

Available For Lease

SPANISH VISTA

4955 S. DURANGO DRIVE, LAS VEGAS, NV 89113

Listed By:

Colliers



AVAILABLE
±2,030 SF

AVAILABLE
±1,765 SF



CC 215 Beltway // ±211,000 VPD

W. Tropicana Ave. // ±33,000 VPD

S. Durango Dr. // ±32,000 VPD

CONVENIENT LOCATION FOR OFFICE/RETAIL IN THE SOUTHWEST

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LISTING SNAPSHOT

Lease Rate

\$2.00 – \$2.25 PSF NNN

Space Available

±1,765 – ±2,030 SF



PROPERTY HIGHLIGHTS

- **Hard-Corner Location with Strong Visibility** – Spanish Vista is positioned at the signalized hard corner of Tropicana Avenue and Durango Drive, less than one mile from the I-215 Beltway, offering excellent exposure and accessibility along two major thoroughfares with traffic counts exceeding 58,000 vehicles per day.
- **Flexible Space for Retail, Office, or Medical Users** – Newly painted and well-maintained professional office/retail building ideal for medical users, professional services, or neighborhood-serving retail
- **Dense Residential Trade Area** – Surrounded by established residential neighborhoods providing a strong customer base and consistent demand
- **Strong Demographics** – Average household income of \$123K within 3-miles and 76K households
- **Easy Access & On-Site Parking** – Convenient ingress/egress, surface parking, and direct suite access

Trade Area Demographics

	1-Mile	3-Mile	5-Mile
2026 Population	17,147	187,104	389,288
2026 Average Household Income	\$139,990	\$123,092	\$124,590
2026 Households	6,892	76,109	158,409
Daytime Population	21,746	177,321	422,142

Leasing Experts

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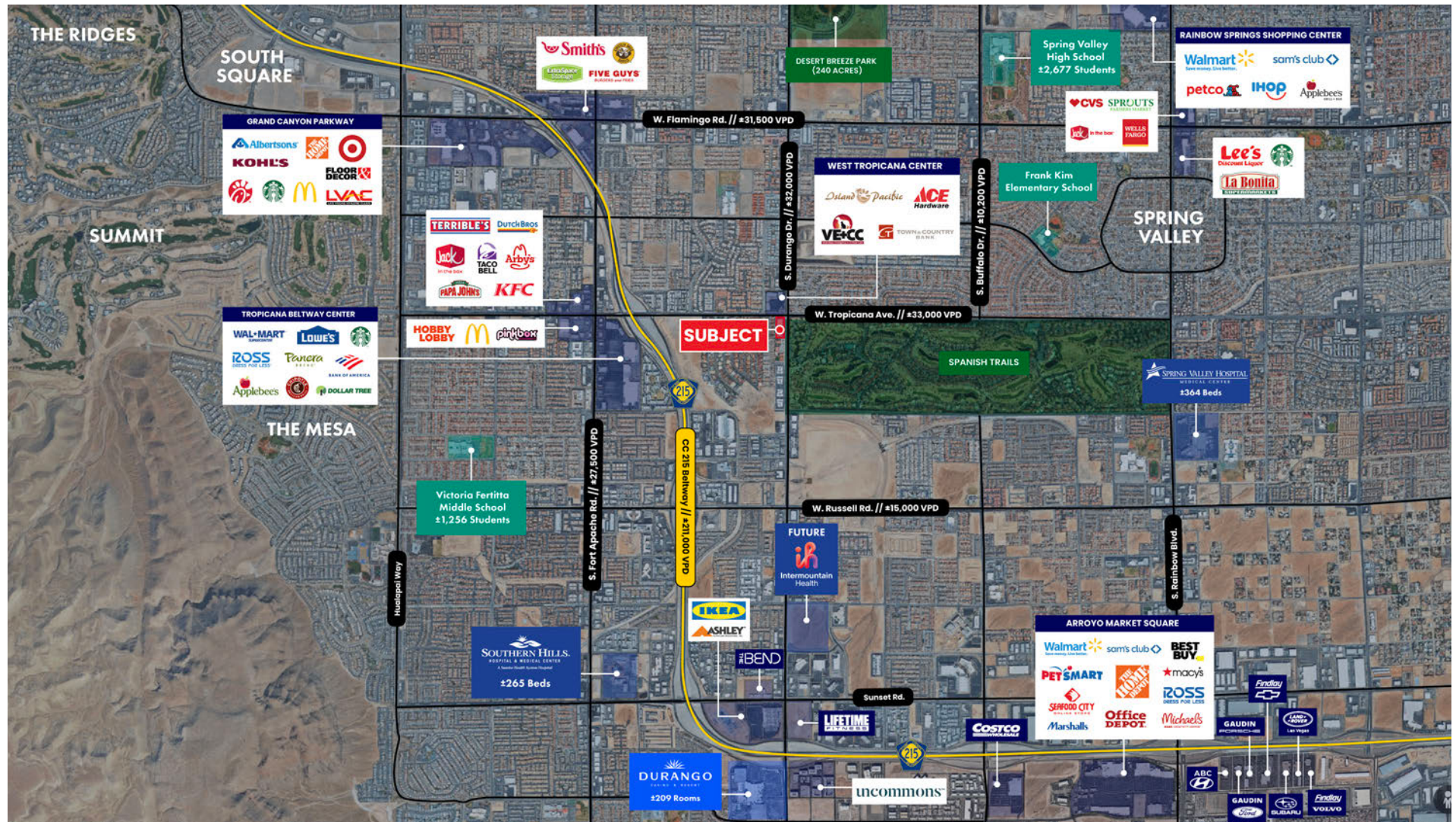
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SPANISH VISTA

