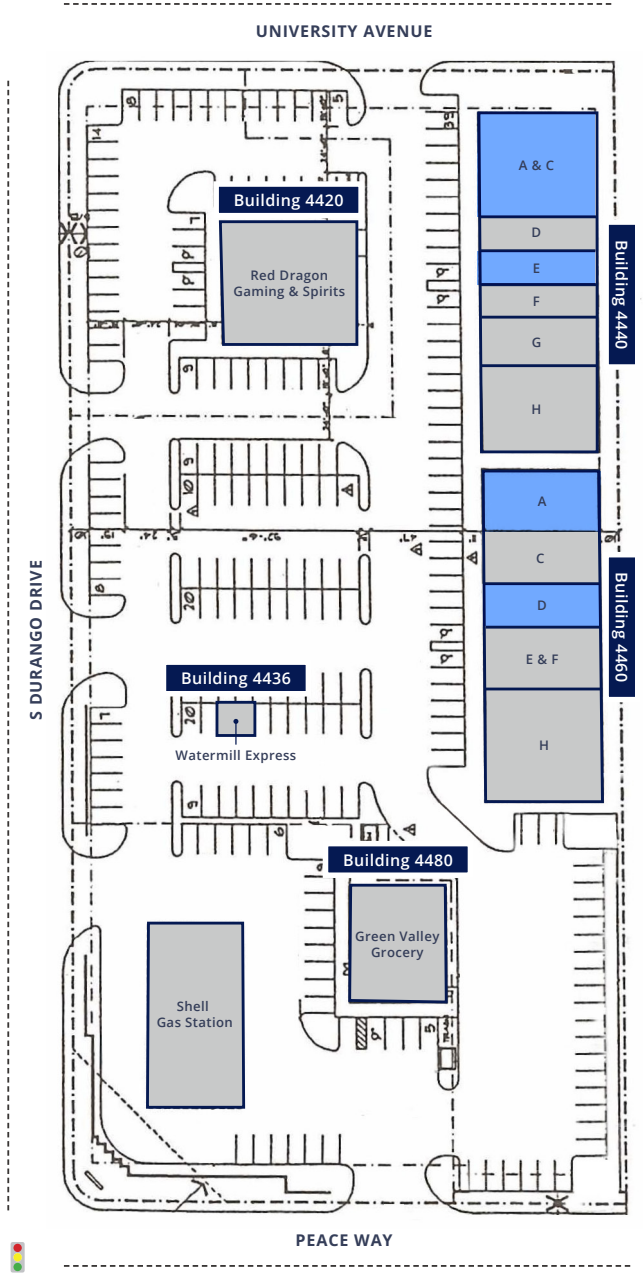
ESTABLISHED TRADE AREA
Positioned between the Summerlin and Southwest corridors near retail, schools, parks and services.

Site Plan & Tenant Roster

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	**Available Suite ±1,200 SF**
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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Floor Plan

