

THE BEND

a shopping experience at sunset + durango



DAPPER
COMPANIES

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property highlights



property overview

Two parcels totaling 9.66 acres of vacant land located directly across from the 351,000 square foot IKEA ready to be developed. Located on the North side of Sunset and just west of Durango, this highly visible property is perfectly positioned. Surrounding residential Communities include: Rhodes Ranch, Mountains Edge, Nevada Trails, Coronado Ranch and Summerlin.

highlights

- **Possible uses:** Inline retail, QSR Pad, Bank, Casual Dining Restaurant, Fast Casual
- From 1,500 to 11,000 SF Available
- Conveniently Located Off of Durango and I-215 Freeway
- Over 6,000 Residential Units Approved for Construction Within a 2 Mile Radius
- Minutes From The Strip and McCarran International Airport
- Most Highly Desired Area in the Southwest

BEND



conceptual site plan

FIRST FLOOR



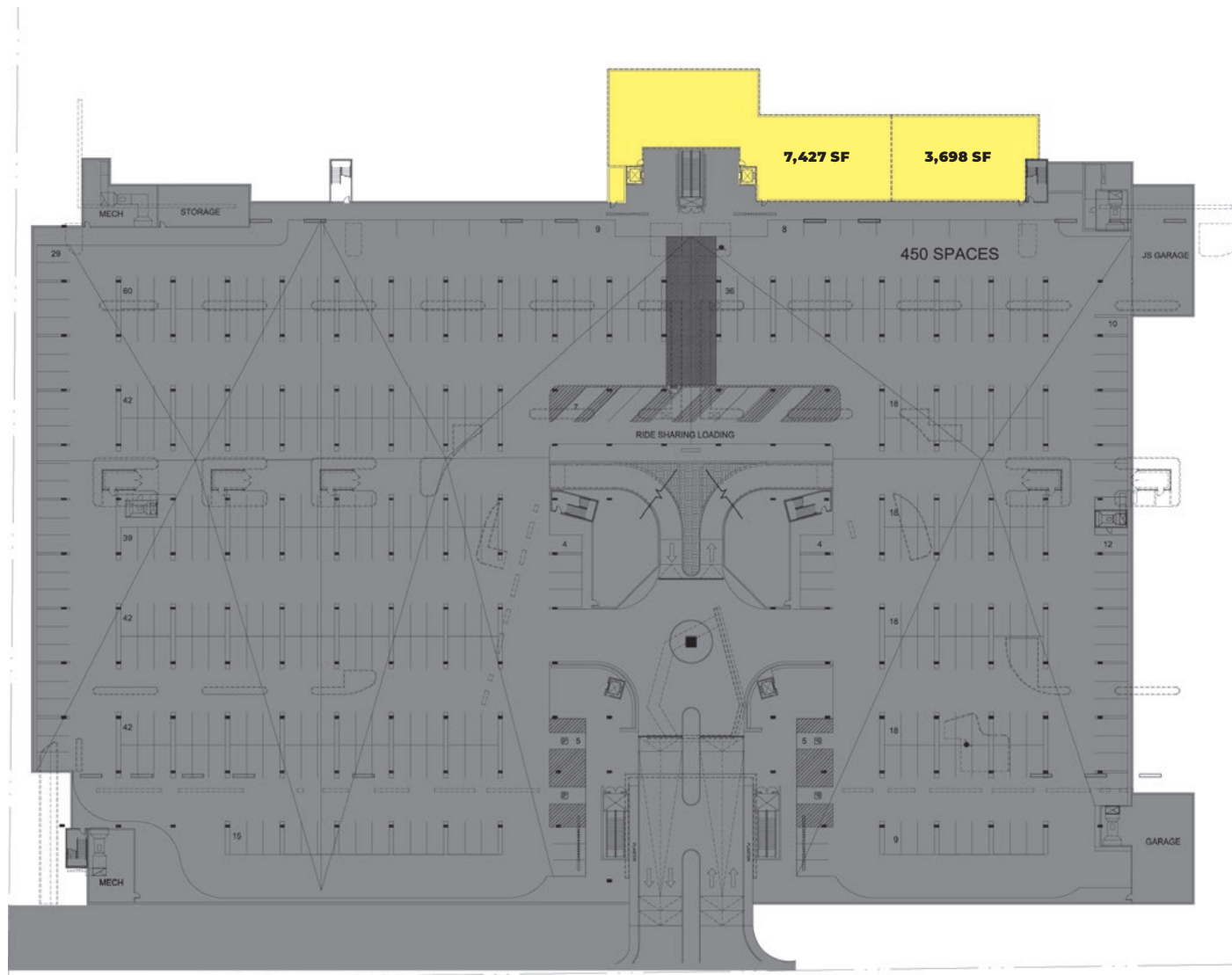
conceptual site plan

SECOND FLOOR

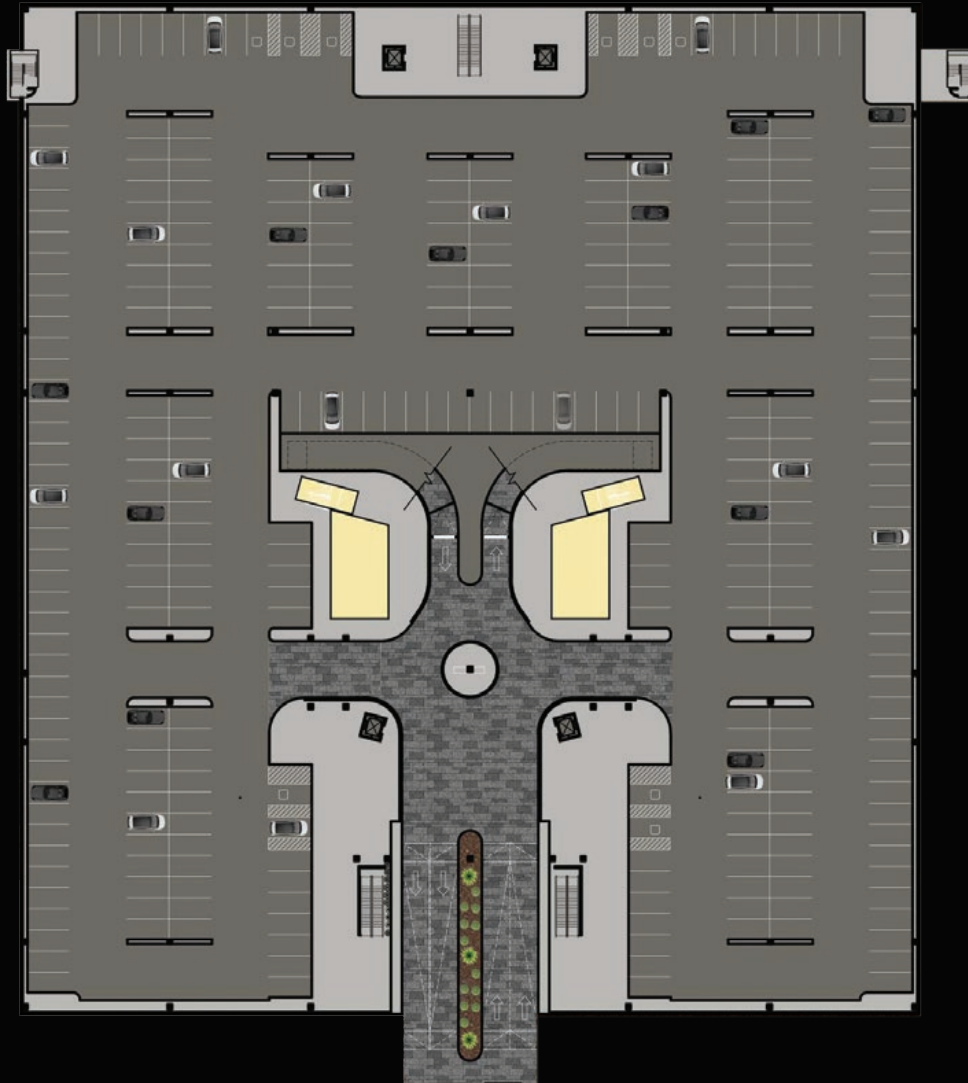


conceptual site plan

SUBTERRANEAN RETAIL SPACE



subterranean parking



parking summary

REQUIRED BY TITLE 30.60 CLARK COUNTY TITLE 30:

REQUIRED:

retail + theater

- 164,224 total square feet
- $(4:1,000) 164,224/1,000 = 164.224 \times 4 = 656.9$
- **TOTAL REQUIRED:** 657 spaces

