

Justification Letter
House of Vino
8053 N. Durango Dr.
Las Vegas NV 89143

The House of Vino will be located in a strip center at 8053 N. Durango Dr. Las Vegas NV 89143. The House of Vino will be an upscale convenience store carrying dairy products like milk, eggs & butter, household items and pre packaged foods. A deli and soft serve will also be available.

The House of Vino feature and display liquors and beer & wines that can not be found in the standard local convenience stores.

The Liquor Dept. will be 68 sq ft. offering selected liquors, the cold beer & wine dept. will be 100 sq. ft. along with 41.6 sq. ft. of shelved wines. Total square footage dedicated to liquor, beer & wine is 205.6 sq. ft. 8.5% of the total square footage.

During the past few years the surrounding area, has experienced a very rapid growth. Convenience services have not yet caught up with the developing area. The House of Vino will be able to serve hundreds of residences; many will be within walking distance. Thus helping reduce the auto traffic flow to the area.

The owners are local experienced operators who know what their customers want in a convenience store. The owners strive to provide a safe & friendly environment, along with a well stocked store, and competitive pricing. Thus the owners have always been good business neighbors.

The Hours of operation will be 5:00 AM -- 12:00AM 7days.

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