4440 S. Durango Drive

±3,600 SF
Available

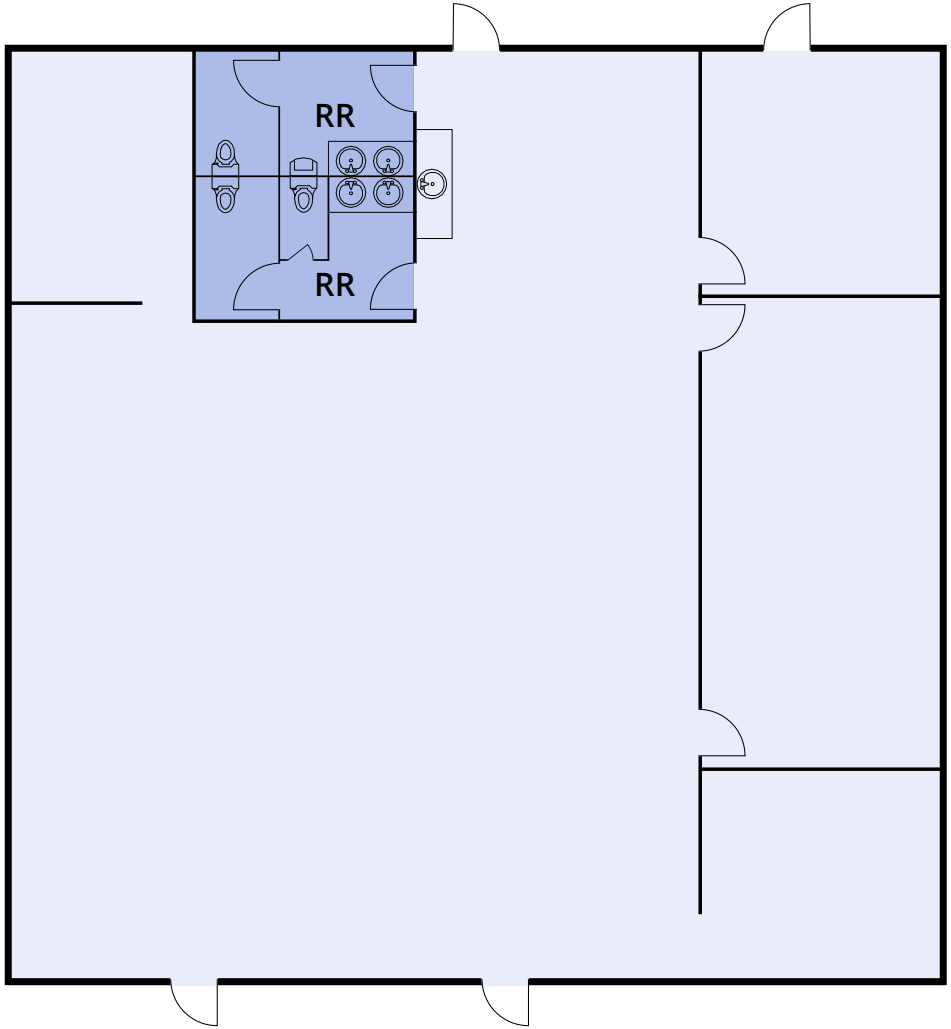
- S. Durango Drive Frontage
- Monument Signage Opportunity
- Flamingo and Tropicana access
- Available with 30 Days' Notice

Asking Rate:
$2.00 - $2.25/SF NNN

Estimated CAMs:
$0.45/PSF/Month*

**Estimated CAMs include taxes, building insurance, common area maintenance, AC filter changes and water.*

Suite A & C Conceptual Plan



For illustration purposes only. Not to scale. N

Floor Plan

4440 S. Durango Drive

±1,200 SF
Available

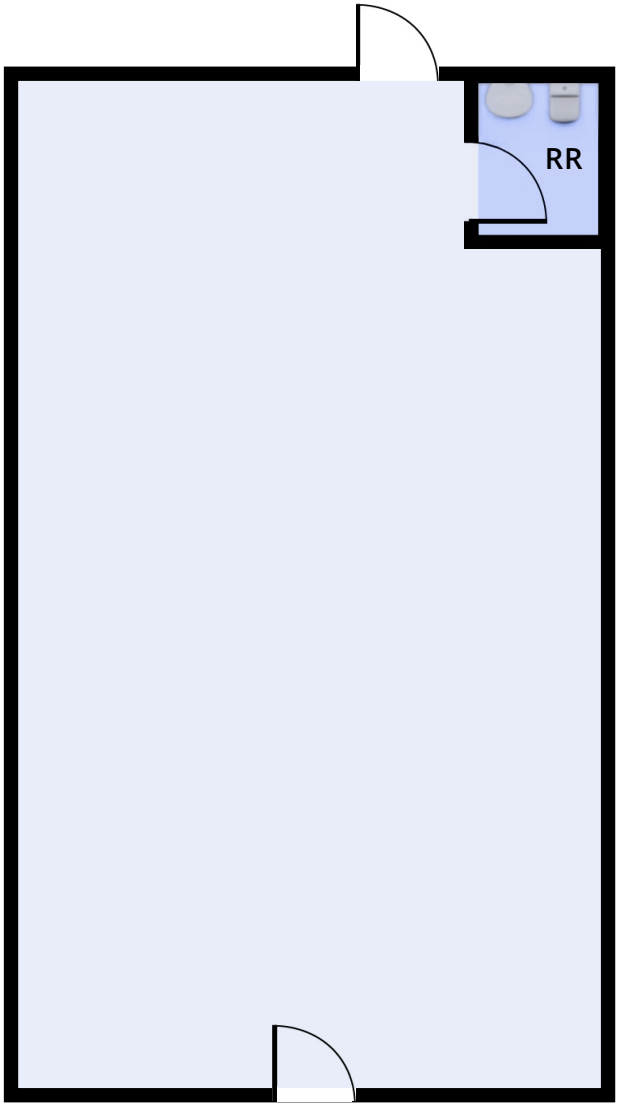
- S. Durango Drive Frontage
- Monument Signage Opportunity
- Flamingo and Tropicana access
- Available with 30 Days' Notice

