

Warm Springs Promenade

1201 - 1281 W. WARM SPRINGS ROAD
HENDERSON, NV 89014



- Announcing our newest anchor tenant- Dill Dinkers pickleball facility
- ± 1.06 acre street-front pad available - direct visibility on Warm Springs Road
- 7,000 SF street-front endcap pad space available (can be demised)
- Busy shopping center serving the Green Valley community
- The property is located in the Galleria Mall retail trade area- the densest retail corridor in Henderson
- Numerous national retail and restaurant users in the immediate help to draw consumers to the property
- Join Flip N Out Xtreme, Jason's Deli, Savers, Jack in the Box, Denny's and more

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Procuring broker shall be entitled to a commission calculated in accordance with the rates approved by our principal only if such procuring broker executed a brokerage agreement acceptable to us and our principle and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

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Building Type: Anchored retail center

Retail Space Available: 7,000 to 12,000 SF

Street-front Pad Available: ± 1.06 acres

Buildable Pads Available: ± 15,000 to ± 22,000 SF

Lease Rate: \$1.95 to \$2.50/SF/mo. NNN

NNN: \$0.44/SF/mo.

Zoning: CC (City of Henderson)

Traffic Counts: ± 36,000 vehicles per day

Demographics

Population

1 Mile Radius	13,947
3 Mile Radius	136,670
5 Mile Radius	320,007

Annual Household Income

1 Mile Radius	\$88,565
3 Mile Radius	\$110,103
5 Mile Radius	\$113,430

2025 Estimated Demographics



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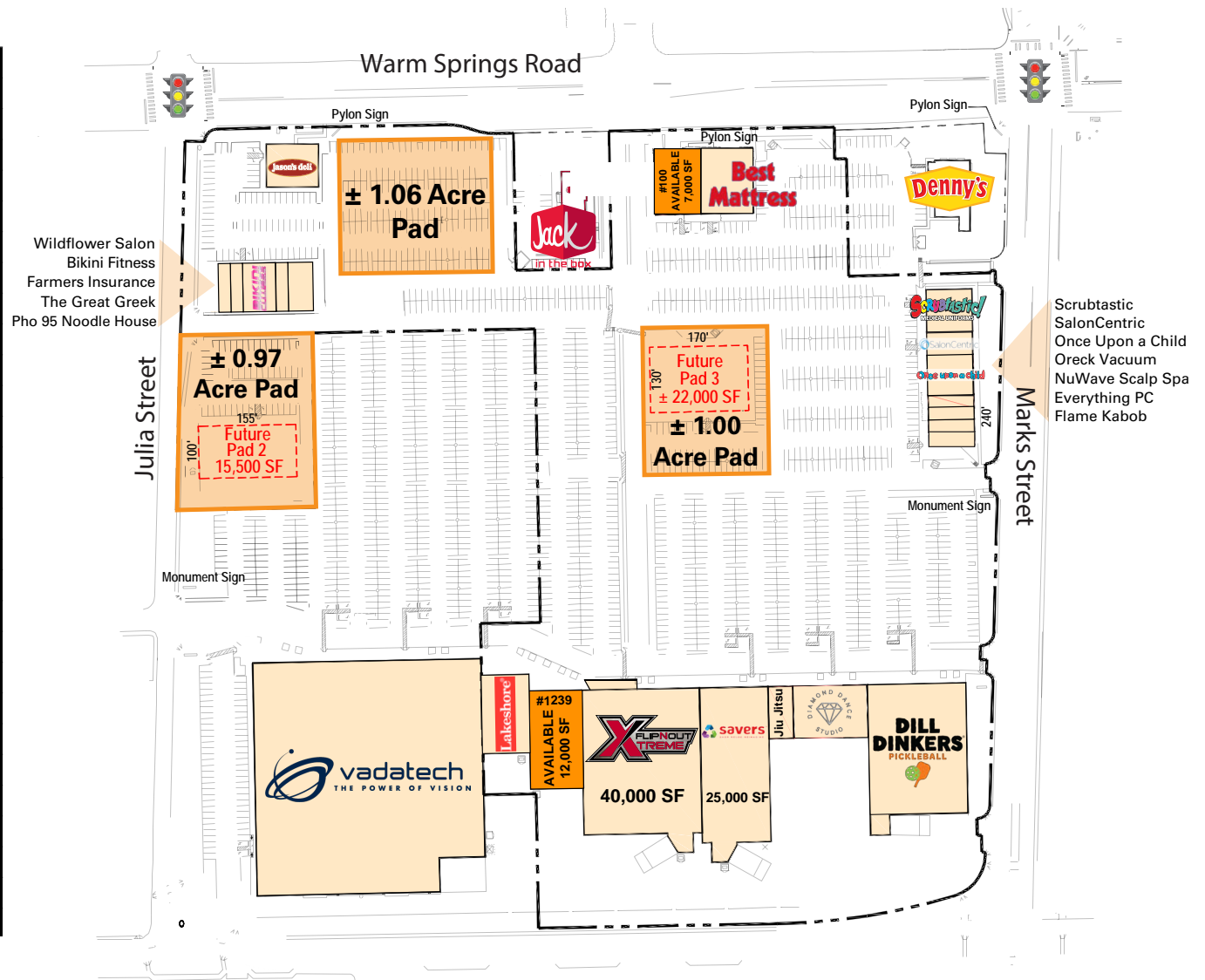


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Site Plan

Suite	Tenant	± Sq. Ft.
	Dill Dinkers Pickleball	30,000
1225	Diamond Dance Studio	8,520
	10th Planet Jiu Jitsu	3,682
	Savers	25,000
	Flip N Out	40,000
1239	AVAILABLE	12,000
	Lakeshore Learning	8,640
	Vadatech	121,310
	Flame Kabob	1,500
	Everything PC	1,300
	NuWave Bio Scalp Spa	1,200
	Oreck Vacuums	1,600
	Once Upon A Child	4,276
	SalonCentric	2,500
	Scrubtastic	4,378
	Denny's	5,000
	Best Mattress	8,000
1211 - 100	AVAILABLE	7,000
	Jack In The Box	2,867
	Jason's Deli	5,300
1275	Pho 95 Noodle House	2,740
	Wildflower Salon	1,400
	Bikini Fitness	3,500
	Farmers Insurance	1,400
	The Great Greek	1,400
Pad 1	PAD AVAILABLE	±1.06 Ac.
Pad 2	PAD AVAILABLE	±15,500
Pad 3	PAD AVAILABLE	±22,000



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