

Available For Lease

Listed By:

Colliers

SPANISH VISTA

4955 S. DURANGO DRIVE, LAS VEGAS, NV 89113

AVAILABLE
±4,135 SF



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 SF – ±4,135 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 \$112K within 3 miles and 74K households
- **Easy Access & On-Site Parking** – Convenient ingress/egress, surface parking, and direct suite access

Trade Area Demographics

	1-Mile	3-Mile	5-Mile
2025 Population	17,694	181,879	382,476
2025 Average Household Income	\$123,909	\$112,474	\$114,656
2025 Households	7,148	73,452	155,107

Leasing Experts

AREEBA MOTEN

Senior Associate

+1 702 727 3780

areeba.moten@colliers.com

License # NV-S.0194559

TREVOR OLKOWSKI

Associate

+1 702 836 3766

trevor.olkowski@colliers.com

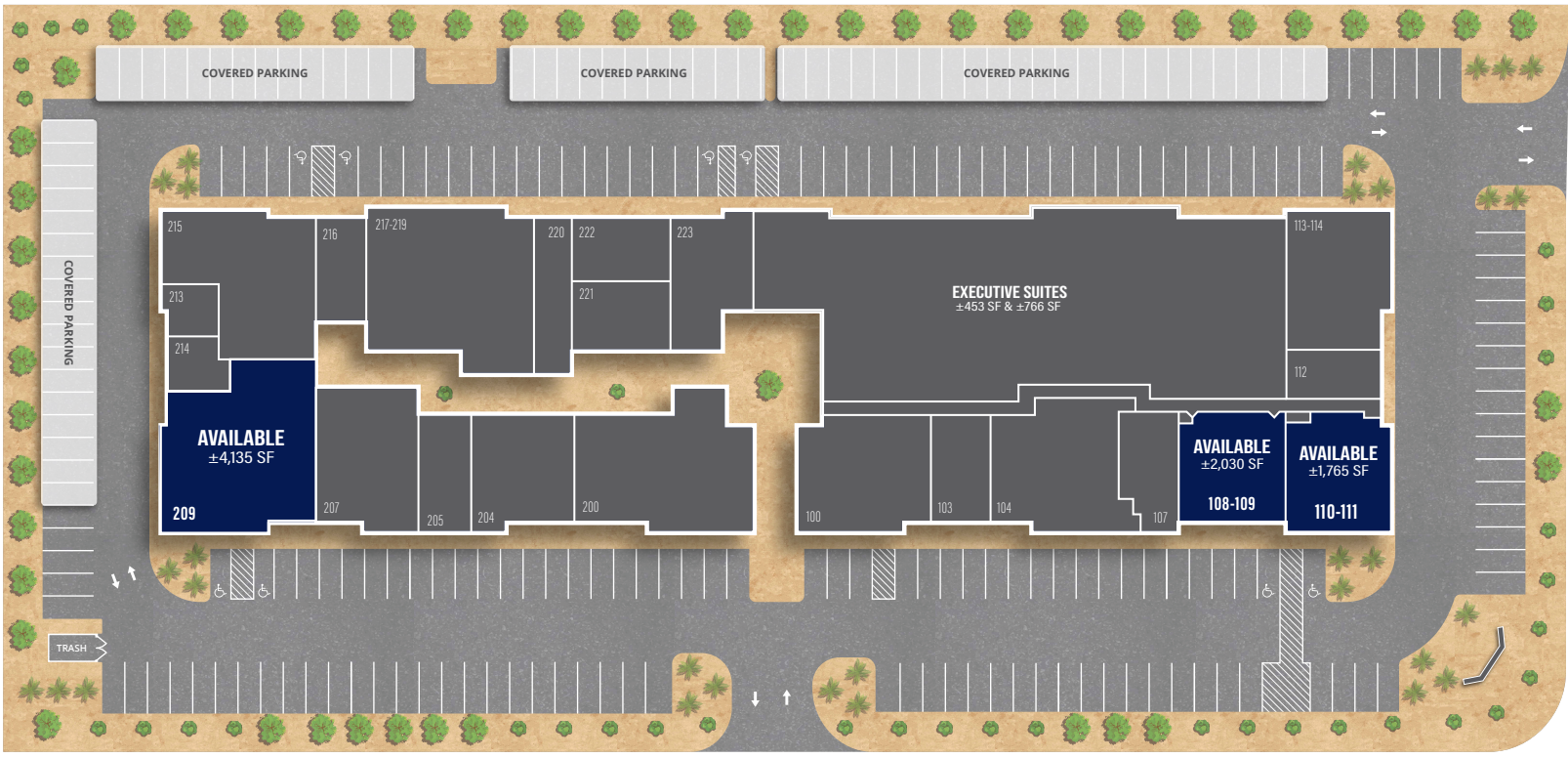
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TRADE AREA MAP