PROVIDED:

- SURFACE 395 spaces
- GARAGE 330 spaces
- **TOTAL PROVIDED:** 725 spaces

ACCESSIBLE:

- 15 SPACES REQUIRED
- 15 SPACES PROVIDED

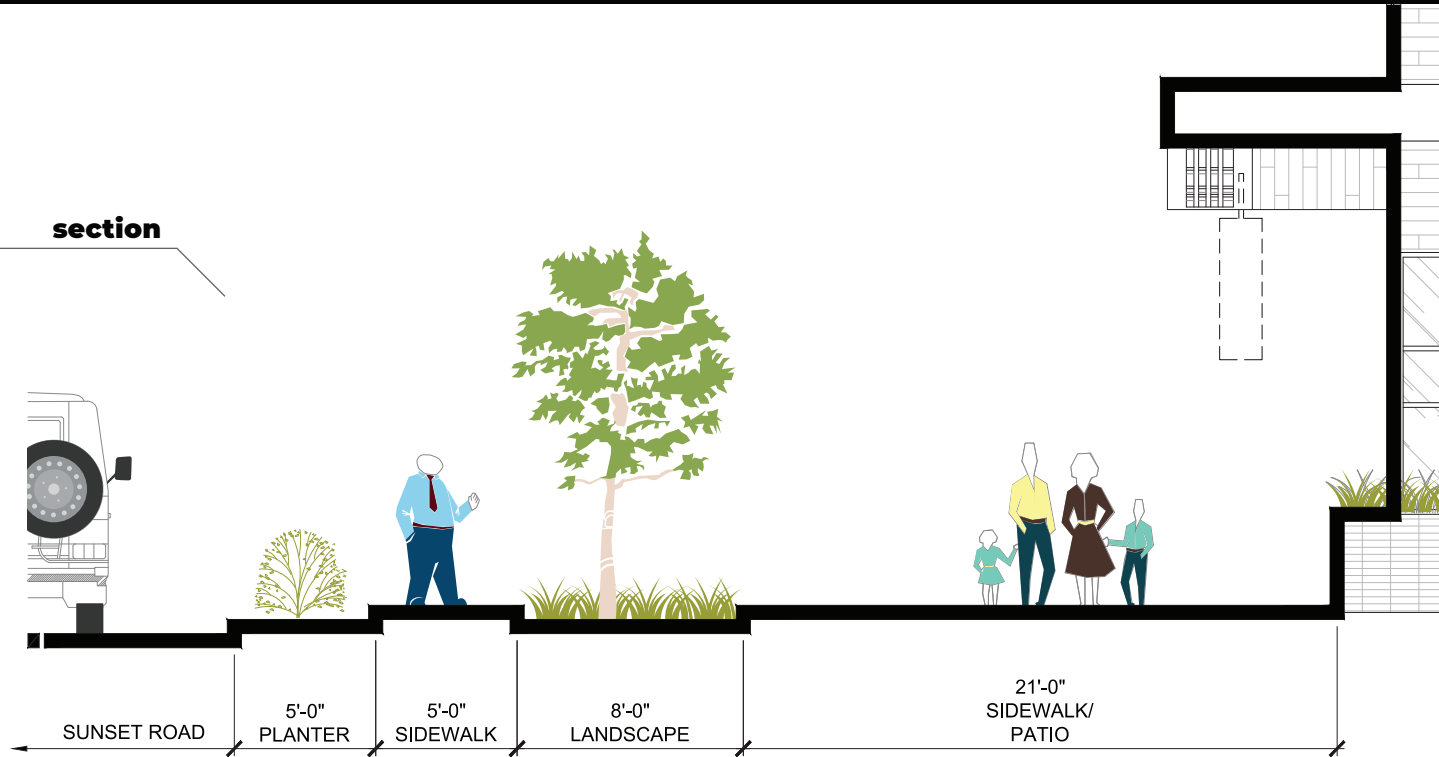
SUMMARY:

- 657 REQUIRED (RETAIL+THEATER)
- 725 SPACES PROVIDED (GARAGE+SURFACE)