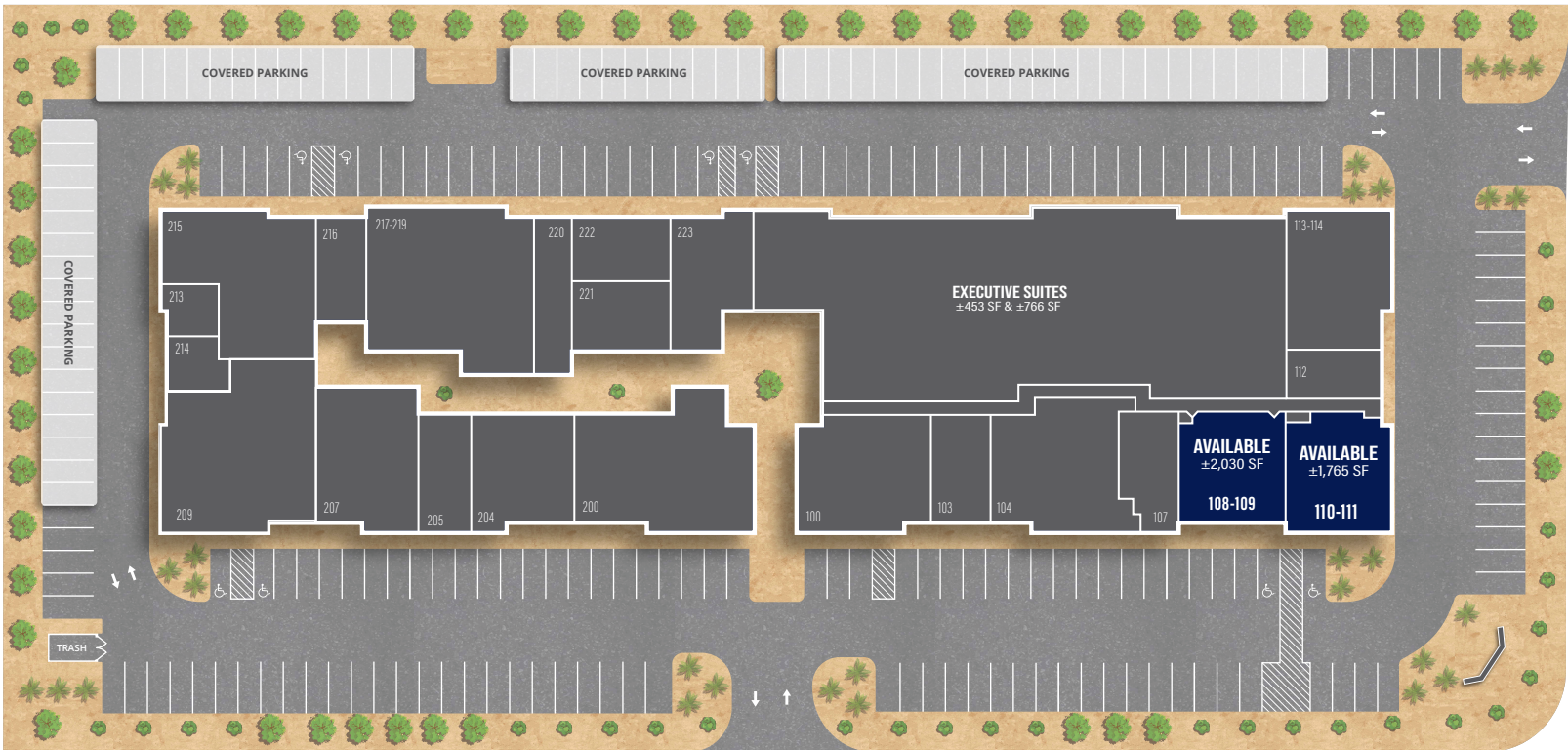
TRADE AREA MAP



■ = Subject
 ■ = Power Centers
 ■ = Casinos
 ■ = Hospitals
 ■ = Parks
 ■ = Schools