SITE PLAN

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



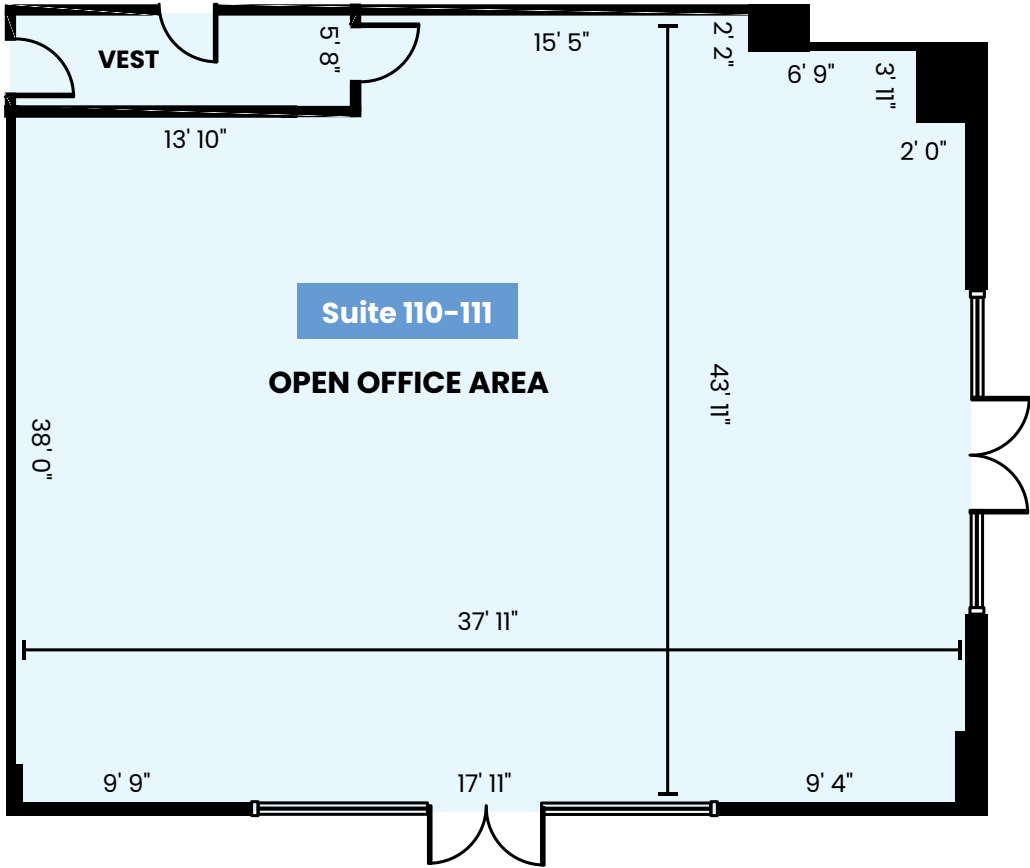
W. TROPICANA AVE. // ±33,000 VPD

S. DURANGO DR. // ±32,000 VPD



PLANS & AERIALS

SPACE PLANS | SUITE 110-111



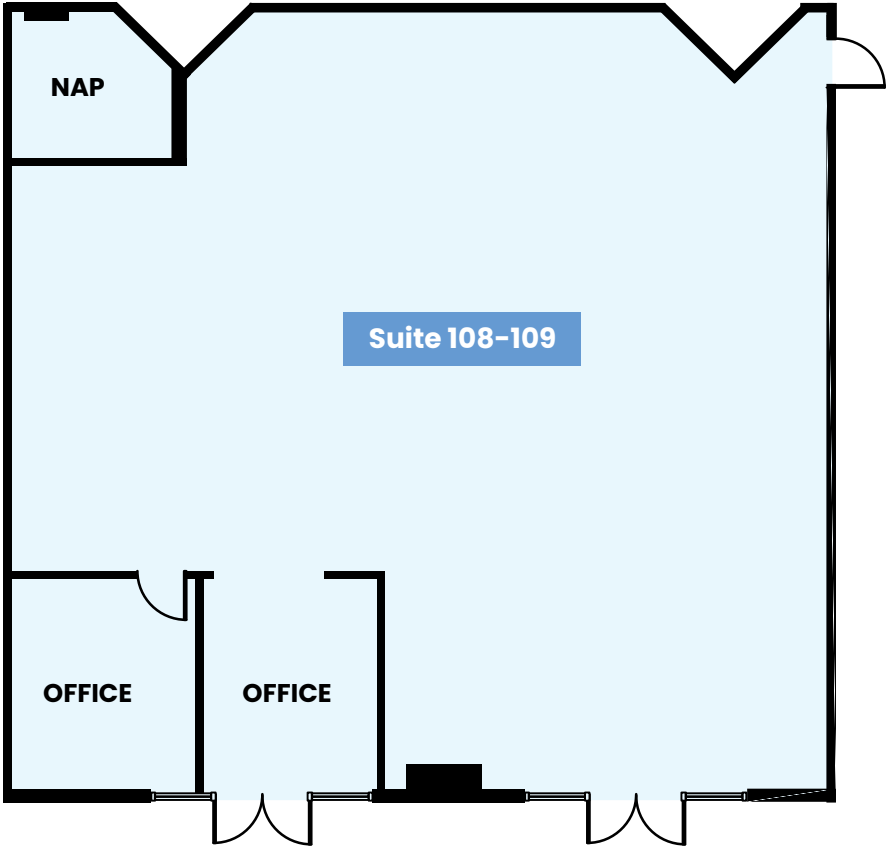
SUITE 110-111 Details

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

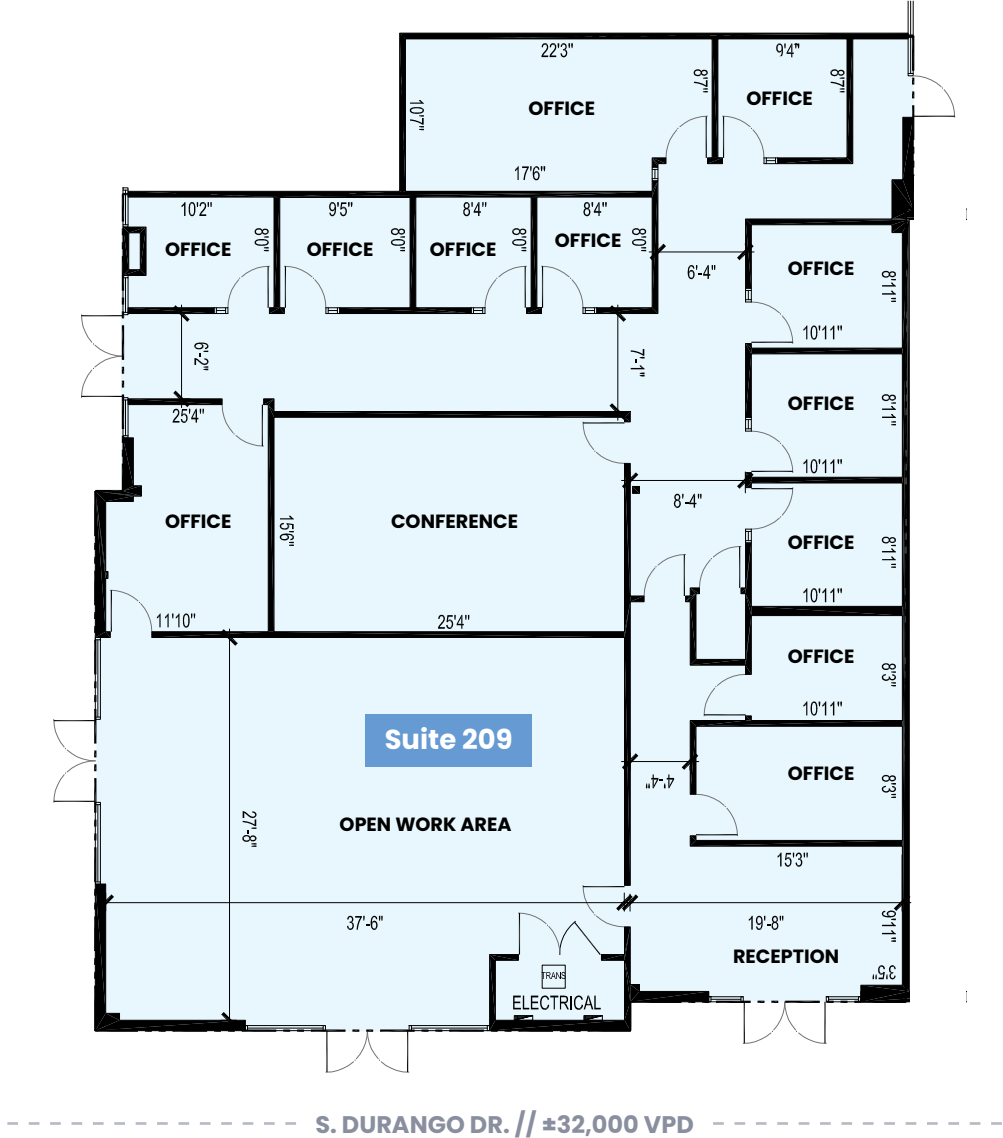
S. DURANGO DR. // ±32,000 VPD

PLANS & AERIALS

SPACE PLANS | SUITE 209

SUITE 209 Details

Suite	209
Total SF	±4,135 SF
Lease Rate	\$2.00 PSF NNN
NNN	\$0.47 PSF
Total Monthly Cost	\$10,213.45



PLANS & AERIALS

SPANISH VISTA

SOUTH FACING AERIAL



SPANISH VISTA

NORTH FACING AERIAL



SPANISH VISTA | PROPERTY PHOTOS

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S. Durango Dr. // ±32,000 VPD

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Malan + Marcello Investment Team

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Senior Associate
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areeba.moten@colliers.com
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Associate
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