



8860 S Durango Dr, Las Vegas, NV 89113



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8860 S Durango Dr



Investment Highlights

- **Second-Generation Drive-Thru Restaurant**
 - Rare small-format drive-thru opportunity with an existing build-out, significantly reducing startup and construction costs for restaurant operators.
- **Move-In Ready Restaurant Infrastructure**
 - Includes walk-in cooler, prep counters, restroom, and power capacity for restaurant equipment.
- **High-Visibility Signalized Intersection**
 - Located at the intersection of S Durango Dr & W Pebble Rd, providing strong traffic exposure and easy ingress/egress.
- **Drive-Thru + Walk-Up Service Model**
 - Flexible layout supporting both vehicle and pedestrian ordering, ideal for modern coffee, beverage, and quick-service concepts.
- **Rapidly Growing Southwest Las Vegas Corridor**
 - Situated within one of the fastest-growing residential trade areas in the valley with strong population growth and household income.
- **Reduced Build-Out Timeline**
 - Existing infrastructure allows operators to significantly accelerate opening timelines compared to new construction.



Property Summary

Property Detail	Description
Property Address	8860 S Durango Dr, Las Vegas, NV 89113
Property Type	Retail / Quick Service Restaurant (QSR)
Available Space	±900 SF
Building Size	±2,700 SF
Lease Type	NNN Lease
Building Type	Multi-Tenant Retail
Year Built	2023-2024
Space Condition	Second-Generation Restaurant / Coffee Shop – Fully Built Out
Drive-Thru	Existing Drive-Thru Lane
Walk-Up Service	Walk-Up Ordering Window
Improvements	Walk-in cooler, prep counters, employee restroom, commercial power capacity
Location	Signalized intersection along S Durango Dr in Southwest Las Vegas
Nearby Communities	Mountains Edge, Rhodes Ranch

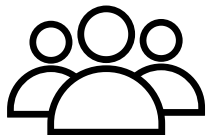


Location Highlights

- **Premier Southwest Las Vegas Retail Corridor**
 - Located along **Durango Drive**, a major north-south arterial serving the rapidly expanding southwest Las Vegas trade area.
- **Dense Residential Trade Area**
 - Surrounded by master-planned communities including:
 - Mountains Edge – ±12,500 homes
 - Rhodes Ranch – ±4,000 homes
 - These communities provide a strong built-in customer base for quick-service and beverage operators.
- **Strong Co-Tenancy and Daily Traffic Drivers**
 - Nearby tenants include convenience retail and quick-service food operators which help drive consistent customer traffic to the property.
- **Proximity to Major Retail Centers**
 - Nearby shopping destinations include:
 - Mountains Edge Marketplace
 - Desert Marketplace
 - Rhodes Ranch Town Center
 - These centers feature a mix of national retailers, restaurants, and neighborhood services that support strong daytime and evening activity.
- **Convenient Access to Major Employment and Retail Areas**
 - The property offers direct access to major southwest Las Vegas corridors including Blue Diamond Road and I-15, connecting the site to the greater Las Vegas Valley.



3 Mile Radius



Population

129,604



Daytime Population

90,281



Households

46,399



AVG. Household Income

\$133,399



Population	1 Mile	3 Mile	5 Mile
2000 Population	406	2,315	13,465
2010 Population	13,122	67,566	140,944
2025 Population	20,449	129,604	256,610
2030 Population	21,816	139,564	278,583
2025-2030 Growth Rate	1.3 %	1.49 %	1.66 %
2025 Daytime Population	14,652	90,281	216,840

2025 Household Income	1 Mile	3 Mile	5 Mile
Les than \$15000	497	2,073	4,168
\$15000 - 24999	251	1,556	3,105
\$25000 - 34999	404	1,901	3,424
\$35000 - 49999	417	3,091	5,983
\$50000 - 74999	1,191	6,775	13,356
\$75000 - 99999	1,135	5,692	12,476
\$100000 - 149999	1,844	11,504	21,899
\$150000 - 200000	943	5,988	12,899
\$200000 or Higher	893	7,819	15,436
Median HH Income	\$96,979	\$106,502	\$106,161
Average HH Income	\$117,910	\$133,339	\$133,995