SITE PLAN

 For illustration purposes only. Not to scale.  = Available  = Leased



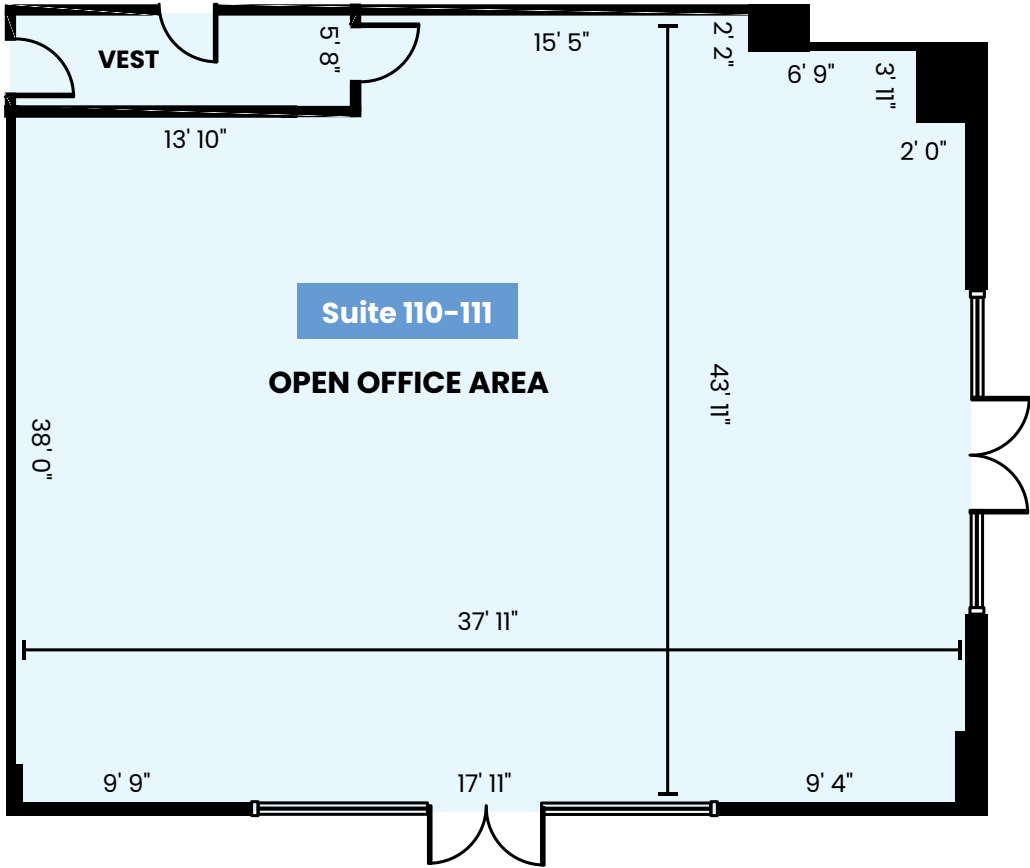
W. TROPICANA AVE. // ±33,000 VPD

S. DURANGO DR. // ±32,000 VPD



PLANS & AERIALS

SPACE PLANS | SUITE 110-111



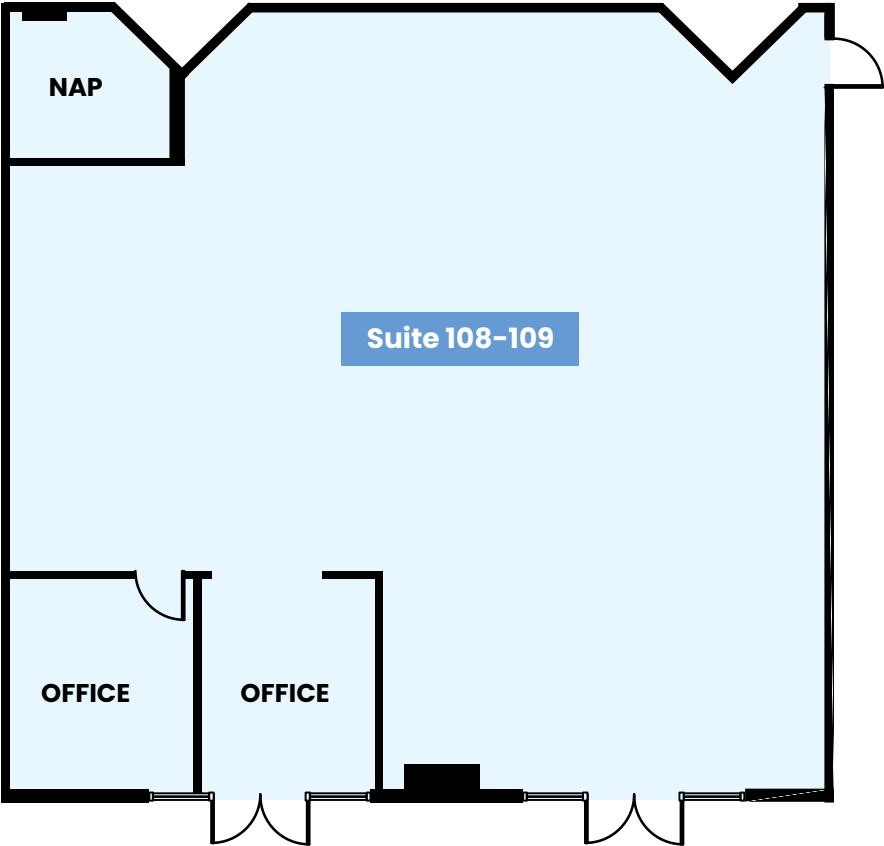
SUITE 110-111 Details

Suite	110 – 111
Total SF	±1,765 SF
Lease Rate	\$2.25 PSF NNN
NNN	\$0.47 PSF
Total Monthly Cost	\$4,800.80

S. DURANGO DR. // ±32,000 VPD

PLANS & AERIALS

SPACE PLANS | SUITE 108-109



SUITE 108-109 Details

Suite	108 - 109
Total SF	±2,030 SF
Lease Rate	\$2.00 PSF NNN
NNN	\$0.47 PSF
Total Monthly Cost	\$5,014.10

S. DURANGO DR. // ±32,000 VPD

PLANS & AERIALS

SPANISH VISTA

SOUTH FACING AERIAL



SPANISH VISTA

NORTH FACING AERIAL



SPANISH VISTA | PROPERTY PHOTOS

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Malan + Marcello Investment Team

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