Asking Rate:
$2.00 - $2.25/SF NNN

Estimated CAMs:
$0.45/PSF/Month*

**Estimated CAMs include taxes, building insurance, common area maintenance, AC filter changes and water.*

Suite E Conceptual Plan



For illustration purposes only. Not to scale. N

Floor Plan

4460 S. Durango Drive

±1,800 SF
Available

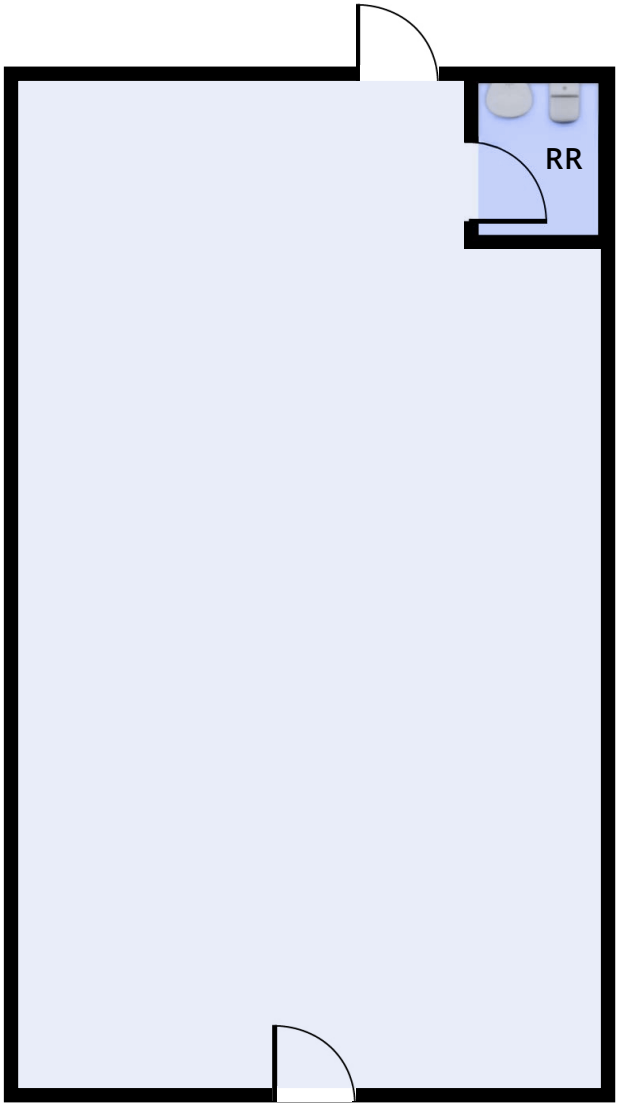
- S. Durango Drive Frontage
- Monument Signage Opportunity
- Flamingo and Tropicana access
- Available Q4 2026