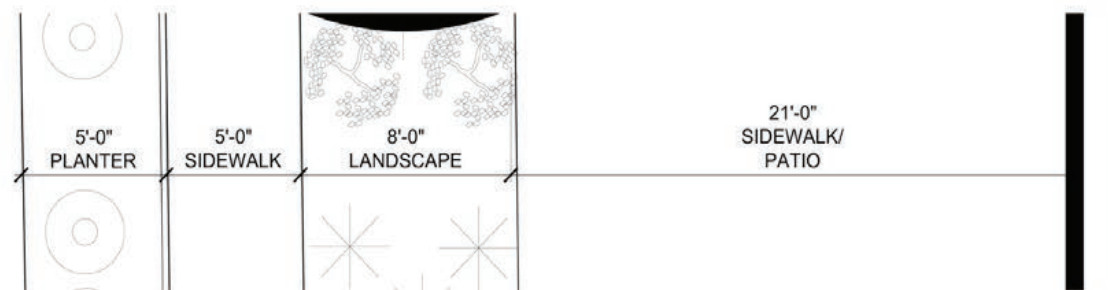
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street perspective

section



plan



conceptual renderings



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location aerial map



location aerial

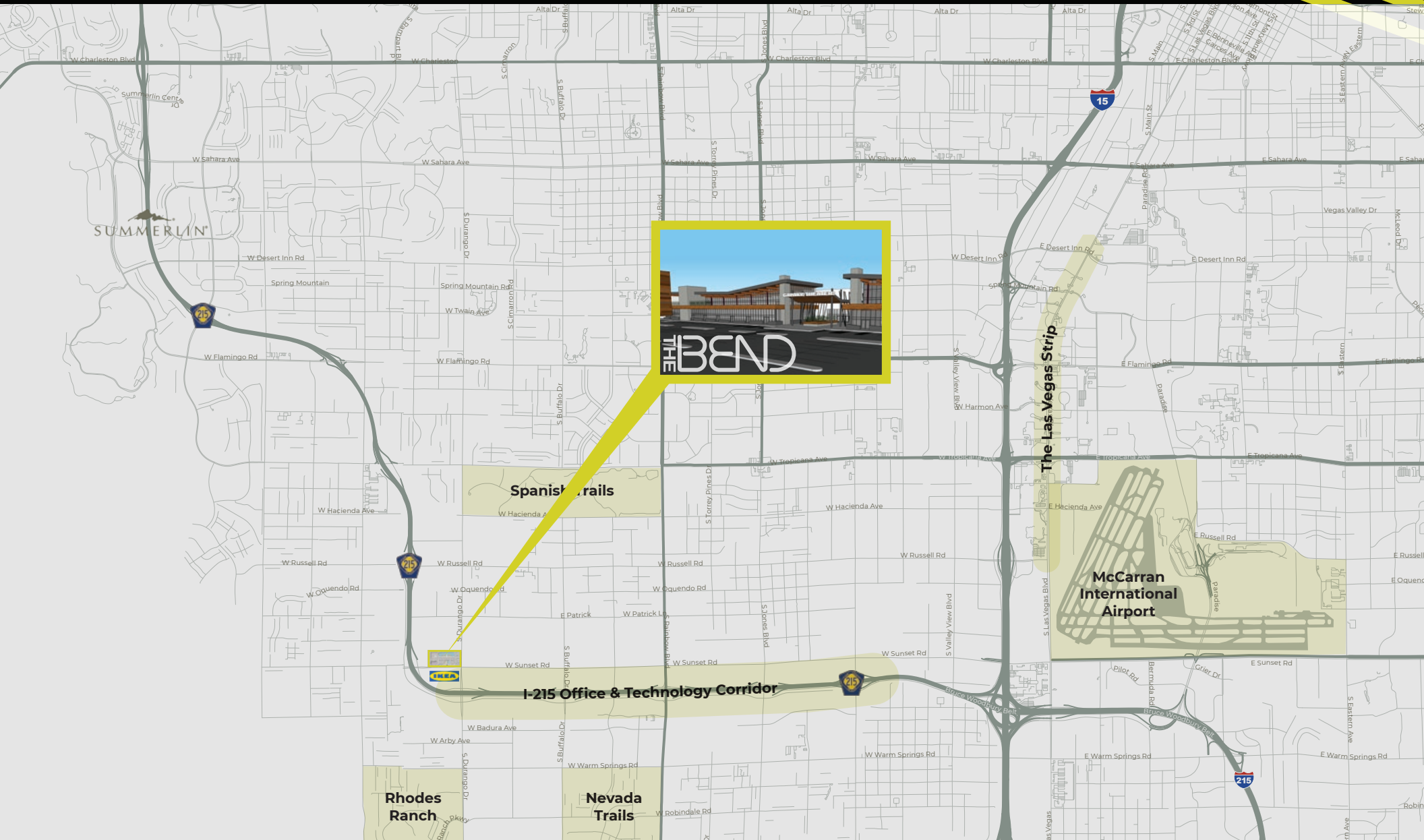