Asking Rate:
$2.00 - $2.25/SF NNN

Estimated CAMs:
$0.45/PSF/Month*

**Estimated CAMs include taxes, building insurance, common area maintenance, AC filter changes and water.*

Suite A Conceptual Plan



For illustration purposes only. Not to scale. N

Floor Plan

4460 S. Durango Drive

±1,200 SF
Available

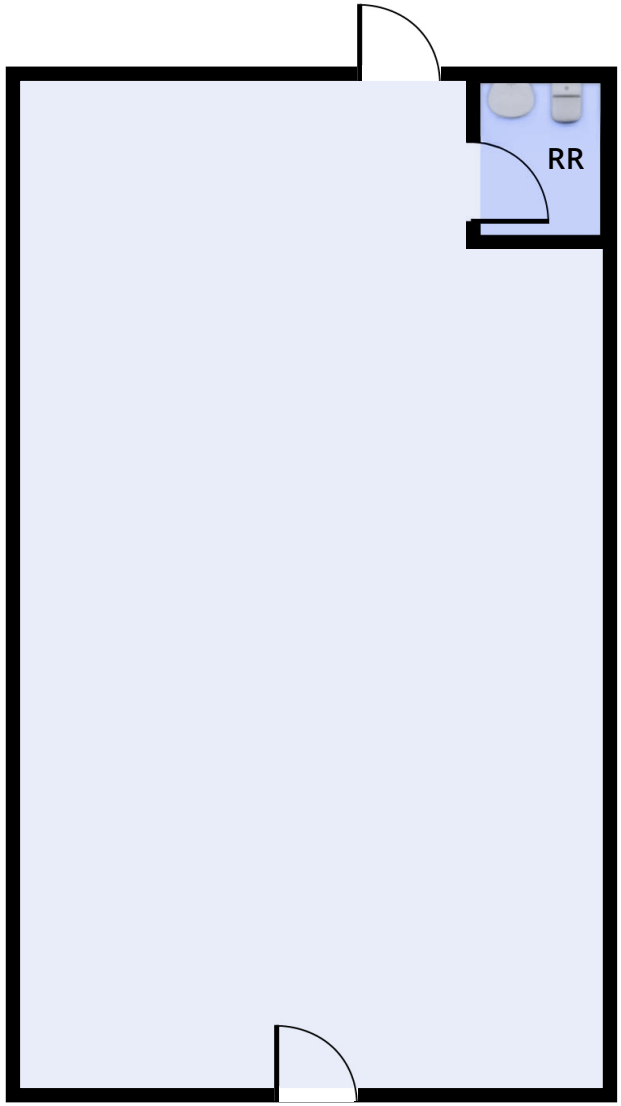
- S. Durango Drive Frontage
- Monument Signage Opportunity
- Flamingo and Tropicana access
- Available January 2027

Asking Rate:
$2.00 - $2.25/SF NNN

Estimated CAMs:
$0.45/PSF/Month*

**Estimated CAMs include taxes, building insurance, common area maintenance, AC filter changes and water.*

Suite D Conceptual Plan



Property Advantages

Vent hood and floor-drain infrastructure may support certain food, beverage or specialty concepts, subject to tenant verification, code requirements and installation of any required grease interceptor.

For illustration purposes only. Not to scale. N

Location Map

Positioned Within an Established West Las Vegas Trade Area

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



Durango Plaza is positioned along S. Durango Drive between Flamingo Road and Tropicana Avenue, providing access to established residential neighborhoods and the broader Summerlin and Southwest Las Vegas corridors. Nearby retail, schools, parks, and community services support consistent neighborhood activity.

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Property Images



High-Visibility Retail Space Along the Durango Drive Corridor



4440 S. Durango Storefront



4460 S. Durango Storefront



Monument Signage

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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
2026 Total Population	23,312	94,056	179,237
2031 Total Population	24,387	99,211	188,552
2026 to 2031 Population Change	4.6%	5.5%	5.2%

Household Summary

	1-Mile	2-Mile	3-Mile
2026 Households	9,358	38,254	73,756
2031 Households	9,870	40,836	78,420
2026 to 2031 Household Change	5.5%	6.7%	6.3%

2026 Income

	1-Mile	2-Mile	3-Mile
Average Household Income	$120,685	$117,510	$123,170
Median Household Income	$86,064	$85,903	$87,943

2026 Business Summary

	1-Mile	2-Mile	3-Mile
Total Businesses	666	2,993	6,830
Total Employees	5,339	31,725	67,486

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 Retail Market Stats

70.8M SF
Total Retail Inventory
(Q3 2026)

4.4%
Total Vacancy
(Q3 2026)

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

196K SF
Net Absorption
(Q3 2026)

$2.15/SF
Overall Asking Rent
(Q3 2026)

#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

FORMULA ONE
GRAND PRIX
Races thru 2037

FUTURE HOME OF THE
LV ATHLETICS
Major League Baseball

TOP TICKET SALES
LV RAIDERS
NFL Revenue Ranks

HOME OF THE
WNBA ALL STAR GAME
2023

HOME OF THE
WRANGLER NFR
Professional Rodeo

THE TOP
BOXING CAPITAL
OF THE WORLD

HOME OF THE
UFC HEADQUARTERS
Las Vegas, NV

2022, 2023, & 2025 WNBA
WORLD CHAMPS
Las Vegas Aces

Home of the
GOLDEN KNIGHTS
Top 5 NHL Price & Demand

THE STRONGEST TOURISM GROWTH TRAJECTORY IN THE WORLD

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

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