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location map

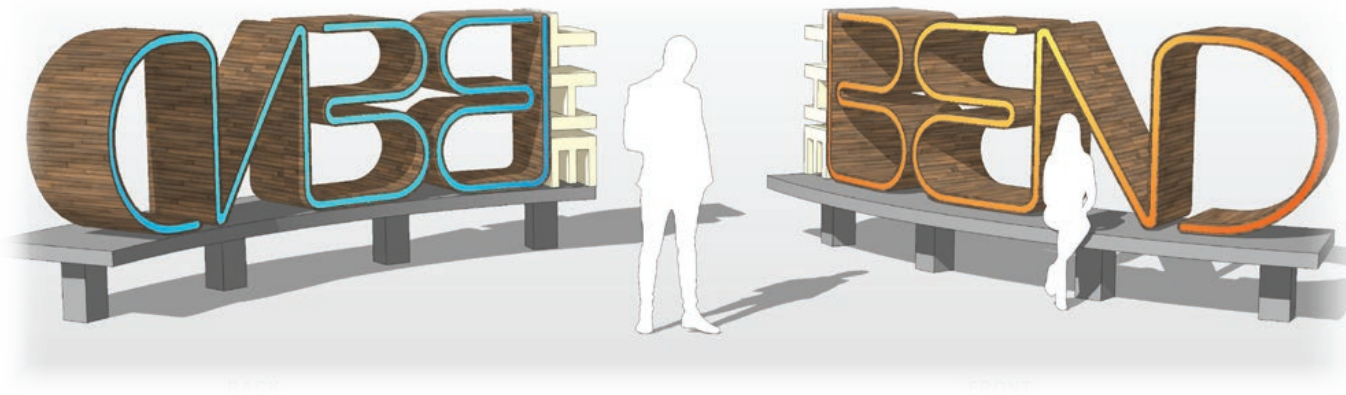
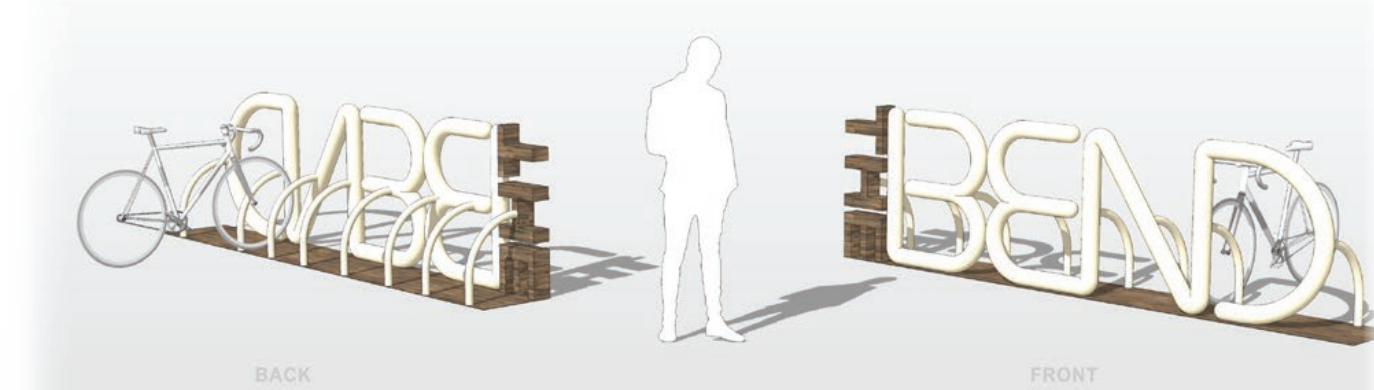


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signage renderings



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